

*Cypress Bluff
Community Development District*

April 23, 2024

AGENDA

**Cypress Bluff
Community Development District**

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

April 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, April 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 March 26, 2024 Board of Supervisors Meeting
- IV. Consideration of Proposals for Landscape and Irrigation Maintenance Services
- V. Update on Pump Stations
- VI. Update on Concrete Repairs
- VII. Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption
- VIII. Consideration of Resolution 2024-03, Designating a Date, Time and Location for a Landowner's Election and Meeting
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager - Report

- X. Financial Reports
 - A. Financial Statements as of March 31, 2024
 - B. Check Register
- XI. Other Business
- XII. Supervisor's Requests and Audience Comments
- XIII. Next Scheduled Meeting – May 28, 2024 at 1:30 p.m. at the eTown Welcome Center
- XIV. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, March 26, 2024 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Richard Ray	Chairman
John Holmes	Vice Chairman
John Hewins	Supervisor
Will Cellar	Supervisor
Chris Price	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Dana Harden	Vesta Property Services
Marcy Pollicino	General Manager
Joe Muhl	PARC Group

The following is a summary of the discussions and actions taken at the March 26, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 23,
2024 Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the minutes of the January 23, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Landscape RFP Documents

Mr. Oliver presented a project manual for a request for proposals for landscape and irrigation maintenance services noting there is an onsite pre-bid meeting being held the day after the meeting and proposals will be presented to the Board at the April meeting.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the landscape RFP documents were ratified.

FIFTH ORDER OF BUSINESS

Ratification of Requisition No. 4

Mr. Oliver stated requisition number four is payable to Sunstate Nursery in the amount of \$29,468.74 and is related to Etown Interchange West.

Mr. Ray asked if this is a District expense, or if it's subject to reimbursement.

Mr. Oliver responded that it is subject to reimbursement.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor requisition number four was ratified.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2023 Audit Report

Mr. Oliver presented the fiscal year 2023 audit report, noting that it is a clean audit with no findings to report.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor the fiscal year 2023 audit report was accepted.

SEVENTH ORDER OF BUSINESS

Discussion of Concrete Repairs

Ms. Pollicino informed the Board of a few items in need of repair. The first is the sprinkler pump station totaling \$23,759.56, which includes replacement of the air conditioning unit to keep the unit cool. She also asked the Board to consider a maintenance agreement for the pump stations in the future at a cost of \$2,640 a year.

Mr. Ray asked to confirm that the pump station on the west side of the property is the District's responsibility prior to entering into a maintenance agreement. He also stated that the District should start looking at a long-term capital plan to put money aside for the facilities.

Mr. Holmes asked what a new unit would cost.

Ms. Pollicino responded that she did not price a new unit.

Ms. Buchanan suggested approving a not to exceed amount to allow flexibility if the cost of a new unit is comparable.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor an amount not to exceed \$35,000 for repair or replacement of the sprinkler pump station was approved.

Next, Ms. Pollicino informed the Board of broken concrete in need of repair on the corner of Apex and Etown Parkway.

Mr. Ray stated that Apex is now owned by the City of Jacksonville.

Ms. Buchanan added that normally the right of way includes the sidewalk.

Mr. Ray stated that it needs to be determined whether the District or City owns the sidewalk before repairs are approved.

Ms. Buchanan stated that she will confirm ownership and asked Ms. Pollicino to mark the areas in need of repair in the meantime.

Ms. Pollicino stated that there are already spray-painted orange markings in the area. Next, Ms. Pollicino informed the Board of cracks in the golf cart path that need to be repaired. She added that her understanding is even though the City owns the pathway, there is a maintenance agreement in place that makes repairs the responsibility of the District.

Ms. Buchanan stated that she would locate the maintenance agreement.

EIGHTH ORDER OF BUSINESS

Consideration of Additional Facility Attendant Hours

Ms. Pollicino stated that the District has been trending higher with facility attendant hours as there have been a lot of morning rentals. She offered options of starting facility attendants at 10am instead of noon or leaving the rentals unattended until noon.

Ms. Harden stated that it would be a total of 272 hours for a total of \$5,410.07.

There were no objections from the Board on increasing the facility attendant hours effective immediately.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Oliver stated three seats will be filled during the election process in November and noted the qualification period runs from June 10th through June 14th.

D. General Manager – Report

Ms. Pollicino provided an overview of the general manager’s report, a copy of which was included in the agenda package for the Board’s review.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of February 29, 2024

B. Check Registers

1. January

2. February

Copies of the check registers totaling \$449,439.20 for the month of January, and \$111,668.54 for the month of February were 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 registers were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ray congratulated Ms. Pollicino on being named Lifestyle Director of the Year by the Northeast Florida Home Builders Association.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 23, 2024 at
1:30 p.m. at the eTown Welcome Center**

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

**REQUEST FOR PROPOSAL
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

1. Personnel (15 points)

(E.g., geographic locations of the firm’s headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Experience (25 points)

(E.g., past record and experience of the respondent in similar projects; volume of work, area of coverage, previously awarded to the firm; past performance for other Community Development Districts in other contracts; character, integrity, and reputation of respondent, etc.)

3. Understanding of Scope of Work (30 points)

Does the proposal demonstrate an understanding of the District’s needs for the services requested?

4. Price (30 total points)

Points available for price will be allocated as follows:

20 points will be awarded to the Proposer submitting the lowest total bid for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that Proposer’s bid and the low bid.

10 points are allocated for the reasonableness of unit prices and quantities.

**Cypress Bluff Community Development District
Request for Proposal**

Landscape & Irrigation Maintenance Services Evaluation Criteria

		Personnel	Experience	Understanding of Scope of Work	Price
		Geographic locations of the firm's headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc	Past record and experience of the respondent in similar projects; volume of work, area of coverage, previously awarded to the firm; past performance for other Community Development Districts in other contracts; character, integrity, and reputation of respondent, etc.	Does the proposal demonstrate an understanding of the District's needs for the services requested?	20 Points awarded to the Proposer submitting the lowest total bid for completing the work. All other proposals will receive a percentage of this amount based on the difference between that Proposer's bid and the low bid. 10 Points are allocated for the reasonableness of unit prices and quantities
	Proposer	15	25	30	30
1	BrightView				
2	The Greenery				
3	Sunstate				
4	Tree Amigos				
5	United Land Services				
6	VerdeGo				
7	Yellowstone				

FIFTH ORDER OF BUSINESS



**SUN
STATE
NURSERY &
LANDSCAPING, INC.**

Marcy Pollicino
Cypress Bluff CDD
10571 E-Town Parkway
Jacksonville, FL 32259

RE: E-Town Development
Date: March 4, 2024

PROPOSAL

Repair Existing Hoover Pump Station

Repairs Include:

- 30 HP Motor #2
- Filter parts – Spines and discs
- Pressure transducer
- Solenoid valve
- HMI front panel
- Industrial control panel air conditioner with control panel handle retrofit

\$23,759.56

Total \$23,759.56

Approval:

Signature

Print name

Date



Proposal

Proposal# SPN101256
Proposal Date: 2/20/2024
Valid Until: 3/21/2024

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Customer # 3548
Sunstate Nursery
9362 Phillips Hwy

Jacksonville, FL 32256
Tel: (904) 260-0822 Fax: (904) 260-0861

Job Site: 8809
ETown Parkway Phase 1
FL-9B and Etown Parkway
Jacksonville, FL 32256
Tel: 904-699-3003 Contact: Paul Kassab
Model# HC2F-30J10PDV-460/3-FHMSR3L-Z

Nature of Service:

I/O - Replacement of the Filter Discs and Spines, Pressure Transducer, HMI Display Screen, Pressure Gauges, Solenoid Valve with Motor #2

S/O- Filter Parts Replacement: Spines and Discs

During our recent visit our technician found the filter parts to be faulty. These parts need replacement for the filter to operate as designed. The filter provides clean water to landscaping for maximum irrigation coverage and minimal clogged sprinkler heads. Clogged heads and field valves will result in higher field maintenance and replacement costs and rapid cycling which shortens the life of the pumps and irrigation fittings.

S/O -- Pressure Transducer Replacement

The pressure transducer, which sends the system pressure reading to the PLC, is defective and requires replacement. Total replacement of the components is necessary for proper system operation.

Hoover proposes to:

- Replace failed pressure transducer with a new pressure transducer.
- Adjust settings and test system for proper operation.

S/O - Solenoid Valve Replacement

During our recent visit, our technician found that the shutoff solenoid valve, which allows water to pass through, is defective and requires replacement. Total replacement of the components is necessary for proper system operation. Hoover proposes the following:

- Remove faulty solenoid valve.
- Install new Asco 120V Solenoid Valve.
- Startup, calibration and test operation.

S/O -- HMI Front Panel Installation

The above site HMI display screen is not readable, which allows manual control of the pump station while on site. It also provides the pump station status and operational activity details.

Hoover proposes to furnish and replace the following:

- Install new 7" HMI Color
- Install new HMI Enclosure w/ Clear Cover
- Install new Aluminum Back Plate for HMI Mounting
- Test Operation

S/O -- #2 Motor Replacement (30hp) CENTRIFUGAL TEFC



Proposal

Proposal# SPN101256
Proposal Date: 2/20/2024
Valid-Until: 3/21/2024

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Nature of Service:

Lastly, the system's 30hp #2 motor has been damaged which is preventing proper operation. Total replacement of the motor is necessary for proper system operation and to prevent lost landscaping.

Hoover proposes the following:

- Remove faulty motor from pump volute, and disassemble impeller from motor shaft.
- Inspect pump for worn components. Any required replacement parts will be at extra charge.
- Install a new shaft seal in seal bracket, brass shaft sleeve and sleeve O-rings.
- Reinstall impeller and new volute gasket.
- Install new TEFC (Totally Enclosed Fan Cooled Motor) and secure to pump volute. ODP (OPEN DRIP PROOF MOTOR NOT ACCEPTABLE).
- Reconnect new motor and panel wiring leads with stainless steel wire connectors, hardware and terminal splice boots.
- Reassemble pump in station, test and record current on all electrical conductors.
- Startup, calibration and test operation.



Proposal

Proposal# SPN100040
Proposal Date: 2/20/2024
Valid Until: 3/21/2024

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Customer # 3548
Sunstate Nursery
9362 Phillips Hwy

Jacksonville, FL 32256
Tel: (904) 260-0822 Fax: (904) 260-0861

Job Site: 8809
ETown Parkway Phase 1
FL-9B and Etown Parkway
Jacksonville, FL 32256
Tel: 904-699-3003 Contact: Paul Kassab
Model# HC2F--30J10PDV-460/3-FHMSR3L-Z

Nature of Service:

**S/O-- Replacement of Industrial Control Panel Air Conditioner with Control Panel Handle Retrofit
REVISED FROM 5/18/2023**

During the pump station service visit our technician found the Pump Station Control Panel with a failed Industrial Air Conditioner. This AC unit is required for the operation of the Pump Motor Variable Frequency Drive (VFD) and PLC electronic component cooling. If not replaced, the VFD and other valuable electronic components will fail prematurely which will leave the station inoperable.

This proposal also includes repairs needed to the control panel handle and bracket assembly.

Hoover proposes the following:

- Remove and dispose of faulty industrial panel air conditioner.
- Provide and install a Stainless Steel High Efficiency Industrial NEMA4 Panel Air Conditioner complete with digital programmable controller, rotary compressor, thermal expansion valve and condensate evaporative system which eliminates the need for a condensation drain.
- Wire and test unit as required.





**SUN
STATE**
NURSERY &
LANDSCAPING, INC.

Marcy Pollicino
Cypress Bluff CDD
10571 E-Town Parkway
Jacksonville, FL 32259

RE: E-Town Development
Date: April 4, 2024

PROPOSAL

ITS Price to Retrofit Controls on Existing E-Town Hoover Pump Station.
(see attached proposed scope of work)

Total \$17,587.83

Approval:

Signature

Print name

Date



3330 36th. Ave. N. St. Petersburg, Fl. 33713

(727) 521-3320

Fax: (727) 521-6219

April 4, 2024

E Town

ATTN: Paul/Matt

Proposed Scope of Work

Irrigation Technical Services (ITS) hereby proposes to provide all components and labor to retrofit controls on E Town Hoover pump station. This will allow remote access and control. The systems will send email or text to up to ten recipients in the event that any station fault occurs. Will also automatically send daily usage totals. Systems will log daily, monthly, yearly and year to date daily average to compare to consumptive use permits. Historical trend graph will log flow, pressure and level. This will aid in remote diagnostics of station as well as the irrigation field. There are several built in fail safes to allow station to function properly in certain situations. Such as selectable flow or frequency control. For example, if a flow meter fails, after diagnosing remotely the station can be switched to frequency control until flow meter is replaced. All performed remotely. Data service is provided for the first year free of charge. Retrofit control system is the same as new stations. The system also is completely non proprietary and supported by Precision Pumping Systems as well as ITS.

ACCEPTANCE

Irrigation Technical Services

Daniel R. Hodges – Pump and Controls Director 407-853-0324

Owner/Agent

E Town



**SUN
STATE
NURSERY &
LANDSCAPING, INC.**

Marcy Pollicino
Cypress Bluff CDD
10571 E-Town Parkway
Jacksonville, FL 32259

RE: E-Town Development
Date: April 11, 2024

REVISED PROPOSAL

ITS Price to Repair 30HP 3 Phase Motor. (See attached proposed scope of work)	\$13,759.75
ITS Price to Replace A/C Unit on Hoover Pump Station. (See attached proposed scope of work)	\$11,439.50
ITS Price to Replace filters and spines purchased from Hoover	\$7,501.43
	Total \$32,700.68

Approval:

Signature

Print name

Date



**SUN
STATE**
NURSERY &
LANDSCAPING, INC.

Marcy Pollicino
Cypress Bluff CDD
10571 E-Town Parkway
Jacksonville, FL 32259

RE: E-Town Development
Date: February 26, 2024

PROPOSAL

Yearly Pump Station Maintenance Proposal for Hoover Pump Station.

Service performed by Hoover Pumping Systems with 24-hour monitoring
(see attached report) \$3,468.00

Total **\$3,468.00**

Approval:

Signature

Print name

Date



Date: 2/20/2024
To: Sunstate Nursery
 Paul Kassab
Subject: Hoover Maintenance Agreement, MA#3866
Contract Term: 12 months 3/1/2024 - 2/28/2025
Site IDs: #8809

Phone:

The Hoover Maintenance Program includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test and replace surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required.
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty



Date: 2/20/2024
To: Sunstate Nursery
Paul Kassab
Subject: Hoover Maintenance Agreement, MA#3866
Contract Term: 12 months 3/1/2024 - 2/28/2025
Site IDs: #8809

Phone:

- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.



Marcy Pollicino
Cypress Bluff CDD
10571 E-Town Parkway
Jacksonville, FL 32259

RE: E-Town Development
Date: February 26, 2024

PROPOSAL

Yearly Pump Station Maintenance Proposal for Hoover Pump Station.

Service performed by ITS without 24-hour monitoring (see attached report) \$2,640.00

Total \$2,640.00

Approval:

Signature

Print name

Date

IRRIGATION TECHNICAL SERVICES, INC.

Maintenance Proposal For E-Town PPS Pump Station

ITS will provide four visits per year to the pump station. During these visits, the following tasks will be performed:

- 1) Verify performance of all pumps, to include, Static pressure, Dynamic flow and pressure not only per design, but also according to manufacturer's pump curve.
- 2) Verify all motor amperages at full load.
- 3) Open and inspect all motor and VFD connections to prevent catastrophic failures from heated connections.
- 4) Operate all valving to prevent premature failures from lack of use.
- 5) Grease all motors once a year to help prevent bearing failures from heat and intrusion of moisture.
- 6) Test pressure tank and insure proper air pressure according to pump start pressures.
- 7) Perform vacuum testing on suction lines once a year to predetermine any air intrusion or buildup of contaminants.
- 8) Perform rust remediation and paint station components as needed.

- 9) CONTRACT DOES NOT INCLUDE ACCESS TO CLARITY FOR THE PPS STATION. WHEN ANNUAL RENEWAL IS DUE, THE DATA SUBSCRIPTION WILL BE AN ADDITIONAL COST OF \$720.00/ YEAR.

Contract is valid though the calendar year 2025. Either party may cancel agreement with a 90-day written notice.

ACCEPTED BY:

Company Name: _____ By: _____

Print Name: _____ Title: _____

Signature Date: _____ Date: _____

Is this sale taxable? (circle one) Yes No (If the order is non-taxable, a tax exempt certificate for the "ship to" state must be submitted with this order).

Company Name: _____ Phone: _____ Fax: _____

Shipping Address: _____ City: _____ State: _____ Zip Code: _____

Contact Name (Print): _____ Title: _____ Phone : _____

Thank you for the opportunity to quote on your pump station needs. Daniel Hodges, Pump and Controls Director 407-853-0324

daniel_hodges@irrigationnet.com



**SUN
STATE
NURSERY &
LANDSCAPING, INC.**

Marcy Pollicino
Cypress Bluff CDD
10571 E-Town Parkway
Jacksonville, FL 32259

RE: E-Town Development
Date: March 4, 2024

PROPOSAL

Yearly Pump Station Maintenance Proposal for ITS Pump Station at E-Town West.

Service performed by ITS without 24-hour monitoring. (see attached report)

\$2,400.00

Total \$2,400.00

Approval:

Signature

Print name

Date

IRRIGATION TECHNICAL SERVICES, INC.

Maintenance Proposal For E-Town Hoover Pump Station

ITS will provide four visits per year to the pump station. During these visits, the following tasks will be performed:

- 1) Verify performance of all pumps, to include, Static pressure, Dynamic flow and pressure not only per design, but also according to manufacturer's pump curve.
- 2) Verify all motor amperages at full load.
- 3) Open and inspect all motor and VFD connections to prevent catastrophic failures from heated connections.
- 4) Operate all valving to prevent premature failures from lack of use.
- 5) Grease all motors once a year to help prevent bearing failures from heat and intrusion of moisture.
- 6) Test pressure tank and insure proper air pressure according to pump start pressures.
- 7) Perform vacuum testing on suction lines once a year to predetermine any air intrusion or buildup of contaminants.
- 8) Perform rust remediation and paint station components as needed.

Contract is valid though the calendar year 2025. Either party may cancel agreement with a 90-day written notice.

ACCEPTED BY:

Company Name: _____ By: _____

Print Name: _____ Title: _____

Signature Date: _____ Date: _____

Is this sale taxable? (circle one) Yes No (If the order is non-taxable, a tax exempt certificate for the "ship to" state must be submitted with this order).

Company Name: _____ Phone: _____ Fax: _____

Shipping Address: _____ City: _____ State: _____ Zip Code: _____

Contact Name (Print): _____ Title: _____ Phone : _____

Thank you for the opportunity to quote on your pump station needs. Daniel Hodges, Pump and Controls Director 407-853-0324

daniel_hodges@irrigationnet.com

SIXTH ORDER OF BUSINESS



CBC1260724 – CUC1225348
office@pacbuildersinc.com

Physical Address: 4613 U.S. Highway 17
Fleming Island, FL 32003

Mailing Address: P.O. Box 8668
Fleming Island, FL. 32006

Proposal

Proposal Date:

Submitted To:

Project Location:

Scope of Work:



CBC1260724 – CUC1225348
office@pacbuildersinc.com

Physical Address: 4613 U.S. Highway 17
Fleming Island, FL 32003

Mailing Address: P.O. Box 8668
Fleming Island, FL. 32006

Proposal

Proposal Date:

Submitted To:

Project Location:

Scope of Work:



CBC1260724 – CUC1225348
office@pacbuildersinc.com

Physical Address: 4613 U.S. Highway 17
Fleming Island, FL 32003

Mailing Address: P.O. Box 8668
Fleming Island, FL. 32006

Proposal

Proposal Date:

Submitted To:

Project Location:

Scope of Work:

G & G Excavation & Construction, Inc.

6500 SR 16
St. Augustine, FL 32092
Phone- 904-737-5555
Fax- 904-737-6050

Estimate

Date	Estimate No.
3/14/2024	1024

Customer

Vesta Property Services
475 West Town Place
Suite 114
St. Augustine, Florida 32092
Attn: Marcey

Project

Cypress Bluff CDD

Item	Scope of Work	Total
Quote	<p>G & G Excavation and Construction, Inc. proposes to supply all Equipment, Labor, Material, and Supervision for the following:</p> <p>Job: Cypress Bluff CDD</p> <p>Reference: Demolition</p> <p>Scope of Work:</p> <ol style="list-style-type: none">1. Demo concrete sidewalks in 3 different areas2. Haul off concrete3. Grade, form, and pour back concrete sidewalk4. Wreck, form, saw cut, and paint back traffic lines5. Clean up <p>Total cost for the above work</p> <p>Note: If 2 different mobilization to pour big section it will be a extra \$ 4,850.00</p>	21,800.00

Thank you for this opportunity to quote this job!

Total \$21,800.00

Phone #	Fax #	E-mail
(904) 737-5555	(904) 737-6050	ggexcavationcons@gmail.com



1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Cypress Bluff CDD

Attn; Marcy Pollicino -Vesta Property Management

3 4 24

Re: concrete replacement -Apex Trail

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.

- >saw cut and remove up to 225 sq ft of concrete sidewalk at the apex trail in locations per management
- >form and pour a new 4" thick where removed
- >we will use 3000 psi concrete with a broom finish
- >saw cut expansion joints in new concrete as needed
- >clean up job site and haul away old concrete

Total Price \$5,625.00

Proposal Signed by _____ **Printed Name** _____

Thank you for your consideration

Scott Haines-C 904.402.6561



1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Cypress Bluff CDD

Attn; Marcy Pollicino -Vesta Property Management

3 4 24

Re: concrete replacement -Etown Parkway

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.

- >saw cut and remove up to at total of 1690 sq ft of concrete sidewalk at the locations per management at Etown Parkway listed below
- >form and pour a new 4" thick where removed
- >we will use 3000 psi concrete with a broom finish
- >saw cut expansion joints in new concrete as needed
- >includes retripping in the same areas/colors where the concrete was removed that had striping on it
- >clean up job site and haul away old concrete
- area #1 -630 sq ft -\$15,750.00**
- area #2-280 sq ft -\$7,000.00**
- area #3-780 sq ft -\$19,500.00**

Total Price if all 3 areas are done at the same time \$38,870.00

Proposal Signed by _____ Printed Name _____

Thank you for your consideration

Scott Haines-C 904.402.6561



Submitted To: Vesta Property Services 10571 eTown Parkway Jacksonville, FL 32256	Attention: Marcy Pollicino Phone: 904.527.1081 Fax: Email	eTown Sidewalks eTown Parkway Jacksonville, FL
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PROPOSAL CONCRETE AND CMU ITEMS LISTED BELOW

Capital Concrete & Masonry Solutions proposes to furnish labor and material for the following listed below

Description	Plan qty	Unit measure	Total line item cost
<u>Complete</u>			
Labor and equipment to demo damaged concrete sidewalks at 5' section.	75 SF	\$	900.00
Labor and equipment to demo damaged concrete sidewalks at 5' section.	125 SF	\$	1,250.00
Labor and equipment to demo damaged concrete sidewalks at 15' section.	1860 SF	\$	8,370.00
Container for hauling debris.	3 EA	\$	1,950.00
4" Thick sidewalk with 3000psi mix design, thickened edge, and light broom finish at 5' section.	75 SF	\$	900.00
4" Thick sidewalk with 3000psi mix design, thickened edge, and light broom finish at 5' section.	125 SF	\$	1,250.00
4" Thick sidewalk with 3000psi mix design, thickened edge, and light broom finish at 15' section.	1860 SF	\$	16,740.00
Concrete pump.	1 LS	\$	1,800.00
		\$	33,160.00
<u>Partial</u>			
Labor and equipment to demo damaged concrete sidewalks at 5' section.	75 SF	\$	900.00
Labor and equipment to demo damaged concrete sidewalks at 5' section.	125 SF	\$	1,250.00
Labor and equipment to demo damaged concrete sidewalks at 15' section.	600 SF	\$	4,800.00
Container for hauling debris.	1 EA	\$	650.00
4" Thick sidewalk with 3000psi mix design, thickened edge, and light broom finish at 5' section.	75 SF	\$	900.00
4" Thick sidewalk with 3000psi mix design, thickened edge, and light broom finish at 5' section.	125 SF	\$	1,250.00
4" Thick sidewalk with 3000psi mix design, thickened edge, and light broom finish at 15' section.	600 SF	\$	6,000.00
Concrete pump.	1 LS	\$	1,800.00
		\$	17,550.00

Terms:

Net 30 days from invoice date. All terms and conditions apply on past due monies. **CAPITAL CONCRETE & MASONRY SOLUTIONS**. reserves the right to send out "notice to owner" and file liens on past due monies and use any legal means available to force collection, if such action becomes necessary. Buyer agrees to pay all costs and expenses incurred by in the collection of indebtedness evidenced by this agreement or any and all other indebtedness to **CAPITAL CONCRETE & MASONRY SOLUTIONS**, including court costs and reasonable attorney's fees incurred in connection or indebtedness, whether said cost or fees are incurred prior to filing of a law suit, after the filing of a law suit, on appeal, or otherwise and to pay a finance charge of 1 1/2% monthly or an annual rate of 18% until paid. Please sign and return the quote upon acceptance. *******This quote is valid for 30 days from proposal date.******* **Must have Notice of Commencement and Building Permit prior to starting job.**

Accepted By:

_____ Title

_____ Date

Accepted By:

_____ Date

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS OR SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A " NOTICE TO OWNER" FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY

FLORIDA HOMEOWNERS CONSTRUCTION RECOVERY FUND
PAYMENT UP TO A LIMITED AMOUNT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT. WHERE THE LOSE RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: The Shores 2637 S. Atlantic Ave., Daytona Beach, Fl. 32118 (386) 767-7350

Accepted By:

_____ Title / Date

Printed Name

SEVENTH ORDER OF BUSINESS

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Bluff Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 23, 2024

HOUR: 1:30 p.m.

LOCATION: eTown Welcome Center
11003 E-Town Parkway
Jacksonville, Florida 32256

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville and Duval County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23rd DAY OF APRIL, 2024.

ATTEST:

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson, Board of
Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A

Fiscal Year 2024/2025 Proposed Budget

Cypress Bluff

Community Development District

*Proposed Budget
FY 2025*

Presented by:



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Cypress Bluff
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
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REVENUES:

Special Assessments	\$ 910,227	\$ 902,808	\$ 5,366	\$ 908,174	\$ 1,151,042
Interest income	5,000	4,617	383	5,000	5,000
Other Revenues (Event Fees)	20,000	10,548	9,452	20,000	20,000
Carry Forward Surplus	192,092	-	192,092	192,092	-

TOTAL REVENUES	\$ 1,127,318	\$ 917,974	\$ 207,291	\$ 1,125,265	\$ 1,176,042
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 6,000	\$ 10,000	\$ 12,000
FICA Expense	918	275	459	734	918
Engineering	5,000	-	5,000	5,000	5,000
Arbitrage	2,400	600	1,800	2,400	2,400
Dissemination Agent	7,160	3,780	3,380	7,160	7,590
Attorney	15,000	2,950	12,050	15,000	15,000
Annual Audit	6,600	6,400	-	6,400	6,600
Assessment Roll	10,600	10,600	-	10,600	11,236
Trustee Fees	20,000	17,333	2,667	20,000	20,000
Management Fees	52,088	26,044	26,044	52,088	55,214
Information Technology	2,650	1,325	1,325	2,650	2,809
Website Maintenance	1,325	663	662	1,325	1,405
Telephone	500	16	484	500	500
Postage	1,500	656	844	1,500	1,500
Printing & Binding	2,500	762	1,738	2,500	2,500
Insurance	6,586	6,197	-	6,197	6,817
Legal Advertising	2,500	771	1,729	2,500	2,500
Other Current Charges	1,000	-	500	500	1,000
Office Supplies	600	74	526	600	600
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 151,102	\$ 82,621	\$ 65,208	\$ 147,830	\$ 155,763
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Operations & Maintenance

Grounds Maintenance

Lake Maintenance	\$ 1,500	\$ 600	\$ 900	\$ 1,500	\$ 1,500
Landscape Maintenance	410,604	203,072	207,532	410,604	410,604
Landscape Contingency	13,000	6,100	6,900	13,000	13,000
Pump Maintenance	3,550	-	3,550	3,550	3,550
Water & Sewer	35,000	11,987	12,000	23,987	26,720
Irrigation Repairs	7,500	4,155	3,345	7,500	7,500
Pest Control	2,400	1,072	1,328	2,400	2,400
Environmental Permit/Monitoring	20,000	1,725	18,275	20,000	20,000
Other Repairs and Maintenance	3,000	1,960	2,500	4,460	5,000

TOTAL GROUNDS MAINTENANCE	\$ 496,554	\$ 230,670	\$ 256,331	\$ 487,001	\$ 490,274
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Cypress Bluff
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
Amenity Expenditures					
Insurance	\$ 53,294	\$ 53,555	\$ -	\$ 53,555	\$ 60,517
Amenity Manager (VESTA)	109,505	62,561	46,944	109,505	109,505
Pool Maintenance (VESTA)	9,875	4,938	4,937	9,875	9,875
Pool Chemicals (VESTA)	13,875	6,938	6,938	13,875	13,875
Facility Attendant (VESTA)	72,352	36,176	36,176	72,352	72,352
Janitorial Services (VESTA)	10,828	5,414	5,414	10,828	10,828
Refuse	1,800	928	872	1,800	2,160
Security and Gate Maintenance	5,500	5,005	5,000	10,005	10,000
Facility Maintenance (VESTA)	20,765	10,383	10,382	20,765	20,765
Elevator Maintenance	5,000	3,426	1,574	5,000	5,000
Electric	30,000	11,847	12,000	23,847	27,060
Cable and Internet	12,000	6,199	6,500	12,699	13,200
Licenses and Permits	1,000	-	1,000	1,000	1,000
Repairs & Maintenance	33,000	13,550	19,450	33,000	45,000
Special Events	32,000	14,302	17,698	32,000	35,000
Holiday Decorations	1,500	705	795	1,500	1,500
Fitness Center R&M	10,000	7,860	8,000	15,860	18,000
Fitness Equipment Rentals	25,368	12,684	12,684	25,368	25,368
Reserve for Amenities	20,000	-	20,000	20,000	35,000
Mobile Application	9,000	3,750	5,250	9,000	9,000
Other Current Charges	3,000	-	3,000	3,000	5,000
TOTAL AMENITY EXPENDITURES	\$ 479,662	\$ 260,220	\$ 224,614	\$ 484,833	\$ 530,005
TOTAL EXPENDITURES	\$ 1,127,318	\$ 573,511	\$ 546,153	\$ 1,119,664	\$ 1,176,042
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 344,463	\$ (338,861)	\$ 5,601	\$ 0

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Other Revenues (Event Fees)

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

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

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

Arbitrage Rebate

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

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

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

Annual Audit

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

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Trustee Fees

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

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

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

Website Maintenance

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

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

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

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

Expenditures - Field

Lake Maintenance

Maintenance costs to maintain lakes and control vegetation and algae. The District currently uses Clear Waters, Inc. and Aerostar SES for storm water inspection services.

Landscape Maintenance

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

Vendor	Description	Monthly	Annual
Sun State Nursery & Landscaping	Landscape Maintenance Ph1	\$ 6,027	\$ 72,324
	Landscape Maintenance Ph2	14,210	170,520
	E-Town Recharge Center	3,320	39,840
	E-Town Interchange East & West	6,720	80,640
	Apex Trail	1,600	19,200
	Glenmont	2,200	26,400
	Contingency		1,680
	Total	\$ 34,077	\$ 410,604

Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

Pump Maintenance

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

Water & Sewer

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

Account #	Location	Monthly	Annual
Fire Sprinkler 1	10571 E-Town PY	\$ 50	\$ 600
P405621600-Water	11399 Square ST Apt IR01	800	9,600
88781372-Water	10571 E-Town PY	80	960
88634656-Irrigation	10571 E-Town PY	1,100	13,200
88781372-Sewer	10571 E-Town PY	130	1,560
	Contingency		800
	Total	\$ 2,160	\$ 26,720

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Field (continued)

Pest Control

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

Vendor	Decription	Monthly	Annual
Turner Pest Control	Pest Contol	\$ 200	\$ 2,400

Environmental Permit/Monitoring

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

Other Repairs & Maintenance

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

Expenditures – Amenity

Insurance

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

Amenity Manager (VESTA)

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

Pool Maintenance (VESTA)

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

Pool Chemicals (VESTA)

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

Facility Attendant (VESTA)

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

Janitorial Services (VESTA)

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

Refuse

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

Vendor	Decription	Monthly	Annual
Waste Pro	Refuse	\$ 180	\$ 2,160

Security and Gate Maintenance

Estimated maintenance costs of the security cameras and gate.

Facility Maintenance (VESTA)

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

Elevator Maintenance

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

Electric

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

Account #	Location	Monthly	Annual
22970659	10923 E-Town PY Apt IR01	\$ 30	\$ 360
23679519	11145 Square ST Apt IR01	140	1,680
24059037	11399 Square St Apt IR02	35	420
22972246	10505 E-Town PY Apt IR01	35	420
21277318	10571 E-Town PY	850	10,200
23408499	11399 Square St Apt IR03	1,150	13,800
	Contingency	15	180
	Total	\$ 2,255	\$ 27,060

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenity (continued)

Cable and Internet

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

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
8495741213305280	10571 E-Town Pkwy (Fitness)	\$ 650	\$ 7,800
8495741213305080	10571 E-Town Pkwy (Outdoor)	450	5,400
	Total	\$ 1,100	\$ 13,200

Licenses and Permits

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

Repairs & Maintenance

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

Special Events

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

Holiday Decorations

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

Fitness Center R&M

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

Fitness Equipment Rentals

The District has contracted with Macrolease to rent fitness equipment

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Macrolease	Fitness Equipment Rental	\$ 2,114	\$ 25,368

Reserve for Amenities

Establishment of general reserve to fund future replacement.

Mobile Application

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

Other Current Charges

Represents miscellaneous costs incurred by the District.

Cypress Bluff
Community Development District
Proposed Budget
Debt Service Series 2019 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments	\$ 727,221	\$ 718,918	\$ 5,063	\$ 723,981	\$ 723,124
Interest Earnings	5,000	18,807	15,000	33,807	5,000
Carry Forward Surplus ⁽¹⁾	300,578	-	300,578	300,578	316,471
TOTAL REVENUES	\$ 1,032,799	\$ 737,725	\$ 320,642	\$ 1,058,366	\$ 1,044,595
EXPENDITURES:					
Interest - 11/1	\$ 251,114	\$ 251,114	-	\$ 251,114	\$ 246,562
Principal Prepayment - 11/1	-	15,000	-	15,000	-
Interest - 5/1	251,114	-	250,781	250,781	246,562
Principal - 5/1	225,000	-	225,000	225,000	230,000
TOTAL EXPENDITURES	\$ 727,229	\$ 266,114	\$ 475,781	\$ 741,895	\$ 723,124
TOTAL EXPENDITURES	\$ 727,229	\$ 266,114	\$ 475,781	\$ 741,895	\$ 723,124
EXCESS REVENUES (EXPENDITURES)	\$ 305,570	\$ 471,610	\$ (155,139)	\$ 316,471	\$ 321,471
⁽¹⁾ Carry Forward is Net of Reserve Requirement			Interest Due 11/1/25		<u>\$ 241,818</u>

Cypress Bluff
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2019 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 10,275,000	3.750%	\$ 225,000	\$ 250,781	\$ -
11/01/24	10,050,000			246,562	722,342.51
05/01/25	10,050,000	4.125%	230,000	246,562	
11/01/25	9,820,000			241,818	718,380.00
05/01/26	9,820,000	4.125%	240,000	241,818	
11/01/26	9,580,000			236,868	718,686.25
05/01/27	9,580,000	4.125%	250,000	236,868	
11/01/27	9,330,000			231,712	718,580.00
05/01/28	9,330,000	4.125%	260,000	231,712	
11/01/28	9,070,000			226,349	718,061.25
05/01/29	9,070,000	4.125%	275,000	226,349	
11/01/29	8,795,000			220,678	722,026.88
05/01/30	8,795,000	4.900%	285,000	220,678	
11/01/30	8,510,000			213,695	719,372.50
05/01/31	8,510,000	4.900%	300,000	213,695	
11/01/31	8,210,000			206,345	720,040.00
05/01/32	8,210,000	4.900%	315,000	206,345	
11/01/32	7,895,000			198,628	719,972.50
05/01/33	7,895,000	4.900%	330,000	198,628	
11/01/33	7,565,000			190,543	719,170.00
05/01/34	7,565,000	4.900%	345,000	190,543	
11/01/34	7,220,000			182,090	717,632.50
05/01/35	7,220,000	4.900%	365,000	182,090	
11/01/35	6,855,000			173,148	720,237.50
05/01/36	6,855,000	4.900%	385,000	173,148	
11/01/36	6,470,000			163,715	721,862.50
05/01/37	6,470,000	4.900%	400,000	163,715	
11/01/37	6,070,000			153,915	717,630.00
05/01/38	6,070,000	4.900%	425,000	153,915	
11/01/38	5,645,000			143,503	722,417.50
05/01/39	5,645,000	4.900%	445,000	143,503	
11/01/39	5,200,000			132,600	721,102.50
05/01/40	5,200,000	5.100%	465,000	132,600	
11/01/40	4,735,000			120,743	718,342.50
05/01/41	4,735,000	5.100%	490,000	120,743	
11/01/41	4,245,000			108,248	718,990.00
05/01/42	4,245,000	5.100%	515,000	108,248	
11/01/42	3,730,000			95,115	718,362.50
05/01/43	3,730,000	5.100%	545,000	95,115	
11/01/43	3,185,000			81,218	721,332.50
05/01/44	3,185,000	5.100%	575,000	81,218	
11/01/44	2,610,000			66,555	722,772.50
05/01/45	2,610,000	5.100%	605,000	66,555	
11/01/45	2,005,000			51,128	722,682.50
05/01/46	2,005,000	5.100%	635,000	51,128	
11/01/46	1,370,000			34,935	721,062.50
05/01/47	1,370,000	5.100%	665,000	34,935	
11/01/47	705,000			17,978	717,912.50
05/01/48	705,000	5.100%	705,000	17,978	722,977.50
Total			\$ 10,275,000	\$ 7,726,949	\$ 18,001,949

Cypress Bluff

Community Development District

Proposed Budget

Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments	\$ 494,600	\$ 492,019	\$ 2,581	\$ 494,600	\$ 494,600
Interest Earnings	5,000	13,686	12,000	25,686	10,000
Carry Forward Surplus ⁽¹⁾	339,141	-	339,141	339,141	368,005
TOTAL REVENUES	\$ 838,742	\$ 505,705	\$ 353,723	\$ 859,428	\$ 872,605
EXPENDITURES:					
Interest - 11/1	\$ 177,076	\$ 177,076	-	\$ 177,076	\$ 174,346
Principal - 11/1	140,000	140,000	-	140,000	145,000
Interest - 5/1	174,346	-	174,346	174,346	171,519
TOTAL EXPENDITURES	\$ 491,423	\$ 317,076	\$ 174,346	\$ 491,423	\$ 490,865
TOTAL EXPENDITURES	\$ 491,423	\$ 317,076	\$ 174,346	\$ 491,423	\$ 490,865
EXCESS REVENUES (EXPENDITURES)	\$ 347,319	\$ 188,629	\$ 179,376	\$ 368,005	\$ 381,740

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$ 171,519
Principal Due 11/1/25	150,000
	<u>\$ 321,519</u>

Cypress Bluff
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 7,010,000			\$ 174,346	
11/01/24	7,010,000	3.900%	145,000	174,346	319,346.25
05/01/25	6,865,000			171,519	
11/01/25	6,865,000	3.900%	150,000	171,519	493,037.50
05/01/26	6,715,000			168,594	
11/01/26	6,715,000	4.350%	155,000	168,594	492,187.50
05/01/27	6,560,000			165,223	
11/01/27	6,560,000	4.350%	160,000	165,223	490,445.00
05/01/28	6,400,000			161,743	
11/01/28	6,400,000	4.350%	170,000	161,743	493,485.00
05/01/29	6,230,000			158,045	
11/01/29	6,230,000	4.350%	175,000	158,045	491,090.00
05/01/30	6,055,000			154,239	
11/01/30	6,055,000	4.350%	185,000	154,239	493,477.50
05/01/31	5,870,000			150,215	
11/01/31	5,870,000	5.000%	190,000	150,215	490,430.00
05/01/32	5,680,000			145,465	
11/01/32	5,680,000	5.000%	200,000	145,465	490,930.00
05/01/33	5,480,000			140,465	
11/01/33	5,480,000	5.000%	210,000	140,465	490,930.00
05/01/34	5,270,000			135,215	
11/01/34	5,270,000	5.000%	220,000	135,215	490,430.00
05/01/35	5,050,000			129,715	
11/01/35	5,050,000	5.000%	235,000	129,715	494,430.00
05/01/36	4,815,000			123,840	
11/01/36	4,815,000	5.000%	245,000	123,840	492,680.00
05/01/37	4,570,000			117,715	
11/01/37	4,570,000	5.000%	255,000	117,715	490,430.00
05/01/38	4,315,000			111,340	
11/01/38	4,315,000	5.000%	270,000	111,340	492,680.00
05/01/39	4,045,000			104,590	
11/01/39	4,045,000	5.000%	285,000	104,590	494,180.00
05/01/40	3,760,000			97,465	
11/01/40	3,760,000	5.000%	295,000	97,465	489,930.00
05/01/41	3,465,000			90,090	
11/01/41	3,465,000	5.200%	310,000	90,090	490,180.00
05/01/42	3,155,000			82,030	
11/01/42	3,155,000	5.200%	330,000	82,030	494,060.00
05/01/43	2,825,000			73,450	
11/01/43	2,825,000	5.200%	345,000	73,450	491,900.00
05/01/44	2,480,000			64,480	
11/01/44	2,480,000	5.200%	365,000	64,480	493,960.00
05/01/45	2,115,000			54,990	
11/01/45	2,115,000	5.200%	380,000	54,990	489,980.00
05/01/46	1,735,000			45,110	
11/01/46	1,735,000	5.200%	400,000	45,110	490,220.00
05/01/47	1,335,000			34,710	
11/01/47	1,335,000	5.200%	420,000	34,710	489,420.00
05/01/48	915,000			23,790	
11/01/48	915,000	5.200%	445,000	23,790	492,580.00
05/01/49	470,000			12,220	
11/01/49	470,000	5.200%	470,000	12,220	494,440.00
Total			\$ 7,010,000	\$ 5,606,859	\$ 12,616,859

Cypress Bluff

Community Development District

Proposed Budget

Debt Service Series 2020A Special Assessment Bonds (Del Webb Project)

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments	\$ 422,539	\$ 418,918	\$ 2,950	\$ 421,869	\$ 416,315
Special Assessments - Prepayments	-	10,914	-	10,914	-
Interest Earnings	5,000	10,997	9,000	19,997	5,000
Carry Forward Surplus ⁽¹⁾	165,825	-	165,825	165,825	170,166
TOTAL REVENUES	\$ 593,364	\$ 440,829	\$ 177,775	\$ 618,605	\$ 591,482
EXPENDITURES:					
Interest - 11/1	\$ 129,439	\$ 129,439	-	\$ 129,439	\$ 126,771
Principal Prepayment - 11/1	-	15,000	-	15,000	-
Interest - 5/1	129,439	-	128,999	128,999	126,771
Principal Prepayment - 11/1	-	-	10,000	10,000	-
Principal - 5/1	165,000	-	165,000	165,000	165,000
TOTAL EXPENDITURES	\$ 423,879	\$ 144,439	\$ 303,999	\$ 448,438	\$ 418,543
TOTAL EXPENDITURES	\$ 423,879	\$ 144,439	\$ 303,999	\$ 448,438	\$ 418,543
EXCESS REVENUES (EXPENDITURES)	\$ 169,485	\$ 296,390	\$ (126,223)	\$ 170,166	\$ 172,939

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 124,544

Cypress Bluff
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2020A Special Assessment Bonds (Del Webb Project)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 7,170,000	2.700%	\$ 165,000	\$ 128,999	
05/01/24	7,005,000		10,000		
11/01/24	6,995,000			126,771	126,771.25
05/01/25	6,995,000	2.700%	165,000	126,771	
11/01/25	6,830,000			124,544	416,315.00
05/01/26	6,830,000	3.125%	175,000	124,544	
11/01/26	6,655,000			121,809	421,353.13
05/01/27	6,655,000	3.125%	180,000	121,809	
11/01/27	6,475,000			118,997	420,806.25
05/01/28	6,475,000	3.125%	185,000	118,997	
11/01/28	6,290,000			116,106	420,103.13
05/01/29	6,290,000	3.125%	190,000	116,106	
11/01/29	6,100,000			113,138	419,243.75
05/01/30	6,100,000	3.125%	195,000	113,138	
11/01/30	5,905,000			110,091	418,228.13
05/01/31	5,905,000	3.625%	205,000	110,091	
11/01/31	5,700,000			106,375	421,465.63
05/01/32	5,700,000	3.625%	210,000	106,375	
11/01/32	5,490,000			102,569	418,943.75
05/01/33	5,490,000	3.625%	220,000	102,569	
11/01/33	5,270,000			98,581	421,150.00
05/01/34	5,270,000	3.625%	225,000	98,581	
11/01/34	5,045,000			94,503	418,084.38
05/01/35	5,045,000	3.625%	235,000	94,503	
11/01/35	4,810,000			90,244	419,746.88
05/01/36	4,810,000	3.625%	245,000	90,244	
11/01/36	4,565,000			85,803	421,046.88
05/01/37	4,565,000	3.625%	255,000	85,803	
11/01/37	4,310,000			81,181	421,984.38
05/01/38	4,310,000	3.625%	260,000	81,181	
11/01/38	4,050,000			76,469	417,650.00
05/01/39	4,050,000	3.625%	270,000	76,469	
11/01/39	3,780,000			71,575	418,043.75
05/01/40	3,780,000	3.625%	280,000	71,575	
11/01/40	3,500,000			66,500	418,075.00
05/01/41	3,500,000	3.800%	295,000	66,500	
11/01/41	3,205,000			60,895	422,395.00
05/01/42	3,205,000	3.800%	305,000	60,895	
11/01/42	2,900,000			55,100	420,995.00
05/01/43	2,900,000	3.800%	315,000	55,100	
11/01/43	2,585,000			49,115	419,215.00
05/01/44	2,585,000	3.800%	330,000	49,115	
11/01/44	2,255,000			42,845	421,960.00
05/01/45	2,255,000	3.800%	340,000	42,845	
11/01/45	1,915,000			36,385	419,230.00
05/01/46	1,915,000	3.800%	355,000	36,385	
11/01/46	1,560,000			29,640	421,025.00
05/01/47	1,560,000	3.800%	370,000	29,640	
11/01/47	1,190,000			22,610	422,250.00
05/01/48	1,190,000	3.800%	380,000	22,610	
11/01/48	810,000			15,390	418,000.00
05/01/49	810,000	3.800%	395,000	15,390	
11/01/49	415,000			7,885	418,275.00
05/01/50	415,000	3.800%	415,000	7,885	422,885.00
Total			\$ 6,995,000	\$ 4,050,241	\$ 11,045,241

Cypress Bluff

Community Development District

Proposed Budget

Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments	\$ 115,250	\$ 115,093	\$ 157	\$ 115,250	\$ 114,450
Interest Earnings	100	1,186	1,000	2,186	2,000
Carry Forward Surplus ⁽¹⁾	40,049	-	40,049	40,049	43,763
TOTAL REVENUES	\$ 155,399	\$ 116,279	\$ 41,205	\$ 157,484	\$ 160,213
EXPENDITURES:					
Interest - 11/1	\$ 34,361	\$ 34,361	\$ -	\$ 34,361	\$ 33,843
Interest - 5/1	34,361	-	34,361	34,361	33,843
Principal - 5/1	45,000	-	45,000	45,000	45,000
TOTAL EXPENDITURES	\$ 113,721	\$ 34,361	\$ 79,361	\$ 113,721	\$ 112,686
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 113,721	\$ 34,361	\$ 79,361	\$ 113,721	\$ 112,686
EXCESS REVENUES (EXPENDITURES)	\$ 41,677	\$ 81,918	\$ (38,155)	\$ 43,763	\$ 47,527

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 33,326

Cypress Bluff
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 1,960,000	2.300%	\$ 45,000	\$ 34,361	
11/01/24	1,915,000			33,843	33,843.13
05/01/25	1,915,000	2.300%	45,000	33,843	
11/01/25	1,870,000			33,326	112,168.75
05/01/26	1,870,000	2.300%	45,000	33,326	
11/01/26	1,825,000			32,808	111,133.75
05/01/27	1,825,000	2.875%	50,000	32,808	
11/01/27	1,775,000			32,089	114,897.50
05/01/28	1,775,000	2.875%	50,000	32,089	
11/01/28	1,725,000			31,371	113,460.00
05/01/29	1,725,000	2.875%	50,000	31,371	
11/01/29	1,675,000			30,652	112,022.50
05/01/30	1,675,000	2.875%	50,000	30,652	
11/01/30	1,625,000			29,933	110,585.00
05/01/31	1,625,000	2.875%	55,000	29,933	
11/01/31	1,570,000			29,143	114,075.63
05/01/32	1,570,000	3.300%	55,000	29,143	
11/01/32	1,515,000			28,235	112,377.50
05/01/33	1,515,000	3.300%	55,000	28,235	
11/01/33	1,460,000			27,328	110,562.50
05/01/34	1,460,000	3.300%	60,000	27,328	
11/01/34	1,400,000			26,338	113,665.00
05/01/35	1,400,000	3.300%	60,000	26,338	
11/01/35	1,340,000			25,348	111,685.00
05/01/36	1,340,000	3.300%	65,000	25,348	
11/01/36	1,275,000			24,275	114,622.50
05/01/37	1,275,000	3.300%	65,000	24,275	
11/01/37	1,210,000			23,203	112,477.50
05/01/38	1,210,000	3.300%	70,000	23,203	
11/01/38	1,140,000			22,048	115,250.00
05/01/39	1,140,000	3.300%	70,000	22,048	
11/01/39	1,070,000			20,893	112,940.00
05/01/40	1,070,000	3.300%	70,000	20,893	
11/01/40	1,000,000			19,738	110,630.00
05/01/41	1,000,000	3.300%	75,000	19,738	
11/01/41	925,000			18,500	113,237.50
05/01/42	925,000	4.000%	75,000	18,500	
11/01/42	850,000			17,000	110,500.00
05/01/43	850,000	4.000%	80,000	17,000	
11/01/43	770,000			15,400	112,400.00
05/01/44	770,000	4.000%	85,000	15,400	
11/01/44	685,000			13,700	114,100.00
05/01/45	685,000	4.000%	85,000	13,700	
11/01/45	600,000			12,000	110,700.00
05/01/46	600,000	4.000%	90,000	12,000	
11/01/46	510,000			10,200	112,200.00
05/01/47	510,000	4.000%	95,000	10,200	
11/01/47	415,000			8,300	113,500.00
05/01/48	415,000	4.000%	100,000	8,300	
11/01/48	315,000			6,300	114,600.00
05/01/49	315,000	4.000%	100,000	6,300	
11/01/49	215,000			4,300	110,600.00
05/01/50	215,000	4.000%	105,000	4,300	
11/01/50	110,000			2,200	111,500.00
05/01/51	110,000	4.000%	110,000	2,200	112,200.00
Total			\$ 1,915,000	\$ 1,156,934	\$ 3,071,934

Cypress Bluff
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds 2019 Units	Bonds 2020 Units	Bonds 2020A Units	Bonds 2021 Units	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit												
						FY 2025	FY2024	Increase/(decrease)	FY 2025				FY2024				Increase/(decrease)	FY 2025				FY2024				Increase/(decrease)
									Series 2019	Series 2020	Series 2020A	Series 2021	Series	Series	Series	Series		Total	Series	Series	Series	Series	Series	Series	Series	
Active Adult	519	345	172	0	2	\$455.55	\$351.35	\$104.20	\$397.62	\$405.37	\$0.00	\$397.62	\$405.17	\$405.37	\$0.00	\$405.00	-\$14.92	\$853.17	\$860.92	\$455.55	\$853.17	\$756.52	\$756.72	\$351.35	\$756.35	\$401.87
Residential	1479	776	555	0	148	\$681.50	\$540.54	\$140.96	\$830.64	\$837.80	\$0.00	\$830.64	\$837.60	\$838.80	\$0.00	\$836.00	-\$13.32	\$1,512.14	\$1,519.30	\$681.50	\$1,512.14	\$1,378.14	\$1,379.34	\$540.54	\$1,376.54	\$550.52
40'	0	0	0	188	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$714.11	\$0.00	\$0.00	\$0.00	\$724.03	\$0.00	-\$9.92	\$0.00	\$0.00	\$714.11	\$0.00	\$0.00	\$0.00	\$724.03	\$0.00	-\$9.92
50'	0	0	0	201	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$893.45	\$0.00	\$0.00	\$0.00	\$904.86	\$0.00	-\$11.42	\$0.00	\$0.00	\$893.45	\$0.00	\$0.00	\$0.00	\$904.86	\$0.00	-\$11.42
60'	0	0	0	128	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,064.34	\$0.00	\$0.00	\$0.00	\$1,085.41	\$0.00	-\$21.07	\$0.00	\$0.00	\$1,064.34	\$0.00	\$0.00	\$0.00	\$1,085.41	\$0.00	-\$21.07
Total	1998	1121	727	517	150																					

EIGHTH ORDER OF BUSINESS

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Cypress Bluff Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Jacksonville, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	John Hewins	2024
2	William Cellar	2026
3	Richard Ray	2026
4	John Holmes	2024
5	Chris Price	2024

This year, Seat 1, currently held by John Hewins, is subject to election by landowners in November 2024. The term of office for the successful landowner candidate shall commence upon election, and shall be for a four-year period. Seat 4, currently held by John Holmes, and Seat 5, currently held by Chris Price, are subject to a General Election process to be conducted by the Duval County Supervisor of Elections.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on November 26, 2024, at 1:30 p.m., and located at eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its April 23, 2024 meeting. A sample notice of

landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at **England Thims & Miller, 14775 Old St. Augustine Road, Jacksonville, Florida 32258**, or at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 23RD DAY OF APRIL, 2024.

**CYPRESS BLUFF COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Cypress Bluff Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 1,273.92 acres, located east of U.S. Highway 9B, south of R.G. Skinner Parkway, and north of Phillips Highway in the City of Jacksonville, Duval County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November __, 2024
TIME: __: __ .m.
PLACE: eTown Welcome Center
11003 E-Town Parkway
Jacksonville, Florida

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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.

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

Jim Perry
District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, **November __, 2024**

TIME: __:___.M.

LOCATION: eTown Welcome Center
11003 Etown Parkway
Jacksonville, Florida 32256

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The term of office for the successful candidate shall commence upon election and will be for a four-year period.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Cypress Bluff Community Development District to be held at _____, on November __, 2024, at __:__.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2024

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Meadow View at Twin Creeks Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		

Date: _____

Signed: _____

Printed Name: _____

NINTH ORDER OF BUSINESS

D.



**COMMUNITY MANAGER REPORT 4/23/24
SUBMITTED BY MARCY POLLICINO**

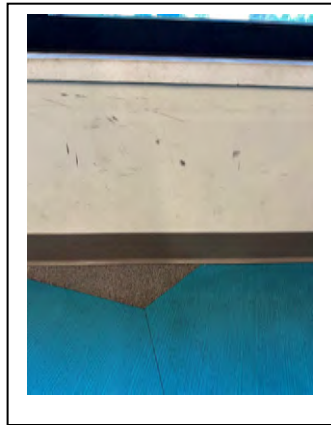
RECHARGE UPDATE:

Fitness Center Paint Job

Painting has been completed by Investment Painting for the interior walls of the Fitness Center. Cost: \$1,100



BEFORE



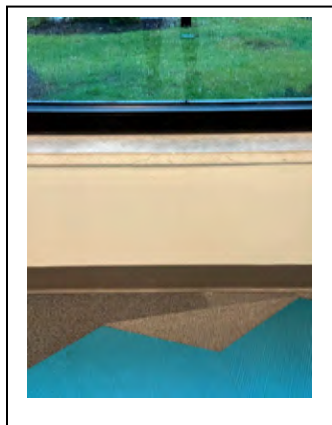
BEFORE



BEFORE



AFTER



AFTER



AFTER

March Amenity Use:

Gym door was opened 2,437 times.

Rear gym door was opened 94 times.

Main entry gate was opened 2,287 times.

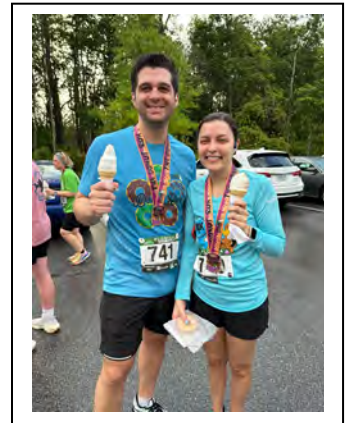
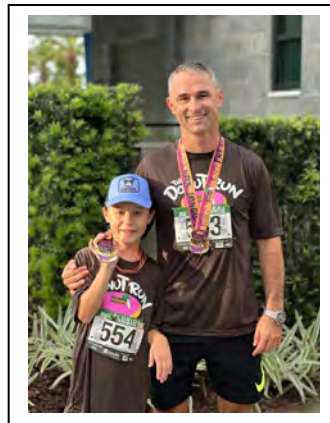
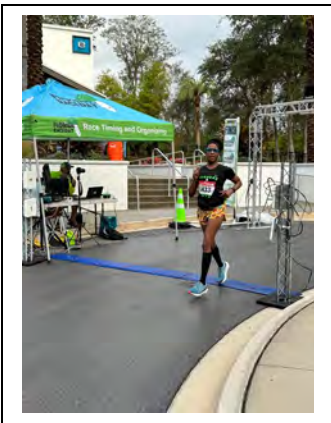
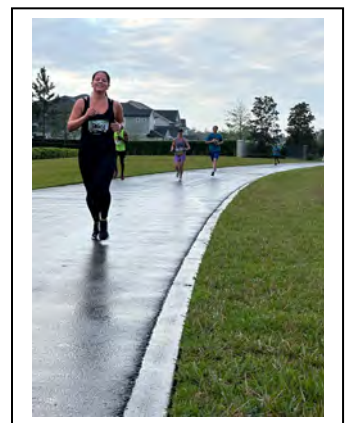
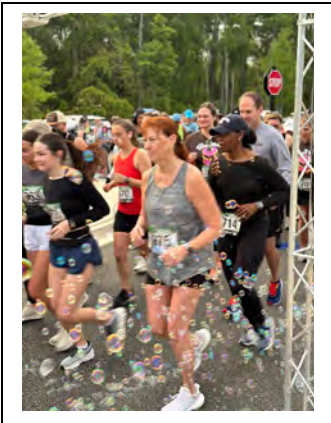
Main pool gate was opened 558 times.

Side pool gate was opened 108 times.

EVENTS UPDATE:

Donut Run 5K/10K

Runners started at Recharge and ran along the golf cart path. Racers received a medal, donuts, and ice cream. The race sold out at 210 participants.



Hollywood Subs Pop Up

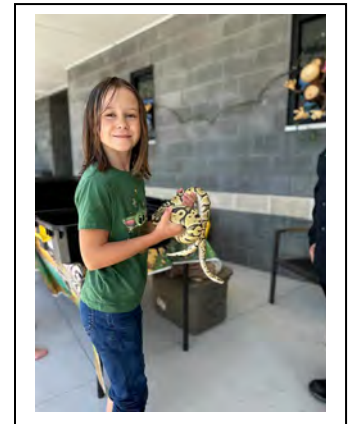
Hollywood Subs food truck was so popular we brought them back!

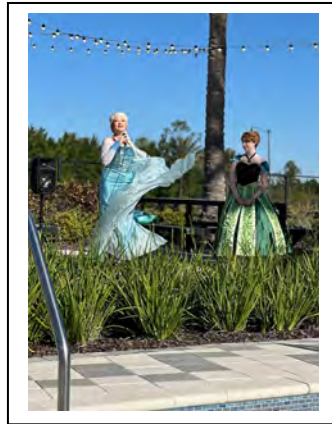
Reaction on social media:



Disney Inspired Egg Hunt

Residents stopped by "Magic Kingdom" to hunt for eggs through "foamy snow" with Ana and Elsa (from Frozen), visited "Animal Kingdom" to touch and feel reptiles, and hung out with Darth Vader in "Hollywood Studios" while grabbing a drink from our Star Wars Bar. Bonus: Elsa sang "Let It Go" twice for the audience! Little ones who didn't want to go through the "foamy snow" were able to participate in a rubber duck hunt in "Magic Kingdom" as well. The Easter Bunny also roamed the grounds taking photos. Casita del Sol and Rad Ringo's Donuts on site. 200+/- attended.





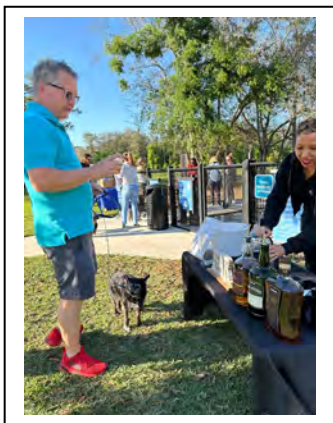
Trivia

Adult only trivia sold out with 14 teams! DJ Ross hosted the event giving teams a chance to take home a 1st, 2nd, or 3rd prize restaurant gift card. 904 Gyros and Henry's Kettle Korn food trucks on site. 40 participants.



Whiskey & Whiskers

"Yappy Hour" hosted in conjunction with David Weekley at the dog park. Residents participated in a whiskey tasting and enjoyed hot dogs, chips, and water. Plus, treats were on hand for our furry friends! 80 +/- attended.

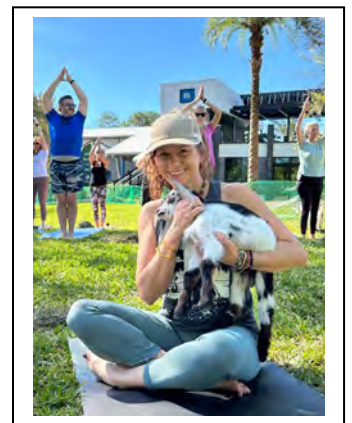
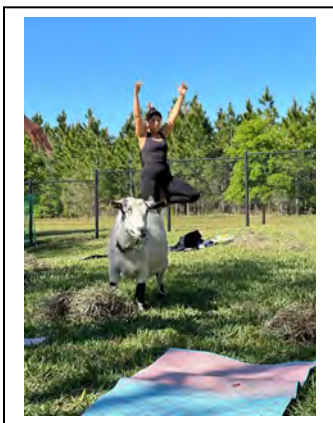
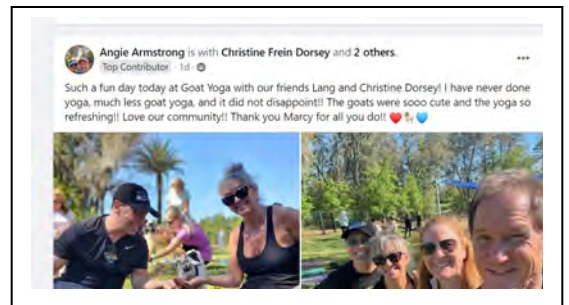
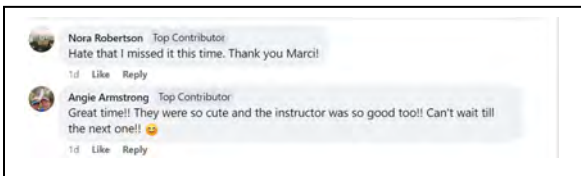


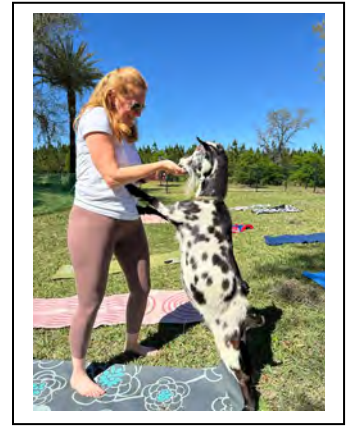
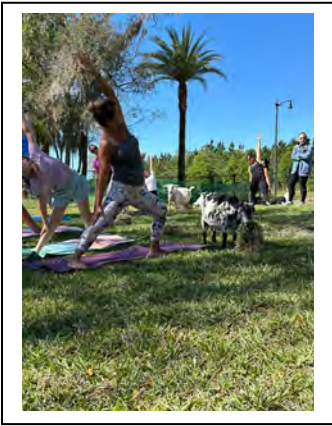


Goat Yoga

Residents participated in a goat yoga class hosted by YogaSix. Farm To You Revue provided the baby goats. Residents were charged \$40 to attend. \$230 was able to go back to the CDD. 23 attended.

Reaction on social media:





APRIL EVENTS: Adult Only Comedy Night, Slider Rider Pop Up Food Truck

MAY EVENTS: Mixology Class, Mister Softee for Mother’s Day, Food Truck Friday, Mi Casa Food Truck Pop Up, Memorial Day Gathering, Boot Camp Fitness Classes

ACTION ITEMS UPDATE

APEX TRAIL/GOLF CART PATH

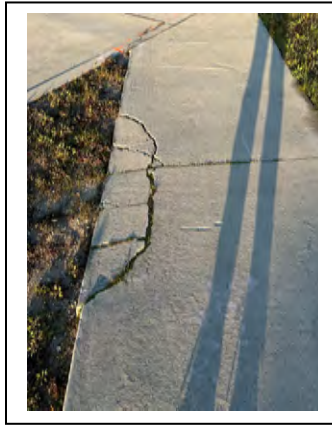
Per the March 26, 2024 CDD meeting Kutak Rock is investigating who is responsible for the repairs.

Information submitted in the March 26, 2024 CDD Report:

There is a broken sidewalk on Apex Trail as well as broken concrete along the golf cart path (at the intersection of Apex Trail and eTown Parkway).



APEX TRAIL SIDEWALK



APEX TRAIL SIDEWALK



APEX TRAIL SIDEWALK



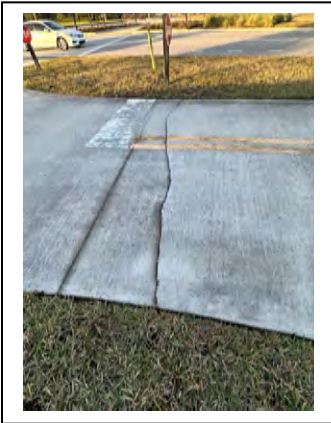
GOLF CART PATH



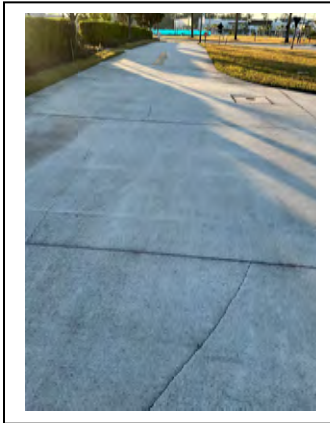
GOLF CART PATH



GOLF CART PATH



GOLF CART PATH



GOLF CART PATH



GOLF CART PATH

Four proposals were obtained. All vendors were asked to submit two different cost breakdowns: full job vs fixing in sections. Costs will differ between (full job vs fixing in sections) due to factoring costs such as dumpster requirements, concrete, labor, etc. All contractors quoted have worked on property in the past (except G&G who works in RiverTown) and are highly regarded. There were differing opinions on how to break the job up into sections which are indicative of the costs below.

Premier American Construction (PAC)

1. Full Job @ \$24,500
2. Fix sidewalk now and ONLY grind the broken concrete on the golf cart path (to alleviate any tripping hazards) with the thought to fix in October after the budget turns over. Sidewalk and grind @ \$4,200
3. Fix broken concrete on the golf cart path (in Oct) @ \$20,375
 - a. If choosing to fix the path in Oct the overall job cost will be \$24,575
 - b. This is the most cost-effective sectional split of all four contractors.
4. PAC has fixed other sections of the golf cart path in the past.

G&G Evacuation

1. Full job @ \$21,800
 - a. This is the most inexpensive cost if wanting to do the full job at once.
2. If splitting into two (concrete) pours the job cost will increase by \$4,850.
 - a. Cost breakdown: \$13,325 + \$13,325 = \$26,650

All Weather Construction

1. Sidewalk Only: \$5,625
2. Golf cart path can be done at once or broken into three sections. If breaking it up into three sections, the total cost for the job will be higher at \$48,250 vs doing the full job at once at \$38,750.
 - a. Full job @ \$38,750
 - b. Area 1 @ \$15,750
 - c. Area 2 @ \$7,000
 - d. Area 3 @ \$19,500

Capital Concrete

Capital Concrete thought dividing the job into two sections would be best and most cost effective.

1. Sidewalk and main broken section of golf cart path @ \$33,160
2. Fix golf cart path @ \$17,550

PUMP STATION UPDATE

Updated with ITS costs as requested.

Main Pump Station

The main pump station for our sprinkler system needs repairs. This station was installed in 2016. Proposals are attached. Repair notes are under Hoover.

Main Pum Station Repair Costs

Hoover repair cost \$23,759.56

ITS will only repair the Hoover pump station if it is retrofitted to ITS parts.

ITS Retrofit Cost: \$17,587.83

ITS Repair Cost (if retrofitted): \$32,700.68

Grand ITS Total: \$50,288.51

Main Pump Station Maintenance Agreement Costs

Hoover Maint Agreement: \$3,468/2 visits per year

ITS Maint Agreement: \$2,640/four visits per year

*ITS will only maintain the Hoover pump station if retrofitted to their parts.

West Pump Station

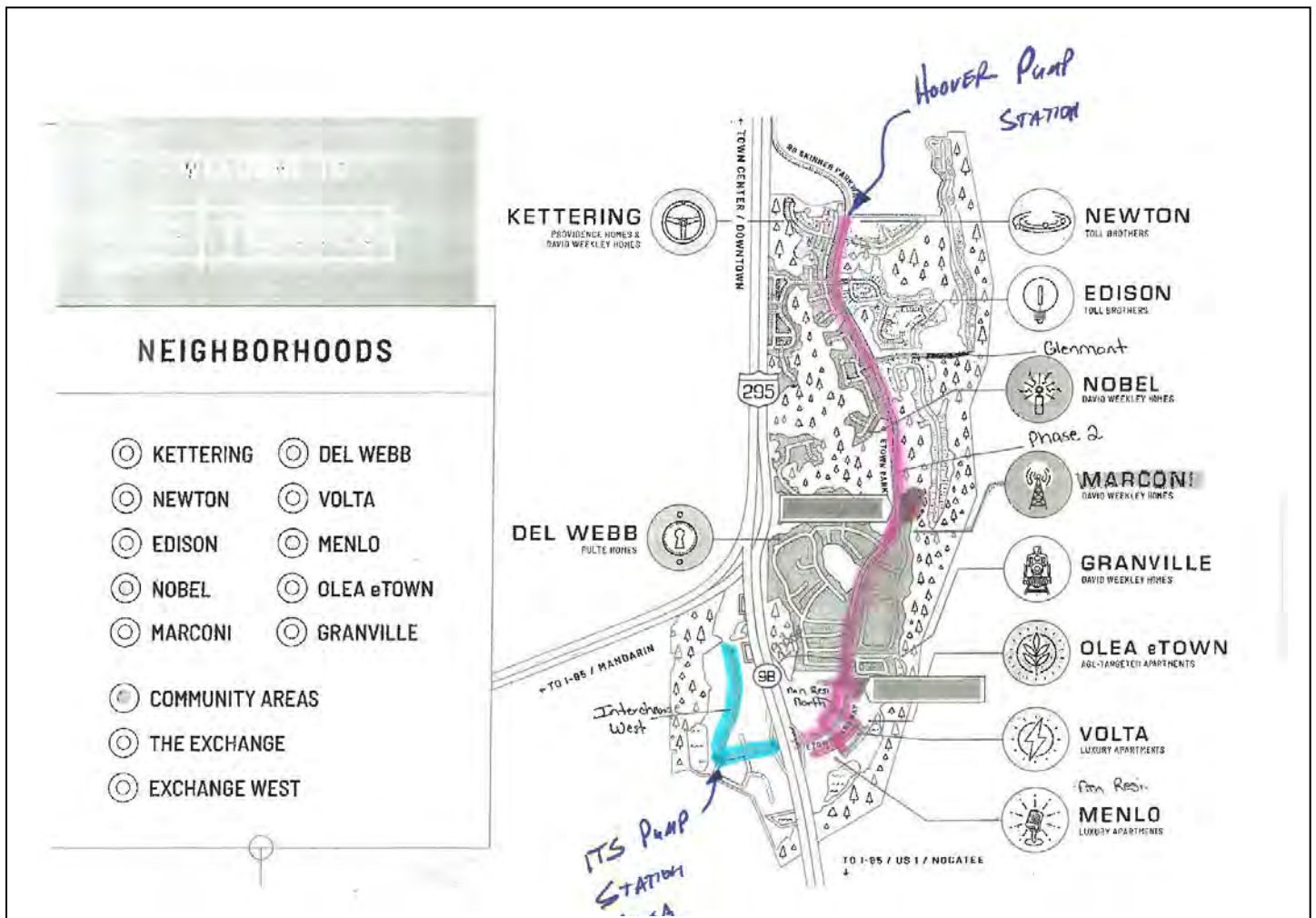
It should be noted the second (West) pump station was not installed by Hoover. It was installed by ITS. There was question on who is responsible for this station at the March 26, 2024 CDD meeting which Kutak Rock is investigating.

West Pump Station Maintenance Agreement Cost

This is an ITS pump station therefore only ITS will service it. Cost: \$2,400/4 visits per year

Map

Map provided by Sun State and notes what areas the pump stations service.



LANDSCAPE REPORT

1. Palm trees have been trimmed.
2. Weeding is taking place throughout the community.
3. Grass is being fertilized.

TENTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
March 31, 2024



Cypress Bluff
Community Development District
Combined Balance Sheet
March 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 406,546	\$ -	\$ -	\$ 406,546
Assessments Receivable	5,108	10,236	-	15,344
Due from Other	775	-	-	775
Due from General Fund	-	9,803	-	9,803
<u>Investments:</u>				
State Board of Administration (SBA)	372,483	-	-	372,483
<u>Series 2019</u>				
Reserve	-	362,316	-	362,316
Principal	-	713	-	713
Revenue	-	773,226	-	773,226
Interest	-	218	-	218
Prepayment	-	31	-	31
Redemption	-	21	-	21
Construction - Parcel E5	-	-	2	2
<u>Series 2020</u>				
Reserve	-	247,300	-	247,300
Principal	-	117	-	117
Revenue	-	527,143	-	527,143
Interest	-	149	-	149
Redemption	-	2	-	2
<u>Series 2020A</u>				
Reserve	-	212,016	-	212,016
Principal	-	530	-	530
Revenue	-	450,623	-	450,623
Interest	-	113	-	113
Prepayment	-	10,798	-	10,798
Redemption	-	1	-	1
<u>Series 2021</u>				
Reserve	-	57,625	-	57,625
Revenue	-	121,675	-	121,675
Construction	-	-	5,363	5,363
Prepaid Expenses	2,291	-	-	2,291
Total Assets	\$ 787,202	\$ 2,784,656	\$ 5,364	\$ 3,577,223
Liabilities:				
Accounts Payable	\$ 940	\$ -	\$ -	\$ 940
Due to Debt Service 2019	4,617	-	-	4,617
Due to Debt Service 2020	2,353	-	-	2,353
Due to Debt Service 2020A	2,690	-	-	2,690
Due to Debt Service 2021	143	-	-	143
Total Liabilities	\$ 10,743	\$ -	\$ -	\$ 10,743
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,291	\$ -	\$ -	\$ 2,291
Restricted for:				
Debt Service - Series	-	2,784,656	-	2,784,656
Capital Project - Series	-	-	5,364	5,364
Unassigned	774,169	-	-	774,169
Total Fund Balances	\$ 776,459	\$ 2,784,656	\$ 5,364	\$ 3,566,480
Total Liabilities & Fund Balance	\$ 787,202	\$ 2,784,656	\$ 5,364	\$ 3,577,223

Cypress Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 769,227	\$ 769,227	\$ 761,808	\$ (7,419)
Special Assessments - Direct Bill	141,000	141,000	141,000	-
Interest Income	5,000	2,500	4,617	2,117
Other Income	20,000	10,000	10,548	548
Total Revenues	\$ 935,227	\$ 922,727	\$ 917,974	\$ (4,753)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,000	\$ 2,000
FICA Expense	918	459	275	184
Engineering	5,000	2,500	-	2,500
Arbitrage	2,400	1,200	600	600
Dissemination Agent	7,160	3,580	3,780	(200)
Attorney	15,000	7,500	2,950	4,550
Annual Audit	6,600	6,600	6,400	200
Assessment Roll	10,600	10,600	10,600	-
Trustee Fees	20,000	17,333	17,333	-
Management Fees	52,088	26,044	26,044	0
Information Technology	2,650	1,325	1,325	0
Website Maintenance	1,325	663	663	(0)
Telephone	500	250	16	234
Postage	1,500	750	656	94
Printing & Binding	2,500	1,250	762	488
Insurance	6,586	6,586	6,197	389
Legal Advertising	2,500	1,250	771	479
Other Current Charges	1,000	500	-	500
Office Supplies	600	300	74	226
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 151,102	\$ 94,865	\$ 82,621	\$ 12,244
<u>Operations & Maintenance</u>				
Ground Maintenance				
Pond Maintenance (Water Quality)	\$ 1,500	\$ 750	\$ 600	\$ 150
Landscape Maintenance	410,604	205,302	203,072	2,230
Landscape Contingency	13,000	6,500	6,100	400
Pump Maintenance	3,550	1,775	-	1,775
Water & Sewer	35,000	17,500	11,987	5,513
Irrigation Repairs	7,500	3,750	4,155	(405)
Pest Control	2,400	1,200	1,072	128
Environmental Permit/Monitoring	20,000	10,000	1,725	8,275
Other Repairs and Maintenance	3,000	1,500	1,960	(460)
Subtotal Ground Maintenance	\$ 496,554	\$ 248,277	\$ 230,670	\$ 17,607

Cypress Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Amenity Center				
Insurance	\$ 53,294	\$ 53,294	\$ 53,555	\$ (261)
Amenity Manager	109,505	54,753	62,561	(7,809)
Pool Maintenance	9,875	4,938	4,938	(0)
Pool Chemicals	13,875	6,938	6,938	-
Facility Attendant	72,352	36,176	36,176	(0)
Janitorial Services	10,828	5,414	5,414	0
Refuse	1,800	900	928	(28)
Security and Gate Maintenance	5,500	2,750	5,005	(2,255)
Facility Maintenance	20,765	10,383	10,383	(0)
Elevator Maintenance	5,000	2,500	3,426	(926)
Electric	30,000	15,000	11,847	3,153
Cable and Internet	12,000	6,000	6,199	(199)
Licenses and Permits	1,000	500	-	500
Repairs & Maintenance	33,000	16,500	13,550	2,950
Special Events	32,000	16,000	14,302	1,698
Holiday Decorations	1,500	750	705	45
Fitness Center R&M	10,000	5,000	7,860	(2,860)
Fitness Equipment Rentals	25,368	12,684	12,684	-
Reserve for Amenities	20,000	10,000	-	10,000
Mobile Application	9,000	4,500	3,750	750
Other Current Charges	3,000	1,500	-	1,500
Subtotal Amenity Center	\$ 479,662	\$ 266,478	\$ 260,220	\$ 6,258
Total Operations & Maintenance	\$ 976,216	\$ 514,755	\$ 490,890	\$ 23,865
Total Expenditures	\$ 1,127,318	\$ 609,620	\$ 573,511	\$ 36,109
Excess (Deficiency) of Revenues over Expenditures	\$ (192,092)	\$ 313,107	\$ 344,463	\$ 31,356
Net Change in Fund Balance	\$ (192,092)	\$ 313,107	\$ 344,463	\$ 31,356
Fund Balance - Beginning	\$ 192,092		\$ 431,997	
Fund Balance - Ending	\$ -		\$ 776,459	

Cypress Bluff
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 727,221	\$ 727,221	\$ 718,918	\$ (8,303)
Interest Income	5,000	5,000	18,807	13,807
Total Revenues	\$ 732,221	\$ 732,221	\$ 737,725	\$ 5,504
Expenditures:				
Interest - 11/1	\$ 251,114	\$ 251,114	\$ 251,114	\$ -
Principal Prepayment - 11/1	-	-	15,000	(15,000)
Interest - 5/1	251,114	-	-	-
Principal - 5/1	225,000	-	-	-
Total Expenditures	\$ 727,229	\$ 251,114	\$ 266,114	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 4,992	\$ 481,106	\$ 471,610	\$ (9,496)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,992	\$ 481,106	\$ 471,610	\$ (9,496)
Fund Balance - Beginning	\$ 300,578		\$ 674,352	
Fund Balance - Ending	\$ 305,570		\$ 1,145,962	

Cypress Bluff
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 369,056	\$ 369,056	\$ 366,474	\$ (2,581)
Special Assessments - Direct Bill	125,544	125,544	125,544	-
Interest Income	5,000	5,000	13,686	8,686
Total Revenues	\$ 499,600	\$ 499,600	\$ 505,705	\$ 6,105
Expenditures:				
Interest - 11/1	\$ 177,076	\$ 177,076	\$ 177,076	\$ -
Principal - 11/1	140,000	140,000	140,000	-
Interest - 5/1	174,346	-	-	-
Total Expenditures	\$ 491,423	\$ 317,076	\$ 317,076	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,178	\$ 182,524	\$ 188,629	\$ 6,105
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,178	\$ 182,524	\$ 188,629	\$ 6,105
Fund Balance - Beginning	\$ 339,141		\$ 590,894	
Fund Balance - Ending	\$ 347,319		\$ 779,523	

Cypress Bluff

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 422,539	\$ 422,539	\$ 418,918	\$ (3,621)
Special Assessments - Prepayments	-	-	10,914	10,914
Interest Income	5,000	5,000	10,997	5,997
Total Revenues	\$ 427,539	\$ 427,539	\$ 440,829	\$ 13,290
Expenditures:				
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	-	-	-
Total Expenditures	\$ 423,879	\$ 129,439	\$ 144,439	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,660	\$ 298,100	\$ 296,390	\$ (1,710)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,660	\$ 298,100	\$ 296,390	\$ (1,710)
Fund Balance - Beginning	\$ 165,825		\$ 383,190	
Fund Balance - Ending	\$ 169,485		\$ 679,579	

Cypress Bluff
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 22,411	\$ 22,411	\$ 22,255	\$ (157)
Special Assessments - Direct Bill	92,839	92,839	92,839	-
Interest Income	100	100	1,186	1,086
Total Revenues	\$ 115,350	\$ 115,350	\$ 116,279	\$ 929
Expenditures:				
Interest - 11/1	\$ 34,361	\$ 34,361	\$ 34,361	\$ -
Interest - 5/1	34,361	-	-	-
Principal - 5/1	45,000	-	-	-
Total Expenditures	\$ 113,721	\$ 34,361	\$ 34,361	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,629	\$ 80,989	\$ 81,918	\$ 929
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,629	\$ 80,989	\$ 81,918	\$ 929
Fund Balance - Beginning	\$ 40,049		\$ 97,674	
Fund Balance - Ending	\$ 41,677		\$ 179,592	

Cypress Bluff
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending March 31, 2024

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

Cypress Bluff
Community Development District
Long Term Debt Report

Series 2019, Special Assessment Bonds	
Interest Rate:	3.75% - 5.1%
Maturity Date:	5/1/2048
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 362,316
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)
Current Bonds Outstanding	\$ 10,275,000

Series 2020, Special Assessment Bonds	
Interest Rate:	3.9% - 5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 247,300
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)
Current Bonds Outstanding	\$ 7,010,000

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	\$ 212,016
Reserve Fund Balance	212,016
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)
Current Bonds Outstanding	\$ 7,170,000

Series 2021, Special Assessment Bonds	
Interest Rate:	3.719951%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 57,625
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)
Current Bonds Outstanding	\$ 1,960,000

B.

Cypress Bluff

Community Development District

Check Run Summary March 31, 2024

Fund	Date	Check No.	Amount
Payroll	3/28/24	50226-50230	\$ 923.50
		Subtotal	<u>\$ 923.50</u>
General Fund			
	3/1/24	1153-1158	\$ 1,697.49
	3/8/24	1159-1176	73,343.35
	3/14/24	1177-1182	31,498.27
	3/21/24	1183-1184	549.88
	3/28/24	1185-1187	757.04
		Subtotal	<u>\$ 107,846.03</u>
Total			<u>\$ 108,769.53</u>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50226	3	CHRIS PRICE	184.70	3/28/2024
50227	5	JOHN L HOLMES III	184.70	3/28/2024
50228	2	JOHN S HEWINS JR	184.70	3/28/2024
50229	1	RICHARD T RAY	184.70	3/28/2024
50230	6	WILLIAM J CELLAR	184.70	3/28/2024
TOTAL FOR REGISTER			923.50	

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

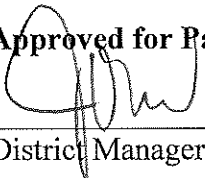
District Name: Cypress Bluff CDD

Board Meeting Date: March 26, 2024 Meeting

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

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

Approved for Payment:



District Manager Signature

3/26/2024
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24	00010	2/27/24	25211	202402	310	310-51300	31400		GRAU AND ASSOCIATES	*	600.00	600.00	001153
			ARBIT SE2019	FYE	1/31/24								
3/01/24	00143	10/20/23	129	202403	320	320-57200	49400		KEISHA MCCLOUD DBA MINI-ME	*	450.00	450.00	001154
			2HR MONSTER MOTOR EVENT										
3/01/24	00061	10/16/23	12810310	202403	320	320-57200	49400		PROGRESSIVE ENTERTAINMENT	*	349.00	349.00	001155
			3/8 MOVIE NIGHT										
3/01/24	00055	2/24/24	61870525	202402	320	320-57200	47000		TURNER PEST CONTROL LLC	*	135.96	135.96	001156
			FEB PEST CONTROL										
3/01/24	00062	2/21/24	24473183	202402	320	320-57200	46500		W.B. MASON CO., INC.	*	150.55	150.55	001157
			JANITORIAL SUPPLIES										
3/01/24	00062	2/26/24	24480287	202402	320	320-57200	46500		W.B. MASON CO., INC.	*	11.98	11.98	001158
			JANITORIAL SUPPLIES										
3/08/24	00081	3/05/24	140379	202403	320	320-57200	47200		CLEAR WATERS, INC	*	100.00	100.00	001159
			MAR LAKE MAINT POND 1										
3/08/24	00127	9/10/23	2024-03-	202403	320	320-57200	49400		FIRST COAST FOAM PARTY LLC	*	525.00	525.00	001160
			2HR EASTER EGG HUNT 3/30										
3/08/24	00123	2/06/24	1619	202403	320	320-57200	49400		GIRLY-GIRL PARTEAS	*	325.00	325.00	001161
			3/30 ELSA & ANNA 10-12PM										
3/08/24	00005	3/01/24	85	202403	310	310-51300	34000		MAR MANAGEMENT FEES	*	4,340.67		
		3/01/24	85	202403	310	310-51300	52100		MAR WEBSITE ADMIN	*	110.42		
		3/01/24	85	202403	310	310-51300	35200		MAR INFO TECH	*	220.83		
		3/01/24	85	202403	310	310-51300	31300		MAR DISSEM AGENT SRVCS	*	596.67		
		3/01/24	85	202403	310	310-51300	51000		OFFICE SUPPLIES	*	.45		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
3/01/24	85		202403 310-51300-42000			*	90.51			
			POSTAGE							
3/01/24	85		202403 310-51300-42500			*	49.05			
			COPIES							
3/01/24	85		202403 310-51300-41000			*	6.20			
			TELEPHONE							
3/01/24	85		202403 320-57200-47300			*	750.00			
			PEOPLEVINE-AMEX MAR 2024							
			GOVERNMENTAL MANAGEMENT SERVICES						6,164.80	001162
3/08/24	00010	3/01/24	25243	202403 310-51300-31600		*	6,400.00			
			AUDIT FYE 9/30/23							
			GRAU AND ASSOCIATES						6,400.00	001163
3/08/24	00095	2/29/24	3355859	202401 310-51300-31500		*	405.00			
			JAN GENERAL COUNSEL							
			KUTAK ROCK LLP						405.00	001164
3/08/24	00102	2/12/24	10040147	202403 320-57200-46610		*	3,426.12			
			ELEVATOR MAINT PREPAID							
			OTIS ELEVATOR COMPANY						3,426.12	001165
3/08/24	00012	3/01/24	13324	202403 320-57200-46100		*	6,720.00			
			MAR LANDSCAPE MAINT E & W							
			SUN STATE NURSERY						6,720.00	001166
3/08/24	00012	3/01/24	13327	202403 320-57200-46100		*	6,027.00			
			MAR LANDSCAPE MAINT PH1							
			SUN STATE NURSERY						6,027.00	001167
3/08/24	00012	3/01/24	13328	202403 320-57200-46100		*	14,210.00			
			MAR LANDSCAPE MAINT PH2							
			SUN STATE NURSERY						14,210.00	001168
3/08/24	00012	3/01/24	13329	202403 320-57200-46100		*	3,320.00			
			MAR LANDSCAPE MAINTENANCE							
			SUN STATE NURSERY						3,320.00	001169
3/08/24	00012	3/01/24	13356	202403 320-57200-46100		*	1,600.00			
			MAR LANDSCAPE MAINT APEX							
			SUN STATE NURSERY						1,600.00	001170
3/08/24	00012	3/01/24	13357	202403 320-57200-46100		*	2,200.00			
			MAR LANDSCAPE MAINT GLENM							
			SUN STATE NURSERY						2,200.00	001171

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/08/24	00037	3/01/24	417557	202403	320	57200	45000		MAR AMENITY MANAGER	*	10,426.86		
		3/01/24	417557	202403	320	57200	45100		MAR FACILITY ATTENDANT	*	6,029.36		
		3/01/24	417557	202403	320	57200	46800		MAR POOL MAINTENANCE	*	822.95		
		3/01/24	417557	202403	320	57200	46200		MAR JANITORIAL	*	902.33		
		3/01/24	417557	202403	320	57200	46600		MAR MAINTENANCE	*	1,730.45		
		3/01/24	417557	202403	320	57200	46810		MAR POOL CHEMICALS	*	1,156.25		
-----											21,068.20	001172	
3/08/24	00062	2/27/24	24483281	202403	320	57200	46500		JANITORIAL SUPPLIES	*	93.24		
-----											93.24	001173	
3/08/24	00062	3/05/24	24500735	202403	320	57200	46500		JANITORIAL SUPPLIES	*	8.99		
-----											8.99	001174	
3/08/24	00144	1/24/24	462	202403	320	57200	49400		3/15 6-8PM MUSICIAN ETOWN	*	400.00		
-----											400.00	001175	
3/08/24	00084	10/16/23	10162023	202403	320	57200	49400		3/30 SCALY SENSATIONS	*	350.00		
-----											350.00	001176	
3/14/24	00094	3/06/24	38548B	202403	320	57200	46000		RPR TRAFFIC SIGN	*	250.00		
-----											250.00	001177	
3/14/24	00013	3/10/24	03102024	202403	300	20700	10010		FY24 DEBT ASSESS SE2020	*	7,461.76		
-----											7,461.76	001178	
3/14/24	00013	3/10/24	03102024	202403	300	20700	10000		FY24 DEBT ASSESS SE2019	*	14,667.84		
-----											14,667.84	001179	
3/14/24	00013	3/10/24	03102024	202403	300	20700	10020		FY24 DEBT ASSESS SE2020A	*	8,529.58		
-----											8,529.58	001180	

CYBL CYPRESS BLUFF OKUZMUK													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/14/24	00013	3/10/24 03102024	202403 300-20700-10030	FY24 DEBT ASSESS SE2021 THE BANK OF NEW YORK MELLON	*	453.13	453.13 001181
3/14/24	00055	3/11/24 61880898	202403 320-57200-47000	MAR PEST CONTROL TURNER PEST CONTROL LLC	*	135.96	135.96 001182
3/21/24	00002	3/14/24 24-01693	202403 310-51300-48000	NTC OF BOS MTG 3/14 JACKSONVILLE DAILY RECORD	*	99.88	99.88 001183
3/21/24	00145	3/16/24 1068	202403 320-57200-46000	RPL SCREWS/HAND HOLE BOX TMT ELECTRIC LLC	*	450.00	450.00 001184
3/28/24	00042	3/24/24 43638	202403 320-57200-46700	2ND QTR FIRE ALARM MONIT DYNAMIC SECURITY PROFESSIONALS, INC.	*	180.00	180.00 001185
3/28/24	00002	3/21/24 24-01840	202403 310-51300-48000	NTC PUB MTG OPEN PROPOSAL JACKSONVILLE DAILY RECORD	*	272.00	272.00 001186
3/28/24	00062	3/22/24 24541336	202403 320-57200-46500	JANITORIAL SUPPLIES W.B. MASON CO., INC.	*	305.04	305.04 001187
TOTAL FOR BANK A						107,846.03	
TOTAL FOR REGISTER						107,846.03	

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. 25211
Date 02/27/2024

SERVICE	AMOUNT
Project: Arbitrage - Series 2019 FYE 1/31/24 Arbitrage Services	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

RECEIVED
FEB 27 2024
BY: _____

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

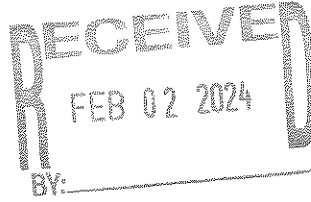
Payment due upon receipt.



Mini-Me Motor Club
Jacksonville, Florida
United States
MMMC@minimemotorclub.com
Phone: 904-878-1426
Company ID: 830705764

Invoice #0000129

Issue Date: Oct 20, 2023
Due Date: Mar 9, 2024



Bill to:
Cypress Bluff CDD
10571 e Towne Parkway
Jacksonville, 32256

Additional Customer Info:
recharge@etownjax.com
Phone: 904-527-1081

Product or Service	Quantity	Price	Line Total
Monster Motor Event Get ready for 2 hours of fun with a fleet of 15-20 cars for up to 40 kiddos to ride simultaneously. We are setting up obstacle courses with an inflatable car wash station, and more interactive games.	1	\$500.00	\$500.00
		Subtotal	\$500.00
		Taxes	\$0.00
		Invoice Total	\$500.00
		Amount Paid	\$50.00
		Balance Due	\$450.00

Event location 10571 eTown Parkway.

Original price for a monster motor event is \$575. This invoice reflects a \$75 deduction for a one hour event on March 8, 2024 from 5:30-6:30 PM.

Tax Exempt.

Cancellation policy: We do require a \$50 deposit using a Visa or MasterCard. This deposit is credited towards your total bill. ALL DEPOSITS or PAYMENTS ARE NON- REFUNDABLE. IF you cancel for ANY reason you will receive a CREDIT that can be used for up to 3 months. Your invoice will be updated to reflect the cancellation and you will have (1) opportunity to use the deposit / full payment made at the time of the order. For further detail call 904-878-1426.



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 # 12810310

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, March, 8th, 2024

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

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

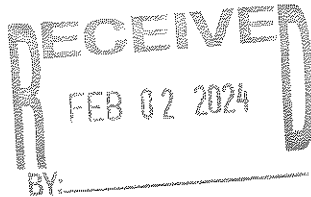
Covered area for entertainer: n/a

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: _____

Service Slip/Invoice



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

INVOICE: 618705253
DATE: 2/24/2024
ORDER: 618705253

PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

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
2/24/2024	11:58 AM	ANTS, ROACH, WASP		11:58 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/24/2024		12:04 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$135.96
		SUBTOTAL \$135.96
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$135.96
		AMOUNT DUE \$135.96

RECEIVED
 FEB 26 2024
 BY: _____

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.

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

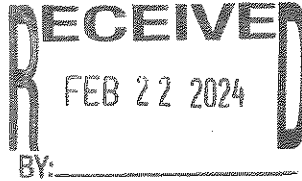


W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

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

PM

Invoice Number	244731833
Customer Number	C2943565
Invoice Date	02/21/2024
Due Date	03/22/2024
Order Date	02/20/2024
Order Number	S141677878
Order Method	WEB



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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GPC16880	TISSUE,TOILET,2PLY,WH(16580),80/CT	1	CT	78.19	78.19
UNGBBWHR	CLEANER,TOILET BRSH KT,GY	2	EA	36.18	72.36

SUBTOTAL: 150.55
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 150.55
Total Due: 150.55

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	244731833
Invoice Date	02/21/2024
Terms	Net 30
Total Due	150.55

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

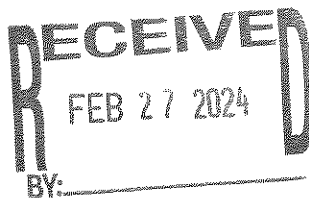
C2943565244731833244731833000000150555



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

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

Invoice Number	244802874
Customer Number	C2943565
Invoice Date	02/26/2024
Due Date	03/27/2024
Order Date	02/20/2024
Order Number	S141677878
Order Method	WEB



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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BLZ41200	PAPER,8.5X11,98BRT,20 LB,WHITE,5000/CT	1	RM	11.98	11.98

SUBTOTAL: 11.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 11.98
Total Due: 11.98

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



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

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

Remittance Section	
Customer Number	C2943565
Invoice Number	244802874
Invoice Date	02/26/2024
Terms	Net 30
Total Due	11.98

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

C29435652448028742448028740000000011980

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

Invoice

DATE	INVOICE #
3/5/2024	140379

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

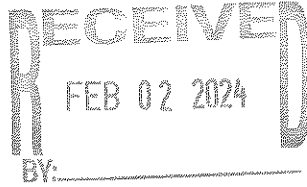
Phone #	P.O. NO.	TERMS	ACCOUNT #
386-767-4928		Net 30	822

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00

RECEIVED
 MAR 15 2024
 BY: _____

Thank you for your business.	Clearwaterslakemgmt.com	Total	\$100.00
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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#: 2024-03-30-01

Invoice Date: Sep 10, 2023



\$525.00
AMOUNT DUE

BILL TO

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

SHIP TO

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

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	2 hour FOAM party Easter egg hunt 3/30/2024 10-12.	\$525.00	\$525.00
	Subtotal		\$525.00
	Shipping		\$0.00
	TOTAL		\$525.00 USD

NOTES TO CUSTOMER

Thank you for allowing us to party with you! The above party is going to be a one cannon, two hour event scattering a light layer of fun FOAM for kids to search for Easter eggs in. 03/30/2024 10-12.

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#: 1619

Invoice Date: Feb 6, 2024

Due Date: Mar 23, 2024

\$325.00
AMOUNT DUE

BILL TO

Cypress Bluff CDD

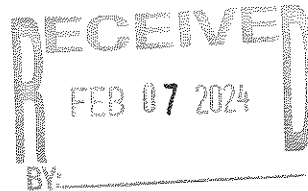
#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Elsa and Anna Saturday, March 30-10:00am – 12:00pm eTown Hub & Welcome Center 11003 E-Town Pkwy, Jacksonville, FL 32256, USA	\$400.00	\$400.00

Subtotal \$400.00

Other discount -\$75.00

Shipping \$0.00

TOTAL \$325.00 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 Partea's to 245 Ashby Landing Way St Augustine FL 32086. Please note, payment MUST be received 7 days PRIOR to your party/event date.

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

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

TERMS AND CONDITIONS

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

party. Should something of this nature cause the cancellation of the party, Girly-Girl Partea's shall apply any remaining monies due to another party date and location that is mutually agreeable to both parties.

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

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

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

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 85
Invoice Date: 3/1/24
Due Date: 3/1/24
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 - March 2024		4,340.67	4,340.67
Website Administration - March 2024		110.42	110.42
Information Technology - March 2024		220.83	220.83
Dissemination Agent Services - March 2024		596.67	596.67
Office Supplies		0.45	0.45
Postage		90.51	90.51
Copies		49.05	49.05
Telephone		6.20	6.20
AMEX Charge - PeopleVine		750.00	750.00

RECEIVED
MAR 05 2024
BY: _____

Total	\$6,164.80
Payments/Credits	\$0.00
Balance Due	\$6,164.80

Grau and Associates

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

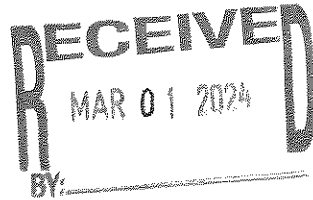
Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 25243
Date 03/01/2024

SERVICE	AMOUNT
Project: Audit - FYE September 30, 2023 Audit Services	\$ <u>6,400.00</u>
Subtotal:	<u>6,400.00</u>
Total	6,400.00
Current Amount Due	\$ <u>6,400.00</u>



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
7,000.00	0.00	0.00	0.00	0.00	7,000.00

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

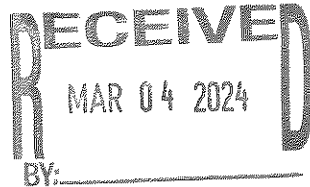
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 29, 2024

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



Reference: Invoice No. 3355859
Client Matter No. 4123-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3355859
4123-1

Re: General Counsel

For Professional Legal Services Rendered

01/09/24	K. Buchanan	0.20	70.00	Review tentative agenda and confer with district manager
01/14/24	G. Lovett	0.50	125.00	Monitor legislative process relating to matters impacting special districts
01/23/24	K. Buchanan	0.50	175.00	Prepare for and attend board meeting
01/24/24	J. Gillis	0.20	35.00	Review board supervisor terms and 2024 election dates and deadlines and update elections tracking chart

TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED \$405.00

TOTAL CURRENT AMOUNT DUE \$405.00



Service Contract
INVOICE

Page 1 of 2

CUSTOMER NO.: 66614678
DATE: 2/12/2024
INVOICE NO.: 100401476493

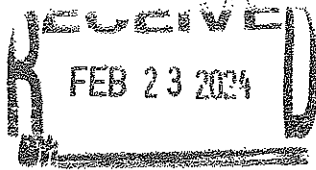
ETOWN SWIM & FITNESS
DUE DATE: 3/13/2024

ACCOUNT SUMMARY

BUILDING ADDRESS

ETOWN SWIM & FITNESS 10571 ETOWN PKWY JACKSONVILLE FL 32256-5892
CONTRACT: 120512 | TAJ06137

Maintenance Service from 3/1/2024 to 2/28/2025 **\$3,426.12**



NET SERVICE CONTRACT AMOUNT **\$3,426.12**
Sales Tax **\$0.00**

TOTAL SERVICE CONTRACT AMOUNT DUE **\$3,426.12**

IMPORTANT MESSAGES

To automate your payment, opt in to paperless billing, or to change your billing address, please visit <https://otis.payinvoicedirect.com> or scan the QR code below.



ACH Payment Information:

Bank Name: JP Morgan Chase
Acct Name: Otis Elevator Company
Acct #: 55-20622
Routing #: 071000013

QUESTIONS?

AR Rep's Email:
Edlfh.Saidana@otis.com

AR Rep's Phone#: 1-844-686-6847
OTISLINE®: 1-800-233-6847

100

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

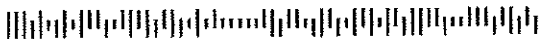
PAYMENTS NOT RECEIVED BY THE DUE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

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



11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

MB 01 006684 74859 H 26 A



CYPRESS BLUFF COO
475 WEST TOWN PLACE
SAINT AUGUSTINE FL 32092

CUSTOMER NO.: 66614678
DUE DATE: 3/13/2024
INVOICE NO.: 100401476493
TOTAL SERVICE CONTRACT AMOUNT: \$ 3,426.12

MAKE CHECK PAYABLE TO:

Otis Elevator Company
PO Box 730400
Dallas TX 75373-0400



100401476493 0000342612 7

ESBZ

006684 171

100

1,6



Service Contract SERVICE NOTIFICATION

CUSTOMER NO.: 66614678
DATE: 2/12/2024
INVOICE NO.: 100401476493

ETOWN SWIM & FITNESS

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

Re: Price Adjustment Notification (NOT AN INVOICE)

Building
ETOWN SWIM & FITNESS
10571 ETOWN PKWY
JACKSONVILLE FL 32256-5892

Dear Valued Customer:

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

The adjusted contract price becomes effective on March 1, 2024 and remains in effect until February 28, 2025.

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

Price Adjustment Calculation

	A	B	C=A*(1+B)
Contract #	Price before adjustment	Adjustment %	Current adjusted price
120512	\$3,311.88	3.449 %	\$3,426.12

Price before adjustment and current adjusted price is based on bill frequency of your contract at the time of the adjustment.

Best Regards





Maintenance Invoice

Invoice#: 13324

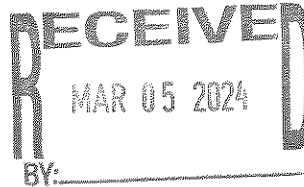
Date: 03/01/2024

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

For: E-Town Interchange East & West

For requests and inquiries please contact service@sunstatenursery.com

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



Mail all checks payable to Sun State Nursery & Landscaping, 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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 13327

Date: 03/01/2024

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

For: E-Town Phase 1

For requests and inquiries please contact service@sunstatenursery.com

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

RECEIVED
MAR 05 2024
BY: _____

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

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

Amount Due

6,027.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 13328

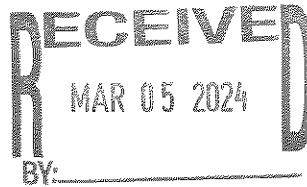
Date: 03/01/2024

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

For: E-Town Phase 2

For requests and inquiries please contact service@sunstatenursery.com

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



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

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

Amount Due

14,210.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 13329

Date: 03/01/2024

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

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

For requests and inquiries please contact service@sunstatenursery.com

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

RECEIVED
MAR 05 2024
BY: _____

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

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

Amount Due

3,320.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 13356

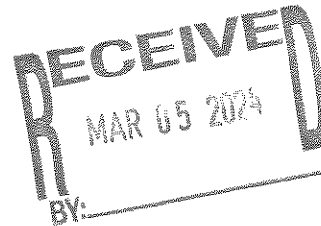
Date: 03/01/2024

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

For: Apex Trail

For requests and inquiries please contact service@sunstatenursery.com

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



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

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

Amount Due

1,600.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 13357

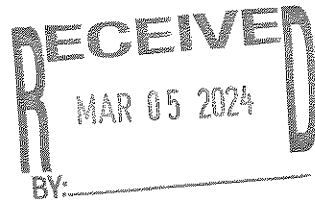
Date: 03/01/2024

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

For: Glenmont

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
March Landscape Maintenance	1.00	2,200.00	2,200.00	



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

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

Amount Due

2,200.00

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

THANK YOU FOR YOUR BUSINESS!!

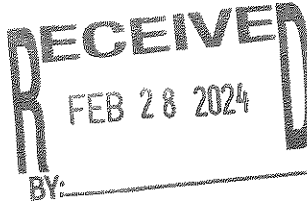


Invoice

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

Invoice # 417557
Date 03/01/2024
Terms
Due Date 03/20/2024
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

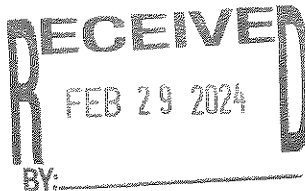
Total 21,068.20



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

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

Invoice Number	244832819
Customer Number	C2943565
Invoice Date	02/27/2024
Due Date	03/28/2024
Order Date	02/20/2024
Order Number	S141677878
Order Method	WEB



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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
KCC54015	X60 CLOTHS, 16.8" X 12 1/2", 252/CARTON	2	CT	46.62	93.24

SUBTOTAL: 93.24
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 93.24
Total Due: 93.24

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



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

Remittance Section	
Customer Number	C2943565
Invoice Number	244832819
Invoice Date	02/27/2024
Terms	Net 30
Total Due	93.24

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

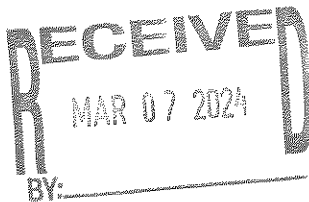
⑆2943565244832819244832819000000093244



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

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

Invoice Number	245007352
Customer Number	C2943565
Invoice Date	03/05/2024
Due Date	04/04/2024
Order Date	12/05/2023
Order Number	S139749642
Order Method	WEB



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

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

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

Important Messages

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

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

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

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

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



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

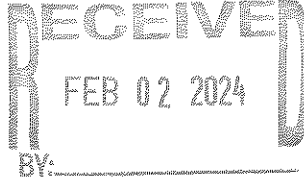
Remittance Section	
Customer Number	C2943565
Invoice Number	245007352
Invoice Date	03/05/2024
Terms	Net 30
Total Due	8.99

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

C2943565245007352245007352000000008997



INVOICE

Weinglass Music
255 Rivertown Shops Drive
Ste 102 PMB 122
Saint Johns, Florida 32259
United States

Phone: 9043230474
Mobile: 3107950679
jeremyweinglass.com

BILL TO
Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, Florida 32092
United States

(904) 940-5850
mpollicino@vestapropertyservices.com

Invoice Number: 462

Invoice Date: January 24, 2024

Payment Due: March 9, 2024

Amount Due (USD): \$400.00

Items	Quantity	Price	Amount
Musician eTown 3/15/24 6-8pm	1	\$400.00	\$400.00
		Subtotal:	\$400.00
		Total:	\$400.00
		Amount Due (USD):	\$400.00

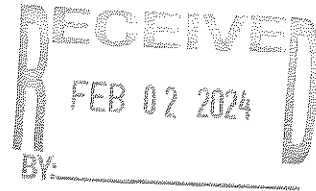
Notes / Terms

Payment options:
check payable to Weinglass Music
or send electronic payment via Zelle:
Recipient: Weinglass Music | email: info@jeremyweinglass.com

WILD WONDERS ANIMAL SHOW

"Animals and Kids...What's cooler than that?!"

Michael Rossi
PO Box 614
Middleburg, FL 32050
10/16, 2023



Cypress Bluff CDD

Confirmation and Invoice

Program Description:

Wild Wonders is proud to present "Scaly Sensations", an interactive program that is both educational and entertaining for all ages. This program includes local and exotic reptiles that goes into their interesting habits and backgrounds. Children and adults may be asked to be part of the program. This program includes music, story and humor and is fun for all ages. Come join us on a fascinating journey into the prehistoric world!

Date: 3/30, 2024

Time: 10:00-11:30 am

Place: eTown-

Cost: \$350

Total Cost: \$350/\$366 if credit

Notes: During the summer months we ask to be inside. We take about 10' of space and will need a place to plug into. A table provided would be helpful. Expect arrival 30 minutes before program start to unload. **Payment must be made before or on the day of the program.** We bring 17 self-contained animals. We are licensed and insured.

Office Use Only:

Check: _____ Credit: _____ (Add \$4.00 for each \$100)
Date paid: _____ Amount: _____

Show runner notes:

I understand that we will have a theme to Wild Kingdom. If a display table can be set up for us that would help. Due to our 1:00 program in Fernandina, if we have low to no traffic by 11:15 we will be packing for the long trip. There is a 20-minute set up time there in the hotel.

Invoice

Rogers Pavement Maintenance Inc.

PO Box 65909
Orange Park, FL 32065

Date	Invoice #
3/6/2024	38548b

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

Job		
Marconi and Recharge Sign		
Job Completed	Terms	P.O. #
3/6/2024	Net 30	

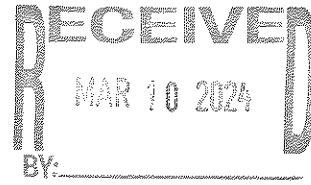
Description	Qty	U/M	Amount
Straighten existing sign.	1	LS	250.00

RECEIVED
MAR 07 2024
BY: _____

	Balance Due \$250.00
--	-----------------------------

**Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT**

General Fund



Check Request

Date	Amount	Authorized By
March 10, 2024	\$8,529.58	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

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

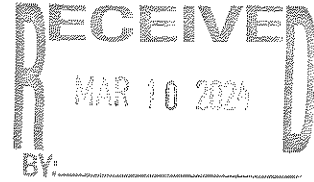
Intended Use of Funds Requested:

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

!!! PLEASE RETURN THE SIGNED CHECK TO OKSANA !!!

**Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT**

General Fund



Check Request

Date	Amount	Authorized By
March 10, 2024	\$453.13	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10030
------	---------------------

Intended Use of Funds Requested:

FY24 Debt Assessment SE 2021
(Attach supporting documentation for request.)

!!! PLEASE RETURN THE SIGNED CHECK TO OKSANA !!!



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE:	618808988
DATE:	3/11/2024
ORDER:	618808988

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
3/11/2024	01:44 PM	ANTS, ROACH, WASP		01:44 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/11/2024		02:16 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$135.96

SUBTOTAL	\$135.96
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$135.96

AMOUNT DUE \$135.96

RECEIVED
 MAR 12 2024
 BY: _____

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 10:00 AM 10/20/2023 10:00 AM 10/20/2023 10:00 AM 10/20/2023 10:00 AM

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

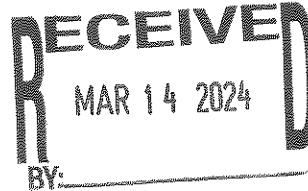
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

March 14, 2024

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092



Serial #	24-01693D	PO/File #	_____	\$99.88
	Notice of Meeting of the Board of Supervisors			Payment Due
	_____			\$99.88
	Cypress Bluff Community Development District			Publication Fee

Case Number	_____			Amount Paid
Publication Dates	3/14			
County	Duval			

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

Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
mailed, please reference
Serial # 24-01693D on your
check or remittance advice.

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

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

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

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

**NOTICE OF 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, March 26, 2024 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

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

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

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

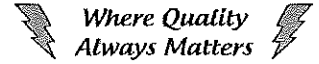
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

Jim Perry
District Manager
Mar. 14 00 (24-01693D)

TMT Electric, LLC

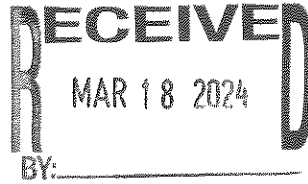
290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
tmtelectricllc@gmail.com

TMT ELECTRIC



904-789-0193

Veteran Owned



INVOICE

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

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

INVOICE 1068
DATE 03/16/2024
TERMS Net 30
DUE DATE 04/15/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Removed faulty set screws from bollard lights at entrance of Recharge Center. Drilled and tapped thru-holes into base and installed stainless steel mounting bolts. Replaced damaged hand hole box behind parking lot light.	1	450.00	450.00

Please make check payable to TMT Electric LLC.	SUBTOTAL	450.00
	TAX	0.00
	TOTAL	450.00
	BALANCE DUE	\$450.00

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
3/24/2024	43638

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

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 2nd Quarter	60.00	180.00

RECEIVED
MAR 25 2024
BY: _____

Thank you for your business.

Sales Tax (7.5%)	\$0.00
Total	\$180.00
Payments/Credits	\$0.00

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

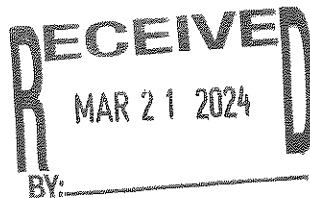
March 21, 2024

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial #	24-01840D	PO/File #		\$272.00
				Payment Due
	Landscape and Irrigation Maintenance Service Request for Proposals and Notice of Public Meeting to Open Proposals			
				\$272.00
	Cypress Bluff Community Development District			Publication Fee
Case Number				Amount Paid
Publication Dates	3/21			
County	Duval			

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



Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
mailed, please reference
Serial # 24-01840D on your
check or remittance advice.

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

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

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

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

**LANDSCAPE AND
IRRIGATION MAINTENANCE
SERVICES REQUEST
FOR PROPOSALS AND
NOTICE OF PUBLIC
MEETING TO OPEN
PROPOSALS
CYPRESS BLUFF
COMMUNITY
DEVELOPMENT DISTRICT
Duval County, Florida**

Notice is hereby given that the Cypress Bluff Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained beginning March 21, 2024 by sending an email to Courtney Hogge at chogge@gmsnf.com.

There will be a mandatory pre-proposal on-site meeting on March 27, 2024 at 10:00 a.m. (EST) at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape and irrigation maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than April 12, 2024 at 11:00 a.m. (EST) at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Attention: James Perry. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear "RESPONSE TO REQUEST FOR PROPOSALS (Cypress Bluff Community Development District - Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Proposals will be opened at a public meeting on April 12, 2024, at 11:00 a.m. (EST), at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. No official action of the District's

Board will be taken at this meeting, and it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least five (5) calendar days 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) / 1-800-955-8870 (Voice), for aid in contacting the District.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Attention: James Perry (904) 940-5850.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Proposers are hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a Proposer's social, political, or ideological interests when determining if the Proposer is a responsible vendor. Any and all questions relative to this project shall be directed in writing by e-mail only to Katie Buchanan at katie.buchanan@kutakrock.com, with a further copy to James Perry at jperry@gmsnf.com.

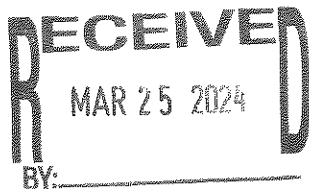
Cypress Bluff Community
Development District
James Perry, District Manager
Mar. 21 00 (24-01840D)



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

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

Invoice Number	245413365
Customer Number	C2943565
Invoice Date	03/22/2024
Due Date	04/21/2024
Order Date	03/21/2024
Order Number	S142490140
Order Method	WEB



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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GPC16880	TISSUE, TOILET, 2PLY, WH(16580), 80/CT	1	CT	78.19	78.19
HERX8046QK	LINER, REPRO, 40X46, 45GL, 2ML, BK, 100/CT	2	CT	80.48	160.96
WB1DK200	LINER, DRAWSTRNG, KTCHN13GL	1	BX	65.89	65.89

SUBTOTAL:	305.04
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	305.04
Total Due:	305.04

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	245413365
Invoice Date	03/22/2024
Terms	Net 30
Total Due	305.04

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

C29435652454133652454133650000000305046