

*Cypress Bluff
Community Development District*

May 14, 2024

AGENDA

**Cypress Bluff
Community Development District**

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

May 7, 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, May 14, 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 April 23, 2024 Board of Supervisors Meeting
- IV. Consideration of Agreement with Sun State Nursery & Landscaping, Inc. for Landscape and Irrigation Maintenance Services (to be provided under separate cover)
- V. Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Report on the Number of Registered Voters (2,280)
 2. Reminder of the Qualifying Period for the General Election
 - D. General Manager
 1. Report
 2. Update on Pump Station Repairs

VII. Financial Reports

A. Financial Statements as of April 30, 2024

B. Check Register

VIII. Other Business

IX. Supervisor's Requests and Audience Comments

X. Next Scheduled Meeting – June 25, 2024 at 1:30 p.m. at the eTown Welcome Center

XI. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, April 23, 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
Brad Weeber <i>by phone</i>	District Engineer
Dana Harden	Vesta Property Services
Marcy Pollicino	General Manager
Joe Muhl	PARC Group
Neil Peterson	Sun State Nursery & Landscape
Larry Wilson	Tree Amigos
Stacy Montoya	The Greenery
Billy Genovese	VerdeGo
Amy Newhouse	VerdeGo
Brad Poor	Yellowstone

The following is a summary of the discussions and actions taken at the April 23, 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 March 26, 2024
Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor the minutes of the March 26, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Landscape and Irrigation Maintenance Services

Mr. Oliver informed the Board eight landscaping vendors attended the pre-bid meeting and seven of those submitted proposals.

Mr. Ray gave an overview of his scores given to each bidder. In total, Sunstate received 99.14 points, Yellowstone received 96.578 points, The Greenery received 95.79 points, VerdeGo received 93.37 points, United Land Services received 92.8 points, Tree Amigos received 89 points, and BrightView received 82.45 points.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor ranking Sunstate the number one bidder was approved.

FIFTH ORDER OF BUSINESS

Update on Pump Stations

Ms. Pollicino stated that at the last meeting there was a question regarding whether ITS or Hoover would maintain the main pump station. ITS will not touch a Hoover pump station unless it is first retrofitted to their parts. Once that is done, they will make repairs and maintain the pump station. To repair the pump station through Hoover, the cost will be \$23,759. To retrofit the pump station with ITS parts and repair the pump, ITS's proposal came to \$50,288. Once it is retrofitted, ITS will offer a service agreement at \$2,600 for four visits per year whereas Hoover's maintenance contract is \$3,468 for two visits a year.

Mr. Ray suggested using Hoover to repair the pump station and plan for using ITS when the time comes to replace the pump station. He also added that he believes the pump station on the other end of 9B is owned by Westland Timber, however that needs to be confirmed.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor the proposals from Hoover to repair and maintain the pump station was approved.

SIXTH ORDER OF BUSINESS

Update on Concrete Repairs

Ms. Buchanan stated that she has not found a maintenance agreement for the golf cart path, however it's likely it is the City of Jacksonville's responsibility as it's along the public right of way.

Ms. Pollicino stated that a section of concrete is broken on the corner between Apex and E-Town Parkway. She was told by Mikey White that Duval County owns the golf cart path, but the District is responsible for maintenance.

Mr. Weeber stated that he believes Mikey is correct and he will search his files for a maintenance agreement.

Mr. Ray suggested submitting a repair request for the portions of broken sidewalk to the City of Jacksonville.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02,
Approving a Proposed Budget for Fiscal
Year 2025 and Setting a Public Hearing
Date for Adoption**

Mr. Oliver stated that there is more work to be done to the budget and asked to move the May meeting up to allow for 60 days between approval and adoption of the budget.

This item was tabled to the May meeting, which will be moved up to May 14, 2024.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03,
Designating a Date, Time and Location for
a Landowner's Election and Meeting**

This item was tabled.

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

There being nothing to report, the next item followed.

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 March 31, 2024

B. Check Register

A copy of the check register totaling \$108,769.53 was included in the agenda package for the Board’s review.

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

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – May 14, 2024 at 1:30 p.m. at the eTown Welcome Center

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH 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 14th DAY OF MAY, 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 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
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REVENUES:

Special Assessments	\$ 910,227	\$ 904,330	\$ 3,844	\$ 908,174	\$ 1,196,190
Interest income	5,000	6,308	5,000	11,308	5,000
Other Revenues (Event Fees)	20,000	12,946	15,000	27,946	20,000
Carry Forward Surplus	192,092	-	192,092	192,092	-

TOTAL REVENUES	\$ 1,127,318	\$ 923,583	\$ 215,935	\$ 1,139,519	\$ 1,221,190
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EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 6,000	\$ 11,000	\$ 12,000
FICA Expense	918	352	459	811	918
Engineering	5,000	-	5,000	5,000	5,000
Arbitrage Rebate	2,400	600	1,800	2,400	2,400
Dissemination Agent	7,160	4,477	2,683	7,160	7,590
Attorney	15,000	4,558	8,442	13,000	13,000
Annual Audit	6,600	6,400	-	6,400	6,500
Assessment Roll Administration	10,600	10,600	-	10,600	11,236
Trustee Fees	20,000	20,433	-	20,433	20,500
Management Fees	52,088	30,385	21,704	52,088	55,214
Information Technology	2,650	1,546	1,104	2,650	2,809
Website Maintenance	1,325	773	552	1,325	1,405
Telephone	500	16	484	500	500
Postage & Delevry	1,500	761	739	1,500	1,500
Printing & Binding	2,500	1,043	1,457	2,500	2,500
Insurance General Liability	6,586	6,197	-	6,197	6,817
Legal Advertising	2,500	871	1,629	2,500	2,500
Other Current Charges	1,000	-	500	500	500
Office Supplies	600	75	526	600	600
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 151,102	\$ 94,262	\$ 53,078	\$ 147,340	\$ 153,663
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Operations & Maintenance

Grounds Maintenance

Lake Maintenance	\$ 1,500	\$ 700	\$ 500	\$ 1,200	\$ 1,500
Landscape Maintenance	410,604	237,149	173,455	410,604	408,925
Landscape Contingency	13,000	6,100	5,000	11,100	13,000
Pump Maintenance	3,550	-	3,550	3,550	3,550
Water & Sewer	35,000	13,995	12,000	25,995	26,720
Irrigation Repairs	7,500	4,155	3,345	7,500	7,500
Pest Control	2,400	1,344	1,056	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	\$ 267,127	\$ 219,682	\$ 486,809	\$ 488,595
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Cypress Bluff
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 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	72,988	52,134	125,122	130,127
Pool Maintenance (Vesta)	9,875	5,761	4,114	9,875	9,876
Pool Chemicals (Vesta)	13,875	8,094	5,781	13,875	16,649
Facility Attendant (Vesta)	72,352	42,656	29,696	72,352	77,761
Janitorial Services (Vesta)	10,828	6,316	4,512	10,828	12,950
Refuse	1,800	1,093	707	1,800	2,160
Security and Gate Maintenance	5,500	5,005	4,996	10,000	10,000
Facility Maintenance (Vesta)	20,765	12,113	8,652	20,765	20,764
Elevator Maintenance	5,000	3,426	1,574	5,000	5,000
Electric	30,000	13,444	12,000	25,444	27,060
Cable and Internet	12,000	7,324	6,500	13,824	13,200
Licenses and Permits	1,000	-	1,000	1,000	1,000
Repairs & Maintenance	33,000	16,859	16,141	33,000	45,000
Special Events	32,000	17,853	14,147	32,000	35,000
Holiday Decorations	1,500	705	795	1,500	1,500
Fitness Center R&M	10,000	9,258	8,000	17,258	18,000
Fitness Equipment Rentals	25,368	14,798	10,570	25,368	25,368
Reserve for Amenities	20,000	-	20,000	20,000	55,000
Mobile Application	9,000	4,500	4,500	9,000	9,000
Other Current Charges	3,000	-	1,500	1,500	3,000
TOTAL AMENITY EXPENDITURES	\$ 479,662	\$ 295,747	\$ 207,319	\$ 503,066	\$ 578,932
TOTAL EXPENDITURES	\$ 1,127,318	\$ 657,136	\$ 480,079	\$ 1,137,215	\$ 1,221,190
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 266,447	\$ (264,143)	\$ 2,304	\$ -

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 12 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 Florida Department of Commerce 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	\$ 72,325
	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
	Total	\$ 34,077	\$ 408,925

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 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments	\$ 727,221	\$ 720,354	\$ 3,627	\$ 723,981	\$ 723,124
Interest Earnings	5,000	23,676	10,000	33,676	5,000
Carry Forward Surplus ⁽¹⁾	300,578	312,036	-	312,036	327,798
TOTAL REVENUES	\$ 1,032,799	\$ 1,056,066	\$ 13,627	\$ 1,069,693	\$ 1,055,922
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
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 727,229	\$ 266,114	\$ 475,781	\$ 741,895	\$ 723,124
EXCESS REVENUES (EXPENDITURES)	\$ 305,570	\$ 789,952	\$ (462,153)	\$ 327,798	\$ 332,799

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 241,818

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 10,050,000			\$ 246,562	\$ 246,562
05/01/25	10,050,000	4.125%	230,000	246,562	
11/01/25	9,820,000			241,818	718,380
05/01/26	9,820,000	4.125%	240,000	241,818	
11/01/26	9,580,000			236,868	718,686
05/01/27	9,580,000	4.125%	250,000	236,868	
11/01/27	9,330,000			231,712	718,580
05/01/28	9,330,000	4.125%	260,000	231,712	
11/01/28	9,070,000			226,349	718,061
05/01/29	9,070,000	4.125%	275,000	226,349	
11/01/29	8,795,000			220,678	722,027
05/01/30	8,795,000	4.900%	285,000	220,678	
11/01/30	8,510,000			213,695	719,373
05/01/31	8,510,000	4.900%	300,000	213,695	
11/01/31	8,210,000			206,345	720,040
05/01/32	8,210,000	4.900%	315,000	206,345	
11/01/32	7,895,000			198,628	719,973
05/01/33	7,895,000	4.900%	330,000	198,628	
11/01/33	7,565,000			190,543	719,170
05/01/34	7,565,000	4.900%	345,000	190,543	
11/01/34	7,220,000			182,090	717,633
05/01/35	7,220,000	4.900%	365,000	182,090	
11/01/35	6,855,000			173,148	720,238
05/01/36	6,855,000	4.900%	385,000	173,148	
11/01/36	6,470,000			163,715	721,863
05/01/37	6,470,000	4.900%	400,000	163,715	
11/01/37	6,070,000			153,915	717,630
05/01/38	6,070,000	4.900%	425,000	153,915	
11/01/38	5,645,000			143,503	722,418
05/01/39	5,645,000	4.900%	445,000	143,503	
11/01/39	5,200,000			132,600	721,103
05/01/40	5,200,000	5.100%	465,000	132,600	
11/01/40	4,735,000			120,743	718,343
05/01/41	4,735,000	5.100%	490,000	120,743	
11/01/41	4,245,000			108,248	718,990
05/01/42	4,245,000	5.100%	515,000	108,248	
11/01/42	3,730,000			95,115	718,363
05/01/43	3,730,000	5.100%	545,000	95,115	
11/01/43	3,185,000			81,218	721,333
05/01/44	3,185,000	5.100%	575,000	81,218	
11/01/44	2,610,000			66,555	722,773
05/01/45	2,610,000	5.100%	605,000	66,555	
11/01/45	2,005,000			51,128	722,683
05/01/46	2,005,000	5.100%	635,000	51,128	
11/01/46	1,370,000			34,935	721,063
05/01/47	1,370,000	5.100%	665,000	34,935	
11/01/47	705,000			17,978	717,913
05/01/48	705,000	5.100%	705,000	17,978	722,978
Total			\$ 10,050,000	\$ 7,476,169	\$ 17,526,169

Cypress Bluff

Community Development District

Proposed Budget Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025						
REVENUES:											
Special Assessments	\$ 494,600	\$ 492,751	\$ 1,849	\$ 494,600	\$ 494,600						
Interest Earnings	5,000	16,916	10,000	26,916	10,000						
Carry Forward Surplus ⁽¹⁾	339,141	343,594	-	343,594	373,687						
TOTAL REVENUES	\$ 838,742	\$ 853,261	\$ 11,849	\$ 865,110	\$ 878,287						
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						
Other Sources/(Uses)											
Interfund transfer In/(Out)	\$ -	\$ -	-	\$ -	\$ -						
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	-	\$ -	\$ -						
TOTAL EXPENDITURES	\$ 491,423	\$ 317,076	\$ 174,346	\$ 491,423	\$ 490,865						
EXCESS REVENUES (EXPENDITURES)	\$ 347,319	\$ 536,184	\$ (162,497)	\$ 373,687	\$ 387,422						
⁽¹⁾ Carry Forward is Net of Reserve Requirement <div style="float: right; text-align: right;"> <table style="margin-left: auto;"> <tr> <td>Interest Due 11/1/25</td> <td style="text-align: right;">\$ 171,519</td> </tr> <tr> <td>Principal Due 11/1/25</td> <td style="text-align: right;">150,000</td> </tr> <tr style="border-top: 1px solid black; border-bottom: 3px double black;"> <td></td> <td style="text-align: right;">\$ 321,519</td> </tr> </table> </div>						Interest Due 11/1/25	\$ 171,519	Principal Due 11/1/25	150,000		\$ 321,519
Interest Due 11/1/25	\$ 171,519										
Principal Due 11/1/25	150,000										
	\$ 321,519										

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
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 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments	\$ 422,539	\$ 419,755	\$ 2,114	\$ 421,869	\$ 416,315
Special Assessments - Prepayments	-	10,914	-	10,914	-
Interest Earnings	5,000	13,886	5,000	18,886	5,000
Carry Forward Surplus ⁽¹⁾	165,825	171,174	-	171,174	174,404
TOTAL REVENUES	\$ 593,364	\$ 615,729	\$ 7,114	\$ 622,842	\$ 595,720
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 - 5/1	-	-	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
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 423,879	\$ 144,439	\$ 303,999	\$ 448,438	\$ 418,543
EXCESS REVENUES (EXPENDITURES)	\$ 169,485	\$ 471,289	\$ (296,885)	\$ 174,404	\$ 177,177

⁽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
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 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments	\$ 115,250	\$ 115,138	\$ 112	\$ 115,250	\$ 114,450
Interest Earnings	100	1,710	800	2,510	2,000
Carry Forward Surplus ⁽¹⁾	40,049	40,049	-	40,049	44,088
TOTAL REVENUES	\$ 155,399	\$ 156,897	\$ 912	\$ 157,809	\$ 160,538
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
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	-	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	-	\$ -	\$ -
TOTAL EXPENDITURES	\$ 113,721	\$ 34,361	\$ 79,361	\$ 113,721	\$ 112,686
EXCESS REVENUES (EXPENDITURES)	\$ 41,677	\$ 122,536	\$ (78,448)	\$ 44,088	\$ 47,852

⁽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)	FY2025				FY2024				Increase/ (decrease)	FY 2025				FY2024				Increase/ (decrease)
									Series 2019	Series 2020	Series 2020A	Series 2021	Series 2019	Series 2020	Series 2020A	Series 2021		Total	Series 2019	Series 2020	Series 2020A	Series 2021	Series 2019	Series 2020	Series 2020A	
Active Adult	519	345	172	0	2	\$382.73	\$351.35	\$31.38	\$397.62	\$405.37	\$0.00	\$397.62	\$405.17	\$405.37	\$0.00	\$405.00	-\$14.92	\$780.35	\$788.10	\$382.73	\$780.35	\$756.52	\$756.72	\$351.35	\$756.35	\$110.58
Residential	1479	776	555	0	148	\$701.38	\$540.54	\$160.84	\$830.64	\$837.80	\$0.00	\$830.64	\$837.60	\$838.80	\$0.00	\$836.00	-\$13.32	\$1,532.02	\$1,539.18	\$701.38	\$1,532.02	\$1,378.14	\$1,379.34	\$540.54	\$1,376.54	\$630.05
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																					

SIXTH ORDER OF BUSINESS

C.

1.



OFFICE OF THE SUPERVISOR OF ELECTIONS

JERRY HOLLAND
SUPERVISOR OF ELECTIONS
OFFICE (904) 255-8683
CELL (904) 318-6877

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

April 25, 2024

Courtney Hogge
Cypress Bluff CDD
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Dear Courtney Hogge,

The information you requested on April 19th, 2024 appears below:

Cypress Bluff Development District- 2280 Registered Voters as of 4/15/2024

If you have any questions or need additional assistance, please contact Aries Torres at 904-219-9302 or atorres@coj.net.

Sincerely,

Cierra Fackler
Director of Candidates and Records

D.

1.



**COMMUNITY MANAGER REPORT 5/14/24
SUBMITTED BY MARCY POLLICINO**

RECHARGE UPDATE:

April Amenity Use:

Gym door was opened 2,492 times.
Rear gym door was opened 61 times.
Main entry gate was opened 2,569 times.
Main pool gate was opened 981 times.
Side pool gate was opened 216 times.

EVENTS UPDATE:

Adult Comedy Night

Residents laughed all night with an improv performance by First Coast Comedy! 48 attended.



Slider Rider Pop Up

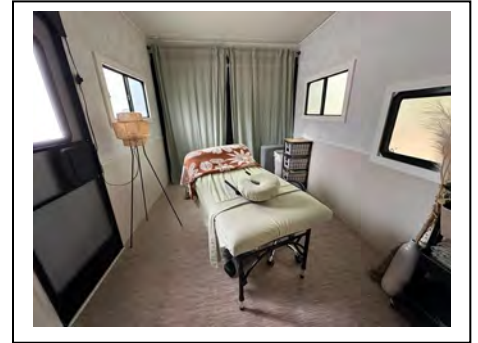
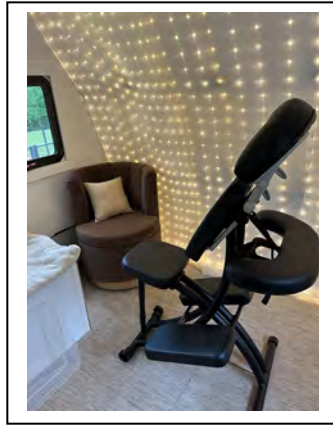
Slider Rider food truck was back due to popular demand!

Reaction on social media:



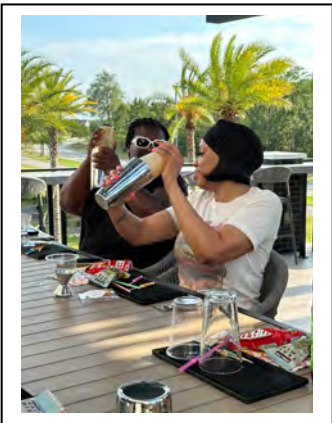
Prime Body Works Mobile Spa

Prime Body Works mobile wellness center offers massages and specialty services. Prime Body Works agreed to come on site 4/30 and 5/28 to offer services to residents. On 4/30 four residents booked services.



Summer Kickoff Mixology Class

Mr. Barrtender taught residents how to make two fun summer drinks while listening to steel drum music provided by musician Shaun Bennett. Residents paid \$25pp. Mumbai Delight food truck on site. 20 attendees.



MAY EVENTS: Wine Down Yoga, Mister Softee for Mother's Day, Food Truck Friday, Mi Casa Food Truck Pop Up, Memorial Day Gathering, Boot Camp Fitness Classes, Prime Body Works, Jumbo Shrimp Game

JUNE EVENTS: Adult Only Swim, Summer Sounds, Papa's Churros for Father's Day, DJ Poolside and Jacksonville Zoo Education Class

ACTION ITEMS UPDATE

APEX TRAIL SIDEWALK UPDATE

Repair request submitted to the city of Jacksonville. Request #240424-000020.

The city of Jacksonville placed a barrier at the cracked sidewalk on Apex Trail and Gate Gas Station.

GATE GAS STATION SIDEWALK UPDATE

Repair request submitted to the city of Jacksonville. Request #240424-000022.

The city of Jacksonville placed a barrier at the cracked sidewalk in front of the Gate gas station.

GOLF CART PATH

Waiting for update from the engineer. Depending on the analysis new bids will be obtained for the work as previous bids included the Apex Trail sidewalk.

Photos of damage:



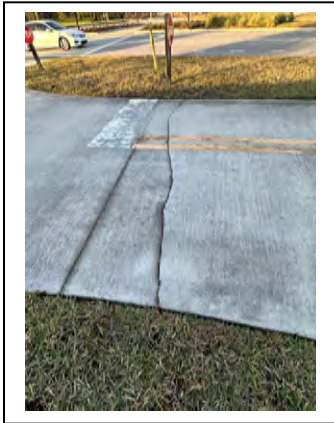
GOLF CART PATH



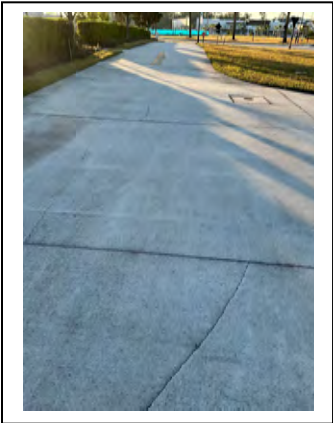
GOLF CART PATH



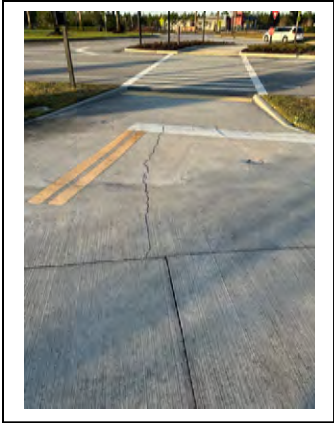
GOLF CART PATH



GOLF CART PATH



GOLF CART PATH



GOLF CART PATH

PUMP STATION UPDATE

Pump repair has not started as Hoover stated the original contract was only valid for 30 days. Hoover then proceeded to bump the repair cost to \$28,801.21. This is an increase of \$5,041.65. Sun State has gone back to Hoover to explain how approvals of this magnitude will take longer than 30 days and to challenge the increase. Hoover has yet to return their phone calls or emails. We are in a holding state until Hoover gets back to Sun State on whether they will honor the original price or not.

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.

LANDSCAPE REPORT

1. The community is expected to receive mulch by the end of May.
2. Weeding is taking place throughout the community.

2.



**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: April 26, 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

Total \$28,081.21

Approval:

Signature

Print name

Date



Proposal

Proposal# SPN101256
Proposal Date: 4/24/2024
Valid Until: 5/24/2024

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
REVISED FROM 2/20/2024**

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



Proposal

Proposal# SPN101256
Proposal Date: 4/24/2024
Valid Until: 5/24/2024

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

Nature of Service:

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

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.

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted By:
Hoover Pumping Systems, Corp.

Ramona Mingo

Accepted By:
Sunstate Nursery

Signature/ Printed Name/ Date



Proposal

Proposal# SPN100040
Proposal Date: 4/24/2024
Valid Until: 5/24/2024

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 & 2/20/2024**

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.





Proposal

Proposal# SPN100040
Proposal Date: 4/24/2024
Valid Until: 5/24/2024

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

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted By:
Hoover Pumping Systems, Corp.

A handwritten signature in black ink that reads "Ramona Mingo".

Ramona Mingo

Accepted By:
Sunstate Nursery

Signature/ Printed Name/ Date



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

Proposa# 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 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



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 through 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

SEVENTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
April 30, 2024



Cypress Bluff
Community Development District
Combined Balance Sheet
April 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 338,998	\$ -	\$ -	\$ 338,998
Assessments Receivable	1,522	3,049	-	4,571
Due from Other	775	-	-	775
Due from General Fund	-	20,039	-	20,039
Investments:				
State Board of Administration (SBA)	374,173	-	-	374,173
Series 2019				
Reserve	-	362,316	-	362,316
Principal	-	225,000	-	225,000
Revenue	-	303,266	-	303,266
Interest	-	250,782	-	250,782
Prepayment	-	31	-	31
Construction - Parcel E5	-	-	2	2
Series 2020				
Reserve	-	247,300	-	247,300
Principal	-	117	-	117
Revenue	-	356,176	-	356,176
Interest	-	174,346	-	174,346
Redemption	-	2	-	2
Series 2020A				
Reserve	-	212,016	-	212,016
Principal	-	165,000	-	165,000
Revenue	-	159,929	-	159,929
Interest	-	129,180	-	129,180
Prepayment	-	10,845	-	10,845
Series 2021				
Reserve	-	57,625	-	57,625
Principal	-	45,000	-	45,000
Revenue	-	42,839	-	42,839
Interest	-	34,361	-	34,361
Construction	-	-	5,363	5,363
Prepaid Expenses	5,390	-	-	5,390
Total Assets	\$ 720,858	\$ 2,799,218	\$ 5,364	\$ 3,525,440
Liabilities:				
Accounts Payable	\$ 2,375	\$ -	\$ -	\$ 2,375
Due to Debt Service 2019	9,437	-	-	9,437
Due to Debt Service 2020	4,811	-	-	4,811
Due to Debt Service 2020A	5,499	-	-	5,499
Due to Debt Service 2021	292	-	-	292
Total Liabilities	\$ 22,414	\$ -	\$ -	\$ 22,414
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,390	\$ -	\$ -	\$ 5,390
Restricted for:				
Debt Service - Series	-	2,799,218	-	2,799,218
Capital Project - Series	-	-	5,364	5,364
Unassigned	693,054	-	-	693,054
Total Fund Balances	\$ 698,444	\$ 2,799,218	\$ 5,364	\$ 3,503,026
Total Liabilities & Fund Balance	\$ 720,858	\$ 2,799,218	\$ 5,364	\$ 3,525,440

Cypress Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 769,227	\$ 769,227	\$ 763,330	\$ (5,897)
Special Assessments - Direct Bill	141,000	141,000	141,000	-
Interest Income	5,000	5,000	6,308	1,308
Other Income	20,000	11,667	12,946	1,279
Total Revenues	\$ 935,227	\$ 926,894	\$ 923,583	\$ (3,310)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 5,000	\$ 2,000
FICA Expense	918	536	352	184
Engineering	5,000	2,917	-	2,917
Arbitrage	2,400	1,400	600	800
Dissemination Agent	7,160	4,177	4,477	(300)
Attorney	15,000	8,750	4,558	4,192
Annual Audit	6,600	6,600	6,400	200
Assessment Roll	10,600	10,600	10,600	-
Trustee Fees	20,000	20,433	20,433	-
Management Fees	52,088	30,385	30,385	0
Information Technology	2,650	1,546	1,546	0
Website Maintenance	1,325	773	773	(0)
Telephone	500	292	16	275
Postage	1,500	875	761	114
Printing & Binding	2,500	1,458	1,043	415
Insurance	6,586	6,586	6,197	389
Legal Advertising	2,500	1,458	871	587
Other Current Charges	1,000	583	-	583
Office Supplies	600	350	75	276
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 151,102	\$ 106,894	\$ 94,262	\$ 12,632
<u>Operations & Maintenance</u>				
Ground Maintenance				
Pond Maintenance (Water Quality)	\$ 1,500	\$ 875	\$ 700	\$ 175
Landscape Maintenance	410,604	239,519	237,149	2,370
Landscape Contingency	13,000	7,583	6,100	1,483
Pump Maintenance	3,550	2,071	-	2,071
Water & Sewer	35,000	20,417	13,995	6,422
Irrigation Repairs	7,500	4,375	4,155	220
Pest Control	2,400	1,400	1,344	56
Environmental Permit/Monitoring	20,000	11,667	1,725	9,942
Other Repairs and Maintenance	3,000	1,750	1,960	(210)
Subtotal Ground Maintenance	\$ 496,554	\$ 289,657	\$ 267,127	\$ 22,529

Cypress Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Amenity Center				
Insurance	\$ 53,294	\$ 53,294	\$ 53,555	\$ (261)
Amenity Manager	109,505	63,878	72,988	(9,110)
Pool Maintenance	9,875	5,760	5,761	(0)
Pool Chemicals	13,875	8,094	8,094	-
Facility Attendant	72,352	42,205	42,656	(451)
Janitorial Services	10,828	6,316	6,316	0
Refuse	1,800	1,050	1,093	(43)
Security and Gate Maintenance	5,500	3,208	5,005	(1,796)
Facility Maintenance	20,765	12,113	12,113	(0)
Elevator Maintenance	5,000	2,917	3,426	(509)
Electric	30,000	17,500	13,444	4,056
Cable and Internet	12,000	7,000	7,324	(324)
Licenses and Permits	1,000	583	-	583
Repairs & Maintenance	33,000	19,250	16,859	2,391
Special Events	32,000	18,667	17,853	814
Holiday Decorations	1,500	875	705	170
Fitness Center R&M	10,000	5,833	9,258	(3,425)
Fitness Equipment Rentals	25,368	14,798	14,798	-
Reserve for Amenities	20,000	11,667	-	11,667
Mobile Application	9,000	5,250	4,500	750
Other Current Charges	3,000	1,750	-	1,750
Subtotal Amenity Center	\$ 479,662	\$ 302,009	\$ 295,747	\$ 6,262
Total Operations & Maintenance	\$ 976,216	\$ 591,665	\$ 562,874	\$ 28,791
Total Expenditures	\$ 1,127,318	\$ 698,559	\$ 657,136	\$ 41,423
Excess (Deficiency) of Revenues over Expenditures	\$ (192,092)	\$ 228,335	\$ 266,447	\$ 38,113
Net Change in Fund Balance	\$ (192,092)	\$ 228,335	\$ 266,447	\$ 38,113
Fund Balance - Beginning	\$ 192,092		\$ 431,997	
Fund Balance - Ending	\$ -		\$ 698,444	

Cypress Bluff
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 727,221	\$ 727,221	\$ 720,354	\$ (6,867)
Interest Income	5,000	5,000	23,676	18,676
Total Revenues	\$ 732,221	\$ 732,221	\$ 744,030	\$ 11,809
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	\$ 477,916	\$ (3,191)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,992	\$ 481,106	\$ 477,916	\$ (3,191)
Fund Balance - Beginning	\$ 300,578		\$ 674,352	
Fund Balance - Ending	\$ 305,570		\$ 1,152,268	

Cypress Bluff
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 369,056	\$ 369,056	\$ 367,207	\$ (1,849)
Special Assessments - Direct Bill	125,544	125,544	125,544	-
Interest Income	5,000	5,000	16,916	11,916
Total Revenues	\$ 499,600	\$ 499,600	\$ 509,667	\$ 10,067
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	\$ 192,590	\$ 10,067
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,178	\$ 182,524	\$ 192,590	\$ 10,067
Fund Balance - Beginning	\$ 339,141		\$ 590,894	
Fund Balance - Ending	\$ 347,319		\$ 783,484	

Cypress Bluff
Community Development District
Debt Service Fund Series 2020A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 422,539	\$ 422,539	\$ 419,755	\$ (2,784)
Special Assessments - Prepayments	-	-	10,914	10,914
Interest Income	5,000	5,000	13,886	8,886
Total Revenues	\$ 427,539	\$ 427,539	\$ 444,555	\$ 17,016
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	\$ 300,115	\$ 2,016
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 0	\$ 0
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 0	\$ 0
Net Change in Fund Balance	\$ 3,660	\$ 298,100	\$ 300,115	\$ 2,016
Fund Balance - Beginning	\$ 165,825		\$ 383,190	
Fund Balance - Ending	\$ 169,485		\$ 683,305	

Cypress Bluff
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 22,411	\$ 22,411	\$ 22,299	\$ (112)
Special Assessments - Direct Bill	92,839	92,839	92,839	-
Interest Income	100	100	1,710	1,610
Total Revenues	\$ 115,350	\$ 115,350	\$ 116,848	\$ 1,498
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	\$ 82,487	\$ 1,498
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,629	\$ 80,989	\$ 82,487	\$ 1,498
Fund Balance - Beginning	\$ 40,049		\$ 97,674	
Fund Balance - Ending	\$ 41,677		\$ 180,161	

Cypress Bluff
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending April 30, 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 April 30, 2024

Fund	Date	Check No.	Amount
Payroll	4/25/24	50231-50235	\$ 923.50
		Subtotal	<u>\$ 923.50</u>
General Fund			
	4/5/24	1188-1200	\$ 63,941.69
	4/12/24	1201-1203	6,950.00
	4/19/24	1204-1209	3,309.80
	4/26/24	1210	230.70
		Subtotal	<u>\$ 74,432.19</u>
Total			<u>\$ 75,355.69</u>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50231	3	CHRIS PRICE	184.70	4/25/2024
50232	5	JOHN L HOLMES III	184.70	4/25/2024
50233	2	JOHN S HEWINS JR	184.70	4/25/2024
50234	1	RICHARD T RAY	184.70	4/25/2024
50235	6	WILLIAM J CELLAR	184.70	4/25/2024
TOTAL FOR REGISTER			923.50	

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

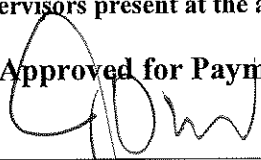
District Name: Cypress Bluff CDD

Board Meeting Date: April 23, 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

4/23/2024
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 #
4/05/24	00023	4/02/24	8	202404	310	51300	31300		DISCLOSURE SERVICES LLC	*	100.00	100.00	001188
4/05/24	00126	2/29/24	19APR24	202404	320	57200	49400		ALEXANDER J GRINDELAND DBA FIRST	*	900.00	900.00	001189
4/05/24	00005	4/01/24	86	202404	310	51300	34000		APR MANAGEMENT FEES	*	4,340.67		
		4/01/24	86	202404	310	51300	52100		APR WEBSITE ADMIN	*	110.42		
		4/01/24	86	202404	310	51300	35200		APR INFO TECH	*	220.83		
		4/01/24	86	202404	310	51300	31300		APR DISSEM AGENT SRVCS	*	596.67		
		4/01/24	86	202404	310	51300	51000		OFFICE SUPPLIES	*	.63		
		4/01/24	86	202404	310	51300	42000		POSTAGE	*	105.11		
		4/01/24	86	202404	310	51300	42500		COPIES	*	281.55		
		4/01/24	86	202404	320	57200	47300		PEOPLEVINE-AMEX APR 2024	*	750.00		
									GOVERNMENTAL MANAGEMENT SERVICES			6,405.88	001190
4/05/24	00095	3/30/24	3368893	202402	310	51300	31500		FEB GENERAL COUNSEL	*	542.50		
									KUTAK ROCK LLP			542.50	001191
4/05/24	00012	3/27/24	13536	202403	320	57200	46000		RPLC GATE VALVE PUMP RPR	*	327.29		
									SUN STATE NURSERY			327.29	001192
4/05/24	00012	4/01/24	13554	202404	320	57200	46100		APR LANDSCAPE MAINT E & W	*	6,720.00		
									SUN STATE NURSERY			6,720.00	001193
4/05/24	00012	4/01/24	13557	202404	320	57200	46100		APR LANDSCAPE MAINT PH1	*	6,027.00		
									SUN STATE NURSERY			6,027.00	001194
4/05/24	00012	4/01/24	13558	202404	320	57200	46100		APR LANDSCAPE MAINT PH2	*	14,210.00		
									SUN STATE NURSERY			14,210.00	001195

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/05/24	00012	4/01/24	13559	202404	320	57200	46100		SUN STATE NURSERY	*	3,320.00	3,320.00	001196
APR LANDSCAPE MAINTENANCE													
4/05/24	00012	4/01/24	13586	202404	320	57200	46100		SUN STATE NURSERY	*	1,600.00	1,600.00	001197
APR LANDSCAPE MAINT APEX													
4/05/24	00012	4/01/24	13587	202404	320	57200	46100		SUN STATE NURSERY	*	2,200.00	2,200.00	001198
APR LANDSCAPE MAINT GLENM													
4/05/24	00037	4/01/24	418269	202404	320	57200	45000		VESTA PROPERTY SERVICES, INC.	*	10,426.86	10,426.86	
APR AMENITY MANAGER													
		4/01/24	418269	202404	320	57200	45100		VESTA PROPERTY SERVICES, INC.	*	6,029.36	6,029.36	
APR FACILITY ATTENDANT													
		4/01/24	418269	202404	320	57200	46800		VESTA PROPERTY SERVICES, INC.	*	822.95	822.95	
APR POOL MAINTENANCE													
		4/01/24	418269	202404	320	57200	46200		VESTA PROPERTY SERVICES, INC.	*	902.33	902.33	
APR JANITORIAL													
		4/01/24	418269	202404	320	57200	46600		VESTA PROPERTY SERVICES, INC.	*	1,730.45	1,730.45	
APR MAINTENANCE													
		4/01/24	418269	202404	320	57200	46810		VESTA PROPERTY SERVICES, INC.	*	1,156.25	1,156.25	
APR POOL CHEMICALS													
		4/01/24	418269	202404	320	57200	45100		VESTA PROPERTY SERVICES, INC.	*	450.84	450.84	
APR POOL CHEMICALS													
4/05/24	00062	3/26/24	24547799	202403	320	57200	46500		W.B. MASON CO., INC.	*	69.98	69.98	001200
JANITORIAL SUPPLIES													
4/12/24	00081	4/01/24	141257	202404	320	57200	47200		CLEAR WATERS, INC	*	100.00	100.00	001201
APR LAKE MAINT POND 1													
4/12/24	00086	11/15/23	2024413	202404	320	57200	49400		FARM TO YOU REVUE, LLC	*	650.00	650.00	001202
1HR GOATS/YOGA + FEED/HAY													
4/12/24	00011	4/04/24	252-2623	202404	310	51300	31200		THE BANK OF NEW YORK MELLON	*	3,100.00	3,100.00	
FY24 SE20 CONSTR FUND FEE													
		4/04/24	252-2623	202404	300	15500	10000		THE BANK OF NEW YORK MELLON	*	3,100.00	3,100.00	
FY25 SE20 TRUSTEE FEE													
											6,200.00	001203	

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/19/24	00120	4/10/24 2024-551	202404 320-57200-46000	RPLC 7 TOILET HANDLES ALDRIDGE & SONS PLUMBING	*	1,724.00	1,724.00 001204
4/19/24	00131	4/09/24 3680A	202404 320-57200-46000	FINAL PMT INT PAINT GYM DUSTIN MACPEEK DBA INVESTMENT	*	800.00	800.00 001205
4/19/24	00002	4/11/24 24-02412	202404 310-51300-48000	NTC OF BOS MTG 4/11 JACKSONVILLE DAILY RECORD	*	99.88	99.88 001206
4/19/24	00065	4/12/24 104236	202404 320-57200-46500	QTRLY PREVENT MAINTENANCE SOUTHEAST FITNESS REPAIR	*	414.00	414.00 001207
4/19/24	00055	4/12/24 61892230	202404 320-57200-47000	APR PEST CONTROL TURNER PEST CONTROL LLC	*	135.96	135.96 001208
4/19/24	00055	4/12/24 61892230	202404 320-57200-47000	APR FIRE ANT CONTROL TURNER PEST CONTROL LLC	*	135.96	135.96 001209
4/26/24	00066	4/19/24 17013	202404 330-57200-46500	DISINFECTANT WIPES CASE WIPES LLC	*	230.70	230.70 001210
TOTAL FOR BANK A						74,432.19	
TOTAL FOR REGISTER						74,432.19	

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/2/2024	8

Bill To
Cypress Bluff CDD C/O GMS

Terms	Due Date
Net 30	5/2/2024

Description	Amount
Amortization Schedule Series 2020A 5-1-24 Prepay \$10,000	100.00

RECEIVED
APR 02 2024
BY: _____

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



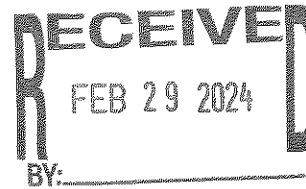
INVOICE#: 19APR24

Date: 04MAY23

First Coast Comedy, LLC
d.b.a. First Coast Comedy
2160 Mayport Rd Apt #2602
Jacksonville FL, 32233
Phone (425) 954-5618

Bill to:

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



Terms:

First Coast Comedy 60 minute 2 Person Improv Comedy Show

Salesperson	Requisitioner	Terms
David Bogan	Marcy Pollicino	Pay by check

Quantity	Description	Unit Price	Total
1	First Coast Comedy 60 minute 2 Person Improv Comedy Show April 19, 2024 at 7pm	\$900.00	\$900.00

Please make checks payable to 'First Coast Comedy, LLC'. If mailing a check, please mail to, Alex Grindeland, 2160 Mayport Rd Apt #2602, Jacksonville FL, 32233. If you have any questions concerning this invoice, contact David Bogan at, dave@firstcoastcomedy.com or Alex Grindeland at, alex@firstcoastcomedy.com

Thank you for your business!

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 86
Invoice Date: 4/1/24
Due Date: 4/1/24
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 -April 2024		4,340.67	4,340.67
Website Administration - April 2024		110.42	110.42
Information Technology - April 2024		220.83	220.83
Dissemination Agent Services - April 2024		596.67	596.67
Office Supplies		0.63	0.63
Postage		105.11	105.11
Copies		281.55	281.55
AMEX Charge - People Vine		750.00	750.00

RECEIVED
APR 02 2024
BY: _____

Total	\$6,405.88
Payments/Credits	\$0.00
Balance Due	\$6,405.88

KUTAK ROCK LLP

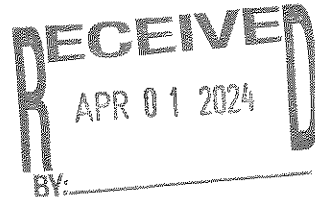
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 30, 2024



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

Reference: Invoice No. 3368893
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. 3368893
4123-1

Re: General Counsel

For Professional Legal Services Rendered

02/03/24	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
02/19/24	K. Buchanan	0.60	210.00	Confer with district manager regarding landscape maintenance request for proposal and budget adoption schedule
02/20/24	K. Buchanan	0.40	140.00	Confer with district manager regarding landscape maintenance request for proposals

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED \$542.50

TOTAL CURRENT AMOUNT DUE \$542.50



Maintenance Invoice

Invoice#: 13536

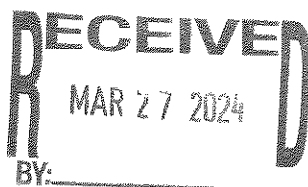
Date: 03/27/2024

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

For: E-Town Pump Repair

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Replace Stainless Steel Gate Valve	1.00	327.29	327.29	



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

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

Amount Due

327.29

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 13554

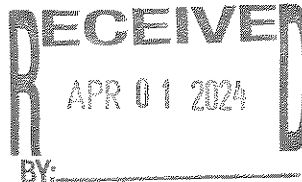
Date: 04/01/2024

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
April 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#: 13557

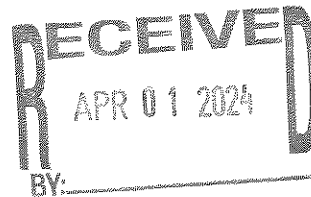
Date: 04/01/2024

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
April Landscape Maintenance	1.00	6,027.00	6,027.00	



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#: 13558

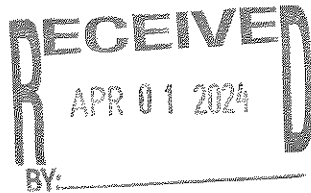
Date: 04/01/2024

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
April 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 Home @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 13559

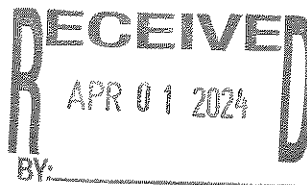
Date: 04/01/2024

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
April Landscape Maintenance	1.00	3,320.00	3,320.00	



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

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

Amount Due	3,320.00
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If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 13586

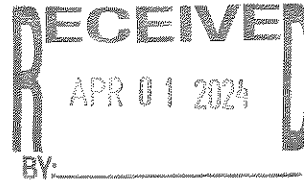
Date: 04/01/2024

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
April 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 Home @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 13587

Date: 04/01/2024

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
April Landscape Maintenance	1.00	2,200.00	2,200.00	



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

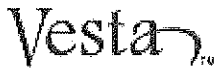
9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811

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 # 418269
Date 04/01/2024
Terms
Due Date 04/25/2024
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
Additional Staffing	1	450.84	450.84

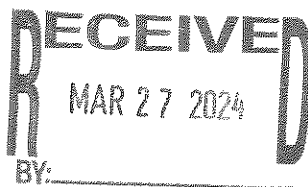
Total 21,519.04

RECEIVED
MAR 27 2024
BY: _____



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

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



Invoice Number	245477992
Customer Number	C2943565
Invoice Date	03/26/2024
Due Date	04/25/2024
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
KCC54015	X60 CLOTHS, 16.8" X 12 1/2", 252/CARTON	2	CT	34.99	69.98

SUBTOTAL:	69.98
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	69.98
Total Due:	69.98

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	245477992
Invoice Date	03/26/2024
Terms	Net 30
Total Due	69.98

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

C29435652454779922454779920000000069989

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

Invoice

DATE	INVOICE #
4/5/2024	141257

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
APR 05 2024
BY: _____

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

BEAUTIFUL
CREATURES
FARM TO YOU REVUE

Mailing Address
 19410 SW 25th Place
 Dunnellon, FL 34431

Call/text 518-1239
 Email: farmtoyourevue@icloud.com
www.FarmToYouRevue.com

Invoice

Date: 11/15/23
 Invoice #: 2024413

Attention:	Marcy Pollicino	Project Title:	Holiday Event
Title:		Project Description:	Llama Theme
Company Name:	eTown	P.O. Number:	
Address:	10571 eTown Parkway	Invoice Number:	2024413
City, State Zip Code:	Jacksonville, FL 32256	Term:	4/13/24
Phone:	904-527-1081		

Description	Quantity	Unit Price	Cost
Goats for Goat Yoga + feed/hay	1	\$450.00	\$450.00
1 hour 10am-11am	1		\$0.00
	1		\$0.00
			\$0.00
Travel	1	\$200.00	\$200.00
			\$0.00
	1	Subtotal	\$650.00
Not For Profit	Tax	0.00%	\$0.00

Payment Information: **Total \$650.00**

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

Thank you very much for your business!

Candice & Scott Miller.

RECEIVED
 APR 04 2024
 BY: _____



BNY MELLON

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

INVOICE

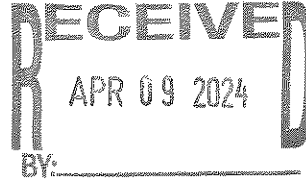
Government Management Services, LLC.
ATTN: Jim Perry
475 West Town Place
Suite 114
World Golf Village
St. Augustine, FL 32092

000001

Invoice Number: 252-2623761
Account Number: CYPBLUFF2020
Invoice Date: 04-Apr-24
Cycle Date: 01-Apr-24
Administrator: Caroline Cowart
Phone Number: 904-645-1919
Currency: USD

Cypress Bluff Community Development District Special Assessment Bonds, Series 2020

	Quantity	Rate	Proration	Subtotal	Total
<u>Flat</u>					
Construction Fund Fee					2,000.00
For the period: April 01, 2024 to March 31, 2025					
Trustee Fee					4,000.00
For the period: April 01, 2024 to March 31, 2025					
<u>One Time Charges</u>					
Redemption Notice Fee					200.00



FY24 = 6,200 / 12 x 6 = \$3,100.00
FY25 = 6,200 - 3,100 = \$3,100.00

Invoice Total: 6,200.00
Satisfied To Date: 0.00
Balance Due: 6,200.00

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

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

Wire and ACH Payment Instructions:
The Bank of New York Mellon
ABA Number: 021000018
Account Number: 8901245259
Account Name: BNY Mellon - Fee Billing Wire Fees
Please reference Invoice Number: 252-2623761

Billing Stub

Cypress Bluff Community Development District Special Assessment Bonds,
Series 2020

Invoice Number: 252-2623761
Account Number: CYPBLUFF2020
Invoice Date: 04-Apr-24
Cycle Date: 01-Apr-24
Administrator: Caroline Cowart
Phone Number: 904-645-1919
Amount: 6,200.00 USD

000000662275252026237610000000000006200009



Invoice

CFC #1426235

PO Box 600921 * Jacksonville, FL 32260

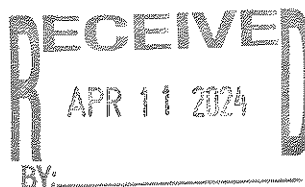
Phone: 904-287-3855 * Fax 904-268-3230

Date	Invoice #
4/10/2024	2024-55165

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

Job Location
eTown 10571 eTown Parkway Jacksonville, FL 32256

Description	Amount
<p>DOS: 4-9-2024 Ticket: Per Estimate replace (7) Sloan 1.6 gpm manual flushometers with handles In mens restroom we replaced every wc flushometer except for the second stall. The final non-ADA stall (second from back). Also had to replace the spud In the womens we replaced the first two stalls flushometers as well as the separate stalls flushomter. When testing we found the diaphragm at the second stall to be faulty, we replace it</p>	1,724.00



Technician	ZD	Thank you for your business! A.R.	Total	\$1,724.00
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All invoices are due upon receipt. If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorneys' fees, incurred in the collection of the unpaid portion.



INVOICE	#3680A
SERVICE DATE	Apr 09, 2024
INVOICE DATE	Feb 12, 2024
DUE	Upon receipt
AMOUNT DUE	\$800.00

Investment Painting Of North Florida

Cypress Bluff CDD Amenity Center
 Recharge Amenity Center eTown
 10571 E-Town Parkway
 Jacksonville, FL 32256

CONTACT US

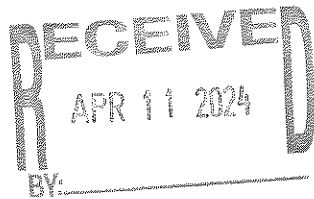
229 S Torwood Drive
 Saint Johns, FL 32259

(904) 710-9348
 Recharge@etownjax.com

(904) 307-6649
 Investmentpaintingfl@yahoo.com

INVOICE

Services	qty	unit price	amount
Interior dusting of beams and fans in gym area only Evaluate the interior condition, and find the optimal cleaning methods that match your desires and price point.	1.0	\$200.00	\$200.00
Interior painting gym Patch holes in walls and Repaint all walls with Benjamin Moore Scuff X paint which is dirt and mildew resistant and resists scuff marks. Repaint walls only in gym, office and hallway. Price includes labor, materials and taxes. Excluded bathrooms and ceilings	1.0	\$1,100.00	\$1,100.00
Total			\$1,300.00



Payment History

Feb 20 Tue 4:20pm Check \$500.00

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive a invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved

job. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time. Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more. Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

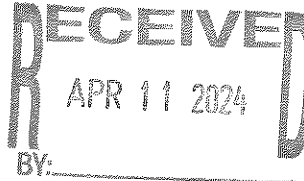
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

April 11, 2024

Date

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



Serial #	24-02412D	PO/File #		\$99.88
				Payment Due
	Notice of Meeting of the Board of Supervisors			
				\$99.88
				Publication Fee
	Cypress Bluff Community Development District			
Case Number				Amount Paid
Publication Dates	4/11			
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 # 24-02412D 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, April 23, 2024 at 1:30 p.m. at the Town Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

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

An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, jperry@gmsnf.com ("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.

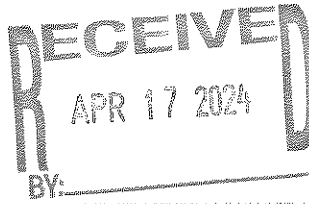
Jim Perry
District Manager

Apr. 11 00 (24-02412D)



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

Invoice #104236
 Invoice Date: 4/12/2024



Account #100411
 Cypress Bluff Etown Amenity Center

Invoice

Billing Location Information

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

Service Information

Services	Qty	Rate	Price
10571 E Town Pkwy, Jacksonville, FL 32256			
4/12/2024 PM: Quarterly Quarterly scheduled preventative maintenance	1.00 Ea	\$0.00 / 1 Ea	\$0.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Multi-Station	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: PM: Single-Station	1.00 Ea	\$5.00 / Ea	\$5.00
— Product: PM: Spin Bike, Rowing Machine	4.00 Ea	\$20.00 / Ea	\$80.00
— Product: PM: Treadmill	4.00 Ea	\$30.00 / Ea	\$120.00
— Product: Travel <60 miles w/t	1.00 Ea	\$90.00 / Ea	\$90.00
— Product: PM: Dumbbell Set, Weight Set	2.00 Ea	\$22.00 / Ea	\$44.00
		Subtotal:	\$414.00
		Tax:	\$0.00
		Total:	\$414.00
		Amount Paid:	\$0.00
		Balance Due:	\$414.00



Payment is due within 30 days of invoice date.

Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Marcy Pollicino 10571 Etown Pkwy Jacksonville, FL 32256	Account	[100411] Cypress Bluff Etown Amenity Center
		Invoice #	104236
		Date	Friday, April 12, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



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

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

Service Slip/Invoice

INVOICE: 618922302
DATE: 4/12/2024
ORDER: 618922302

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
4/12/2024	01:13 PM	ANTS, ROACH, WASP		01:13 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/12/2024		01:36 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
 APR 15 2024
 BY: _____

Handwritten Signature

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	04/19/2024	INVOICE	17013
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	04/19/2024
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	04/19/2024
St Augustine, FL 32092	Jacksonville, FL 32256				

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Disinfectant Wipes Case				
Shipping	Freight Cost	2	16.39	32.78
Sales Tax	Sales Tax calculated by AvaTax on Fri 19 Apr 15:38:50 UTC 2024	1	0.00	0.00

SUBTOTAL	230.70
TAX	0.00
TOTAL	230.70
BALANCE DUE	\$230.70

