

*Cypress Bluff
Community Development District*

September 24, 2024

AGENDA

**Cypress Bluff
Community Development District**

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

September 17, 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, September 24, 2024 at 1:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of Minutes of the July 23, 2024 Board of Supervisors Meeting
- IV. Consideration of Resolution 2024-07, Designating Officers
- V. Consideration of Project Completion Resolution 2024-08 (to be provided under separate cover)
- VI. Ratification of the Engagement Letter with Grau & Associates for the Fiscal Year 2024 Audit
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager
 1. Report
 2. Proposal for Pet Waste Removal

VIII. Financial Reports

A. Financial Statements as of August 31, 2024

B. Check Register

IX. Other Business

X. Supervisor's Requests and Audience Comments

XI. Next Scheduled Meeting – October 22, 2024 at 1:30 p.m. at the Southeast Regional Library

XII. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

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

Joe Muhl	Chairman
John Holmes	Vice Chairman
John Hewins	Supervisor
Chris Price	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Bradley Weeber <i>by phone</i>	District Engineer
Dana Harden	Vesta Property Services
Marcy Pollicino	General Manager
Jay King	Vesta Property Services

The following is a summary of the discussions and actions taken at the July 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

A resident asked how often the meetings occur and how the public is notified of the meetings.

Mr. Oliver responded that notices are published in the newspaper and there is also a CDD website on which the annual meeting schedule is published (www.CypressBluffCDD.com).

A resident asked how the supervisors obtained their positions as board members.

Mr. Oliver responded that he would cover that shortly. He also explained that CDDs are established by Chapter 190 of Florida Statutes, and they are largely set up to allow for a

funding mechanism for the acquisition, operations and maintenance of District-owned assets. For the first six years of the District, and until there are 250 registered voters residing in the District, the Board is elected through a landowner’s election. The District has now reached 250 registered voters and is at least six years old, so it will begin to transition to a resident controlled board. Two residents have qualified to fill the available seats on the Board, and they will take their seats after the November general election.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Appointed Supervisor

Mr. Oliver noted that Mr. Muhl was sworn in prior to the meeting.

B. Consideration of Resolution 2024-03, Designating Officers

Mr. Oliver stated that a new Chairman will need to be designating
Mr. Hewins nominated Mr. Muhl to serve as Chairman.

On MOTION by Mr. Hewins seconded by Mr. Price with all in favor Resolution 2024-03, designating officers with Mr. Muhl to serve as Chair, and the balance of the slate of officers to remain the same was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the May 14, 2024
Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the minutes of the May 14, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

**Consideration of Agreement with Sun State
Nursery & Landscaping, Inc. for
Landscape and Irrigation Maintenance
Services**

Mr. Oliver stated that the Board selected Sun State Nursery as a previous meeting following the request for proposal process.

On MOTION by Mr. Price seconded by Mr. Holmes with all in favor the agreement with Sun State Nursery & Landscaping, Inc. for landscape and irrigation maintenance services was approved.

SIXTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget

Mr. Oliver provided an overview of the budget for fiscal year 2025 noting there is an assessment increase proposed of \$204.47 for single-family homes, and \$17.27 for active adult properties due to the use of the last of the carry forward surplus last year and an increase in the overall budget of \$94,000. The public hearing will cover both the budget adoption, and the imposition of the assessments.

On MOTION by Mr. Muhl seconded by Mr. Holmes with all in favor the public hearing was opened.

A resident asked if the EverRange development will impact Cypress Bluff.

Mr. Oliver responded that it will not be part of this district.

A resident asked if the Welcome Center building impacts the budget.

Mr. Oliver responded that the CDD does not own the Welcome Center, so it will not impact the budget.

A resident asked what ‘best bid’ means in terms of the landscape RFP responses.

Mr. Oliver responded that when a request for proposal package is put together, it includes evaluation criteria including price, ability of personnel, and their record with other CDDs. The five board members rank each proposal based on those criteria.

The resident then asked what makes Sun State so good as she personally thinks some improvement is needed on the grass and the shrubs in Marconi

Ms. Pollicino stated that the HOA manages Marconi the landscaping within Marconi.

A resident asked if the water pressure issue with JEA affects the entire community.

Ms. Pollicino responded that the CDD’s sprinkler system pulls water from the ponds, so they do not deal with JEA with exception to the sprinklers in the pool area. If a homeowner has irrigation issues, or water pressure issues in their home, they need to contact JEA.

A resident asked if the \$20,000 for trustee fees is paid every year.

Mr. Oliver responded yes; the fee is for the bond issues as they manage the bond proceeds.

A resident questioned the supervisor fees.

Mr. Oliver responded that Chapter 190 of Florida Statutes authorizes board members for all CDDs to get paid \$200 per meeting.

A resident asked if the interest income what is being earned on the carry forward surplus.

Mr. Oliver responded that it was.

A resident asked what a facility attendant is.

Ms. Pollicino responded that the facility attendants are onsite at times when she is not, such as for facility rentals.

On MOTION by Mr. Holmes seconded by Mr. Hewins with all in favor the public hearing was closed.

A. Consideration of Resolution 2024-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Ms. Buchanan stated that this resolution formally adopts the proposed budget for fiscal year 2025.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor Resolution 2024-04, relating to annual appropriations and adopting the budget for fiscal year 2025 was approved.

B. Consideration of Resolution 2024-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Ms. Buchanan stated that this resolution puts the assessment lien in place to fund the general fund budget that was just adopted.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor Resolution 2024-05, imposing special assessments and certifying an assessment roll for fiscal year 2025 was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-06,
Designating a Date, Time and Location for
a Landowner’s Election**

Mr. Oliver stated that there is one seat that will be filled by landowner’s election this year. He explained that in landowner’s election, one vote is allowed per lot or acre. The landowner’s election will be scheduled November 19th at 1:30 p.m. at the Southeast Regional Library.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor Resolution 2024-06, designating a date, time and location for a landowner’s election was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025

Mr. Oliver presented a proposed schedule including meetings on the fourth Tuesday of each month (with a few exceptions), at 1:30 p.m. at the Southeast Regional Library.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the fiscal year 2025 meeting schedule was approved as presented.

2. Consideration of Adopting Goals and Objectives

Mr. Oliver informed the Board a bill was recently passed that requires districts to adopt goals and objectives for each and to report if those goals were met. A proposed annual reporting form was included in the agenda package.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the annual reporting form for performance measures / standards was approved in substantial form.

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.

NINTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of June 30, 2024

B. Check Register

A copy of the check register totaling \$180,512.54 was included in the agenda package for the Board’s review.

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

TENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

A resident asked for confirmation that the increase in operations and maintenance assessments will be part of the 2024 property tax bills.

Mr. Oliver responded that it will be.

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – August 27, 2024 at 1:30 p.m. at the Southeast Regional Library

Mr. Oliver stated that future meetings will need to be held at the Southeast Regional Library rather than the eTown Welcome Center.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
CYPRESS BLUFF COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Cypress Bluff Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Jim Oliver is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Darrin Mossing, Marilee Giles & Daniel Laughlin is appointed Assistant Treasurer.

Darrin Mossing, Marilee Giles & Daniel Laughlin is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24TH DAY OF SEPTEMBER, 2024.

ATTEST

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 9, 2024

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

We are pleased to confirm our understanding of the services we are to provide Cypress Bluff Community Development District, Duval County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Bluff Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

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

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

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

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

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

Audit Objectives

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

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

Examination Objective

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed \$6,600 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

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

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

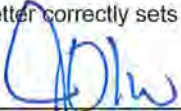
Grau & Associates



Antonio J. Grau

RESPONSE:

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

By:  _____
Title: Secretary _____
Date: 9/10/2024 _____



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



Peer Review
Program

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

March 17, 2023

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SEVENTH ORDER OF BUSINESS

D.

1.



**COMMUNITY MANAGER REPORT 9/24/24
SUBMITTED BY MARCY POLLICINO**

RECHARGE UPDATE:

Incident Report 8/17/24

Two males hopped the pool fence at 11:56pm. They jumped in the pool and ran up to the rooftop patio where one male sprayed the other with the fire extinguisher. The extinguisher has been replaced and the soot cleaned. Please see the incident report attached.

Elevator

Annual elevator inspection took place on 7/30/24. Elevator passed inspection. The annual \$75 elevator fee was paid to the Department of Business and Professional Regulation (DBPR) and we are now waiting for our updated certification. Please see the report attached.

Pool Quarterly Maintenance

Vak Pak completed the pool quarterly maintenance. No issues to report. Please see the report attached.

Tropical Storm Debby

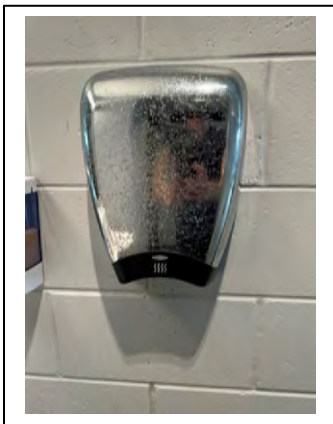
No damage was sustained from Tropical Storm Debby.

Fire Inspection

Annual fire inspection took place on 8/7/24. Recharge passed inspection. Please see the report attached.

Hand Dryers

Five new hand dryers were installed as the old dryers were no longer able to dry hands. Careful selection was made to choose the most efficient and cost effective hand dryer. Consideration was also taken to avoid finishes that may rust or tarnish (i.e., the old dryers). Cost: \$4,125



Old Hand Dryer



New Hand Dryer

July Amenity Use:

Gym door was opened 3,082 times.
Rear gym door was opened 97 times.
Main entry gate was opened 3,429 times.
Main pool gate was opened 1,447 times.
Side pool gate was opened 343 times.

August Amenity Use:

Gym door was opened 2,746 times.
Rear gym door was opened 112 times.
Main entry gate was opened 2,948 times.
Main pool gate was opened 1,103 times.
Side pool gate was opened 168 times.

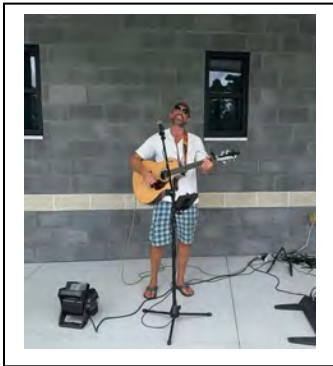
EVENTS UPDATE:

Food Truck Friday

Poolside DJ was cancelled due to storms. However, Hollywood Subs food truck was on site.

Summer Sounds

Musician Joe Downing played beach favorites poolside. 40 +/- attended



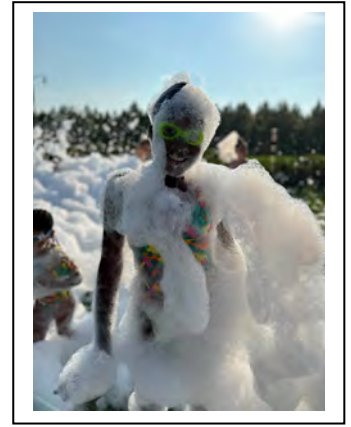
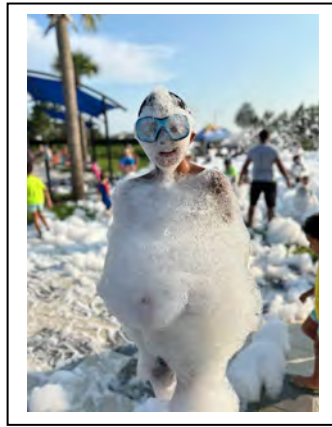
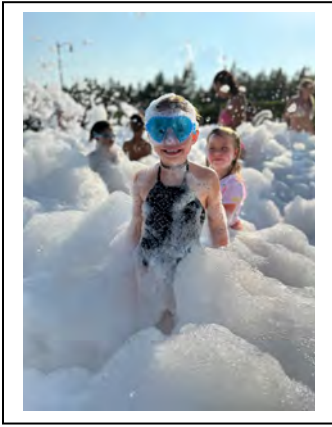
Adult Swim

Adult event was cancelled due to rain from Tropical Storm Debby.

Foam Party

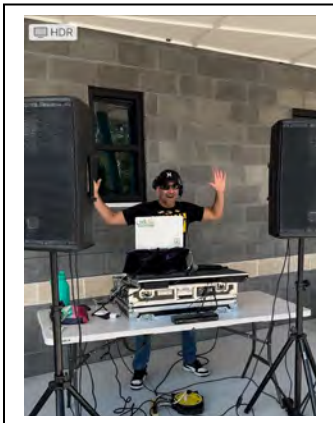
Residents had a "foamtastic" time playing in a mountain of foam while DJ Ross kept the party moving! Sal's Cucina, Mister Softee and The Boston Butcher food trucks were on site. 200 +/- attended





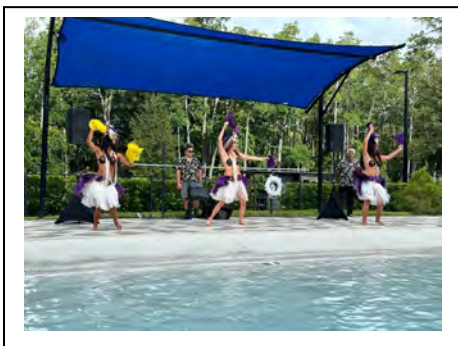
Food Truck Friday

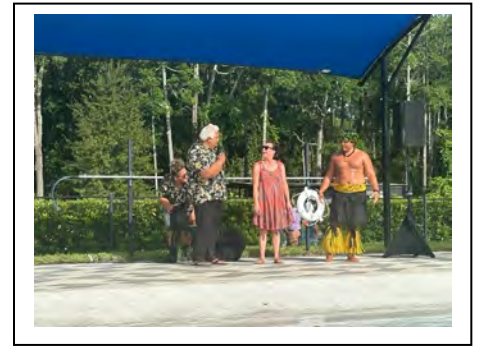
DJ Ross played tunes poolside while kids enjoyed a Game Truck in front of the amenity center. Hapa Li and Frozen Sweets food trucks on site. 60 +/- attended



Polynesian Revue

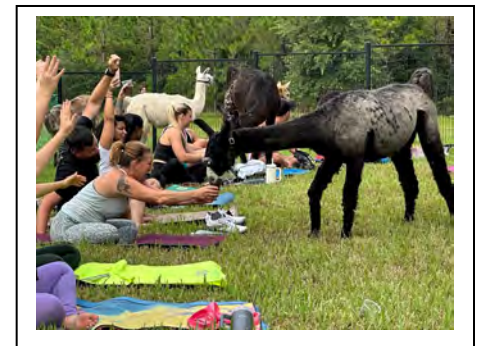
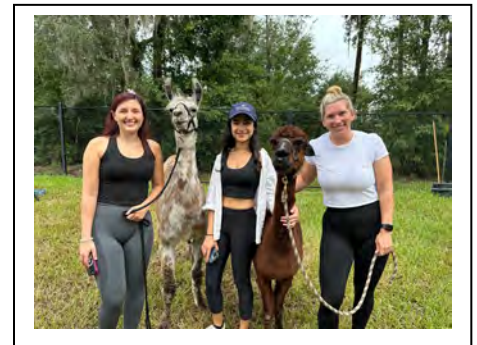
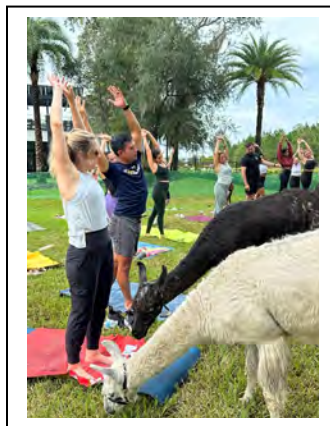
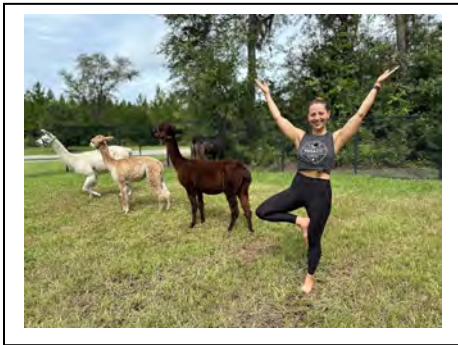
Luau show took place poolside with resident participation! Top Down, Backwood Smokerz and The Boston Butcher food trucks on site. 100 +/- attended





Llama Yoga

Residents participated in llama yoga with an instructor from YogaSix. This event sold out. Residents paid \$40pp with \$190 going back to the CDD. 25 participants



SEPTEMBER EVENTS: Mister Softee 5K, Karaoke, Slider Rider, and Lunch Break

OCTOBER EVENTS: Oktoberfest Beer Tasting, Animal Tales with Jax Zoo, Adult Magic Show, Food Truck Friday, Halloween Dog Pawty and Halloween Party

ACTION ITEMS UPDATE

SOLAR PANEL SIGN

The solar panel batteries for the eTown sign by Atlantic Coast High School were not charging and it was determined they needed replacement. The total cost for troubleshooting and new batteries: \$2,280 (this cost has been approved to move forward).

This is not the first time we have had issues with the batteries for this particular sign. Our vendor, Harbinger Sign, recommended moving the solar panel so the batteries receive a better charge which will help sustain the life of the batteries. The cost to move the solar panel will be \$5,280.

PET WASTE STATIONS

There has been resident concern with pet owners scooping their dog's poop along the multi-use path. A reminder text and email were sent out to all residents. All apartment complex and Del Webb managers were also contacted to remind their residents to scoop their poop since the multi-use path is public.

Residents inquired about adding pet waste stations along the multi-use path.

Resident concerns for adding in dog stations include the aesthetics, the cost and (residents) paying for this service with non-residents using the path (since it is public).

COST FOR DOG STATIONS:

OPTION ONE

VESTA PROPERTY SERVICES

SERVICE	QTY	COST PER STATION	TOTAL PER VISIT/WEEK	YEARLY TOTAL
Once a week PWS Service	2	\$12.50	\$25.00	\$1,300.00
	3	\$12.50	\$38.00	\$1,976.00
	4	\$12.50	\$50.00	\$2,600.00
Equipment: Pet Waste Station purchase cost	2	\$400/Station		\$400-\$1,600
Equipment: Pet Waste Station installation cost	2	\$100/Per Station Install		\$100-\$400

** Price above reflects service for 2 up to 4 pet waste stations once a week per year.

**Service times could change from 1x per week to 2x or 3x per week depending on need. The multi-use path is public, and costs could increase depending on foot traffic.

**Pet waste stations would be Dogipot to match the existing pet waste stations in the dog park. Additional costs include pet litter and waste bags. Costs could change once demand is determined since the multi-use path is public. Estimated yearly costs per 2 stations:

Dogipot Litter Bags: \$1,200

Dogipot Trash Bags: \$1,000

OPTION TWO

DOODYCALLS

SERVICE	QTY	COST PER STATION	TOTAL PER VISIT/WEEK	YEARLY TOTAL
Once a week PWS Service	2	\$ 13.00	\$26.00	\$ 1,352.00
	3	\$ 13.00	\$39.00	\$ 2,028.00
	4	\$ 13.00	\$52.00	\$ 2,704.00
Equipment: Pet Waste Station install with 2 year service agreement by E-Town. Includes free install by DoodyCalls of Jax	2-4	\$ 0		\$ 0
Equipment: Pet Waste Stations only without PWS service. Price includes install.	2-4	\$250/station		\$500-\$1000

**Pet waste bags in the top dispenser parts and the trash canister liners are included in the cost per station price above. Price above reflects service for 2 up to 4 pet waste stations once a week per year. DoodyCalls offers zero cost for the pet waste stations and install when community signs a two year service agreement. See quote attached.

**Service times could change from 1x per week to 2x or 3x per week depending on need. The multi-use path is public, and costs could increase depending on foot traffic.

LANDSCAPE REPORT

1. Weeds have been sprayed throughout Recharge and along eTown Parkway.
2. Sod replacement has been completed in trouble areas along eTown Parkway and Recharge.
3. Roses throughout at Recharge and along eTown Parkway have been treated and are being cut back.
4. Four large dead trees were removed, and dead branches trimmed in the dog park. Cost: \$2,190
5. All landscape islands have been detailed.
6. Limb ups have been started along eTown Parkway for tree canopies and Crepe Myrtles.

CBCDD Incident Report | 2024

Date of Incident: August 17, 2024

Time of Incident: 11:56pm

Location of Incident: Recharge Pool and Rooftop Patio

Name of Individual: Do not have.

Phone Number: N/A

CBCDD Resident: Do not know.

Were the police contacted? No

Name of witness: None

Work Phone Number: N/A

Description of Incident: Marcy Pollicino, eTown Community Manager, checked the security cameras from home on Sunday, August 18, 2024. Marcy noticed the fire extinguisher on the rooftop patio was out of the cabinet. Marcy then proceeded to pull video to discover what happened.

On August 17, 2024 at 11:56pm two males drove onto the Recharge property in a white vehicle. They hopped the pool fence and took a dip in the pool. They then proceeded to the rooftop patio where they ran around and eventually took out the fire extinguisher from its cabinet. One male sprayed the other male with the extinguisher. He then put the extinguisher on the ground. The two males then ran back to the pool, gathered their things, hopped the fence, and left. They were on property for 30 minutes. The fire extinguisher will be replaced, and the extinguisher soot was cleaned.

Marcy Pollicino

August 19, 2024

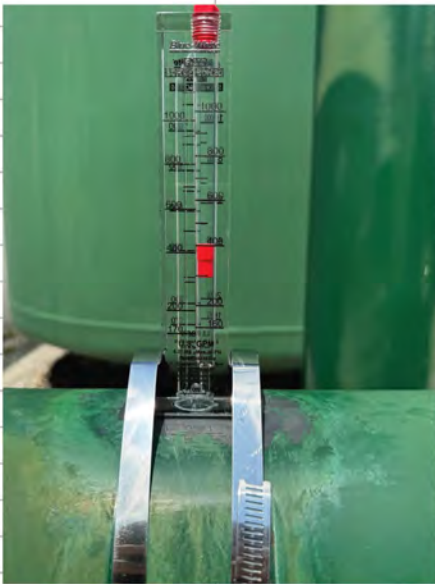
Employee Name

Date

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

RECHARGE PREVENTATIVE MAINTENANCE REPORT 08/02/24

EQUIPMENT	PERFORMANCE	CONDITION	NOTES AND RECOMMENDATIONS
Pak Pumps	GOOD	GOOD	Both running well, temp is within limits and amp draw well within limits.
VFD	GOOD	GOOD	
Electrical	GOOD	GOOD	No issues observed during the visit.
Filtration	GOOD	GOOD	Flow in range
Chemical Control	Watch	GOOD	ORP low at 555, Don is getting new Phosphate test kit.
Pak Housing	GOOD	GOOD	
Plumbing	GOOD	GOOD	Plumbing is working properly with no leaks. RWLC tested and working as designed. Turns on and off with float.
Pak Area	GOOD	GOOD	Everything is good with the area of the pak.
Extra Notes: 1) Corrosion on base of recirculation pump. No change since last visit. 2) Both feeder pumps are working and all lines are clear at time of visit. 3) Recirc pump 18.5-19.1 amps during test, well within limits. Maintenance pump amps 10.5-10.6 during test, within limits. 4) Maintenance of equipment looks good. Everything else looked good.			



AAMD57392

QTY.	MATERIAL	PRICE	AMOUNT



P.O. Box 23861 • Jacksonville, FL 32241
 904-268-1929 • Fax 904-292-0500
 #EF 0001108

JOB PHONE	DATE OF ORDER 8-7-24
PO NUMBER	

TO: E-Town Amenity Center
10571 E Town Parkway
Jacksonville, FL 32256

PHONE	
ORDER TAKEN BY	

TERMS

DESCRIPTION OF WORK	AMOUNT
Perform Annual Fire Alarm Inspection and Test.	
Work Done & complete. Fire alarm inspections, test and clean of all. unable to test smoke detector ELEV SHAFT. copy of report in doc box at trap	
Change batteries next inspection	

LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL
Keith	2	85/hr		TOTAL LABOR
Trip	1	85/hr	85.00	office
				TO
				Bill
WORK ORDERED BY		DATE COMPLETED	8-7-24	TAX

CLIENT ACKNOWLEDGES THAT CLIENT HAS READ AND UNDERSTANDS ALL OF THIS AGREEMENT INCLUDING THE TERMS AND CONDITIONS ON THIS SIDE AND THE REVERSE SIDE OF THIS DOCUMENT, PARTICULARLY PARAGRAPH 3 REGARDING COMPANY'S LIMITATIONS OF LIABILITY AND AGREES TO THE AMOUNTS SET FORTH THEREIN AS WELL AS THOSE TERMS AND CONDITIONS ON ANY SCHEDULE ATTACHED HERE TO AND ACKNOWLEDGES RECEIPT OF A TRUE COPY OF ALL APPLICABLE SCHEDULES.

Thank You!
 PAY THIS AMOUNT →

ELEVATOR INSPECTION REPORT

INSPECTION DATE		
Month	Day	Year
07	30	24
0	0	21
1	1	22
2	2	23
3	3	24
4	4	25
5	5	26
6	6	27
7	7	28
8	8	29
9	9	30

CERTIFIED ELEVATOR INSPECTOR (CEI) #			
0	5	9	4
0	0	0	0
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9

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

TIME IN

TIME OUT

Inspection Company Name

REC #

Building Name

Building Address

City

Zip Code

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

SERIAL NUMBER									
0	0	0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9

SUPERVISOR OF CONSTRUCTION

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

Signature _____ CEI # _____ CET # _____

Print Name _____ Phone Number _____

VIOLATIONS

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

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

COMMENTS AND BRIEF DESCRIPTION WITH CODE CITATION

CERTIFIED ELEVATOR INSPECTOR

I certify that I have personally performed or witnessed:

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

This device

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

PERSON RECEIVING THIS REPORT

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

Signature _____ Title _____

Print Name _____ Phone Number _____

Pass Fail

Signature _____ CEI # _____

Print Name _____ Phone Number _____

NOTICE TO CERTIFIED ELEVATOR INSPECTOR

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

ELEVATOR OPERATOR COPY

PLEASE DO NOT WRITE BELOW THIS LINE

2.



Marcy Pollicino – Community Manager

E-Town
10571 E Town Parkway
Jacksonville, FL 32256
recharge@etownjax.com

Proposal For: E-Town Parkway Golf Cart/Walking Path

Dear Ms. Marcy Pollicino,

Thank you for allowing DoodyCalls of Jacksonville to provide a proposal for the E-Town Community. We reviewed that the community would benefit from having a professional Pet Waste Management company provide anywhere from two to four Pet Waste Stations along the community golf cart/walking path on E-Town Pkwy. All final install locations will be agreed upon by all parties prior to install. The pricing breakdown for our services and equipment is located on page 3 of this proposal.

DoodyCalls is the nation's trusted leader in pet waste management for homeowners and their communities and we look forward to helping you to manage pet waste issues on your property.

Thanks for your consideration. If you have any questions about the proposal or would like to go over it together, just let me know. I'm here to help and you can reach me anytime.

Respectfully,

Brent Eaton

DoodyCalls of Jacksonville
3948 3rd St South, #442
Jacksonville Beach, FL 32250
Direct: 574-596-7056
Bmeaton@Doodycalls.com

DoodyCalls is the best money our Association has ever spent! Complaints about smelly, overflowing dog waste receptacles went from at least 5 a week to zero immediately upon bringing them on board. As a manager, this service is invaluable." Tracy P., CMCA, AMS

DoodyCalls is dedicated to keeping the residents in your community healthy and easing the impact of the community's petwaste and trash on the environment. Studies have shown that one gram of pet waste contains 23 million Fecal Coliform Bacteria which are known to cause cramps, diarrhea, intestinal illness, and serious kidney disorders in humans. Leaving pet waste on the ground allows it to wash into storm drains and contaminate the region's water supply. In addition, the waste that enters the water supply causes rapid algae growth that cuts the oxygen in the water and kills plant life and fish.



Service Options: Pet Waste Station Service

Pet Waste Station Service Includes

1. Replenish all pet waste bags as needed to make sure bags are always available.
2. Remove liner and all pet waste and install new liner bag.
3. Inspect the area around the station and pick up any waste present.
4. Inspect the station and report any issues with the station to community representative.
5. Remove all waste collected from community and dispose of per local and state guidelines.

SERVICE	QTY	COST PER STATION	TOTAL PER VISIT/WEEK	YEARLY TOTAL
Once a week PWS Service	2	\$ 13.00	\$26.00	\$ 1,352.00
	3	\$ 13.00	\$39.00	\$ 2,028.00
	4	\$ 13.00	\$52.00	\$ 2,704.00
Equipment: Pet Waste Station install with 2 year service agreement by E-Town. Includes free install by Doodycalls of Jax	2-4	\$ 0		\$ 0
Equipment: Pet Waste Stations only without PWS service	2-4	\$250/station \$500-\$1,000		\$500-\$1000

**Pet waste bags in the top dispenser parts and the trash canister liners are included in the cost per station price above. Price above reflects service for 2 up to 4 Pet Waste stations once a week for a full continuous year/52 weeks. We offer zero cost for the Pet Waste Stations and install when community signs for a two year service agreement ** Locations of where the stations will be placed will be agreed upon by all parties prior to the install date.

The Commander

Color Options: Green or Black

Bag Dispenser Options: Roll or Header

Features:

- Powder-coated aluminum construction and heavy-duty square post ensure durability
- Unique angled roof design and overhanging lid on the waste can keep most water out and is based on unmatched industry expertise
- Drainage holes aid in keeping water out of the can, minimizing "poop soup"
- The lid is easily replaceable in case of damage.

Benefits:

- The can on this station provides a community with a quick and easy solution to the issues of finding a waste bag and disposing of it after use
- Powder-coated aluminum construction and heavy-duty square post ensure durability

Value:

- This station provides an affordable solution that keeps costs down while providing a solution to the issue of what to do after residents pick up



Agreement

Please indicate services desired by initialing selections:

- _____ Once a week Pet Waste Station Service (2 PWS)
- _____ Once a week Pet Waste Station Service (3 PWS)
- _____ Once a week Pet Waste Station Service (4 PWS)
- _____ Pet Waste Station install with 2 year service agreement (2-4 PWS)
- _____ Pet Waste Station Purchase only (2-4 PWS) without Doodycalls of Jax providing service

E-Town Community

Name: _____

Signature: _____

Title: _____

Date: _____

DoodyCalls of Jacksonville

Name: _____

Signature: _____

Title: _____

Date: _____

Billing Information for E-Town Community

Mngt Co: _____

Phone: _____

Email: _____

Name: _____

DoodyCalls requires the approval of pet waste station locations before they can be installed.

Equipment prices do not include state and local sales tax.

This proposal does not have an expiration and DoodyCalls will provide the described work until notified by the community to stop providing service.

DoodyCalls will provide the community with 60 days notice of any price changes. Either party may cancel the work with 60 days written notice.

This proposal is valid for 90 days.

Please sign and return the proposal to us via fax or email.

EIGHTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
August 31, 2024



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 67,929	\$ -	\$ -	\$ 67,929
Due from Other	775	-	-	775
Investments:				
State Board of Administration (SBA)	280,885	-	-	280,885
Series 2019				
Reserve	-	362,316	-	362,316
Principal	-	161	-	161
Revenue	-	333,090	-	333,090
Interest	-	179	-	179
Prepayment	-	31	-	31
Construction - Parcel E5	-	-	2	2
Series 2020				
Reserve	-	249,352	-	249,352
Principal	-	120	-	120
Revenue	-	373,283	-	373,283
Interest	-	120	-	120
Redemption	-	2	-	2
Series 2020A				
Reserve	-	213,828	-	213,828
Principal	-	118	-	118
Revenue	-	175,283	-	175,283
Interest	-	92	-	92
Prepayment	-	901	-	901
Series 2021				
Reserve	-	57,625	-	57,625
Principal	-	32	-	32
Revenue	-	44,370	-	44,370
Interest	-	24	-	24
Construction	-	-	5,363	5,363
Prepaid Expenses	5,387	-	-	5,387
Total Assets	\$ 354,976	\$ 1,810,926	\$ 5,364	\$ 2,171,266
Liabilities:				
Accounts Payable	\$ 16,591	\$ -	\$ -	\$ 16,591
Total Liabilities	\$ 16,591	\$ -	\$ -	\$ 16,591
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,387	\$ -	\$ -	\$ 5,387
Restricted for:				
Debt Service - Series	-	1,810,926	-	1,810,926
Capital Project - Series	-	-	5,364	5,364
Unassigned	332,998	-	-	332,998
Total Fund Balances	\$ 338,385	\$ 1,810,926	\$ 5,364	\$ 2,154,675
Total Liabilities & Fund Balance	\$ 354,976	\$ 1,810,926	\$ 5,364	\$ 2,171,266

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 769,227	\$ 769,227	\$ 769,480	\$ 253
Special Assessments - Direct Bill	141,000	141,000	141,000	-
Interest Income	5,000	5,000	13,020	8,020
Other Income	20,000	18,333	19,774	1,441
Total Revenues	\$ 935,227	\$ 933,560	\$ 943,273	\$ 9,713
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 6,600	\$ 4,400
FICA Expense	918	842	474	367
Engineering	5,000	4,583	2,896	1,687
Arbitrage	2,400	2,200	1,200	1,000
Dissemination Agent	7,160	6,563	6,863	(300)
Attorney	15,000	13,750	12,483	1,267
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	47,748	47,747	0
Information Technology	2,650	2,429	2,429	0
Website Maintenance	1,325	1,215	1,215	(0)
Telephone	500	458	57	402
Postage	1,500	1,500	2,671	(1,171)
Printing & Binding	2,500	2,500	3,160	(660)
Insurance	6,586	6,586	6,197	389
Legal Advertising	2,500	2,292	2,458	(166)
Other Current Charges	1,000	917	-	917
Office Supplies	600	550	130	420
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 151,102	\$ 142,941	\$ 134,189	\$ 8,751
<u>Operations & Maintenance</u>				
Ground Maintenance				
Pond Maintenance (Water Quality)	\$ 1,500	\$ 1,375	\$ 1,100	\$ 275
Landscape Maintenance	410,604	376,387	373,457	2,930
Landscape Contingency	13,000	11,917	9,010	2,907
Pump Maintenance	3,550	3,254	-	3,254
Water & Sewer	35,000	32,083	22,950	9,134
Irrigation Repairs	7,500	7,500	16,563	(9,063)
Pest Control	2,400	2,200	2,024	176
Environmental Permit/Monitoring	20,000	18,333	1,725	16,608
Other Repairs and Maintenance	3,000	2,750	1,995	755
Subtotal Ground Maintenance	\$ 496,554	\$ 455,800	\$ 428,824	\$ 26,976

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Amenity Center				
Insurance	\$ 53,294	\$ 53,294	\$ 53,555	\$ (261)
Amenity Manager	109,505	109,505	114,695	(5,190)
Pool Maintenance	9,875	9,052	9,052	(0)
Pool Chemicals	13,875	12,719	12,719	-
Facility Attendant	72,352	66,323	68,577	(2,254)
Janitorial Services	10,828	9,926	9,926	0
Refuse	1,800	1,650	1,746	(96)
Security and Gate Maintenance	5,500	5,042	5,440	(398)
Facility Maintenance	20,765	19,035	19,035	(0)
Elevator Maintenance	5,000	4,583	3,521	1,062
Electric	30,000	27,500	21,594	5,906
Cable and Internet	12,000	11,000	11,796	(796)
Licenses and Permits	1,000	917	333	584
Repairs & Maintenance	33,000	33,000	33,997	(997)
Special Events	32,000	29,333	27,452	1,881
Holiday Decorations	1,500	1,375	1,409	(34)
Fitness Center R&M	10,000	10,000	15,893	(5,893)
Fitness Equipment Rentals	25,368	23,254	23,254	-
Reserve for Amenities	20,000	20,000	32,379	(12,379)
Mobile Application	9,000	8,250	7,500	750
Other Current Charges	3,000	2,750	-	2,750
Subtotal Amenity Center	\$ 479,662	\$ 458,507	\$ 473,872	\$ (15,365)
Total Operations & Maintenance	\$ 976,216	\$ 914,306	\$ 902,695	\$ 11,611
Total Expenditures	\$ 1,127,318	\$ 1,057,247	\$ 1,036,885	\$ 20,362
Excess (Deficiency) of Revenues over Expenditures	\$ (192,092)	\$ (123,687)	\$ (93,611)	\$ 30,075
Net Change in Fund Balance	\$ (192,092)	\$ (123,687)	\$ (93,611)	\$ 30,075
Fund Balance - Beginning	\$ 192,092		\$ 431,997	
Fund Balance - Ending	\$ -		\$ 338,385	

Cypress Bluff
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 552,669	\$ 192,479	\$ 5,582	\$ 4,269	\$ 6,809	\$ 1,522	\$ -	\$ 6,150	\$ -	\$ -	\$ -	\$ 769,480
Special Assessments - Direct Bill	141,000	-	-	-	-	-	-	-	-	-	-	-	141,000
Interest Income	299	293	302	358	1,627	1,739	1,690	1,675	1,765	1,761	1,511	-	13,020
Other Income	2,282	1,631	1,303	1,234	2,125	1,974	2,397	1,745	1,406	1,153	2,524	-	19,774
Total Revenues	\$ 143,581	\$ 554,593	\$ 194,083	\$ 7,174	\$ 8,021	\$ 10,522	\$ 5,610	\$ 3,420	\$ 9,321	\$ 2,914	\$ 4,035	\$ -	\$ 943,273
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 600	\$ -	\$ -	\$ 6,600
FICA Expense	61	-	61	77	-	77	77	77	-	46	-	-	474
Engineering	-	-	-	-	-	-	-	-	-	2,561	335	-	2,896
Arbitrage	-	-	-	-	600	-	-	600	-	-	-	-	1,200
Dissemination Agent	797	597	597	597	597	597	697	597	597	597	597	-	6,863
Attorney	1,291	302	410	-	405	543	1,608	3,970	678	691	2,586	-	12,483
Annual Audit	-	-	-	-	-	6,400	-	-	-	-	-	-	6,400
Assessment Roll	10,600	-	-	-	-	-	-	-	-	-	-	-	10,600
Trustee Fees	13,067	-	-	-	4,267	-	3,100	-	-	-	-	-	20,433
Management Fees	4,341	4,341	4,341	4,341	4,341	4,341	4,341	4,341	4,341	4,341	4,341	-	47,747
Information Technology	221	221	221	221	221	221	221	221	221	221	221	-	2,429
Website Maintenance	110	110	110	110	110	110	110	110	110	110	110	-	1,215
Telephone	1	3	6	-	-	6	-	8	27	6	-	-	57
Postage	11	181	14	174	184	91	105	262	1,293	13	342	-	2,671
Printing & Binding	113	169	20	187	224	49	282	298	1,492	3	325	-	3,160
Insurance	6,197	-	-	-	-	-	-	-	-	-	-	-	6,197
Legal Advertising	100	-	100	100	100	372	100	176	100	1,098	213	-	2,458
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	18	19	1	18	18	0	1	18	18	1	18	-	130
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 38,103	\$ 5,942	\$ 6,881	\$ 6,824	\$ 11,066	\$ 13,806	\$ 11,640	\$ 11,677	\$ 8,877	\$ 10,286	\$ 9,088	\$ -	\$ 134,189
Operations & Maintenance:													
Ground Maintenance													
Pond Maintenance (Water Quality)	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Landscape Maintenance	32,687	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	-	373,457
Landscape Contingency	-	325	1,100	4,675	-	-	-	-	-	-	2,910	-	9,010
Pump Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	2,585	1,615	1,655	2,056	2,177	1,899	2,008	1,648	2,038	2,555	2,714	-	22,950
Irrigation Repairs	297	2,134	1,081	643	-	-	-	4,920	2,584	-	4,904	-	16,563
Pest Control	264	132	132	272	136	136	272	136	136	272	136	-	2,024
Environmental Permit/Monitoring	1,725	-	-	-	-	-	-	-	-	-	-	-	1,725
Other Repairs and Maintenance	-	-	1,210	750	-	-	-	-	-	35	-	-	1,995
Subtotal Ground Maintenance	\$ 37,658	\$ 38,382	\$ 39,355	\$ 42,572	\$ 36,490	\$ 36,212	\$ 36,457	\$ 40,881	\$ 38,935	\$ 37,038	\$ 44,842	\$ -	\$ 428,824

Cypress Bluff
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center													
Insurance	\$ 53,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,555
Amenity Manager	10,427	10,427	10,427	10,427	10,427	10,427	10,427	10,427	10,427	10,427	10,427	-	114,695
Pool Maintenance	823	823	823	823	823	823	823	823	823	823	823	-	9,052
Pool Chemicals	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	-	12,719
Facility Attendant	6,029	6,029	6,029	6,029	6,029	6,029	6,480	6,480	6,480	6,480	6,480	-	68,577
Janitorial Services	902	902	902	902	902	902	902	902	902	902	902	-	9,926
Refuse	157	157	155	153	152	153	165	165	164	162	162	-	1,746
Security and Gate Maintenance	900	625	180	3,120	-	180	-	-	180	-	255	-	5,440
Facility Maintenance	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	-	19,035
Elevator Maintenance	-	-	-	-	-	3,426	-	-	-	95	-	-	3,521
Electric	2,411	1,877	1,919	1,960	2,110	1,570	1,597	1,482	1,596	2,269	2,803	-	21,594
Cable and Internet	981	982	1,032	1,032	1,058	1,113	1,125	1,124	1,117	1,116	1,116	-	11,796
Licenses and Permits	-	-	-	-	-	-	-	-	333	-	-	-	333
Repairs & Maintenance	1,015	3,241	382	6,127	925	1,859	3,309	1,987	3,710	4,957	6,484	-	33,997
Special Events	2,231	3,995	3,048	1,060	680	3,289	3,550	2,907	1,889	603	4,200	-	27,452
Holiday Decorations	-	705	-	-	-	-	-	-	-	-	704	-	1,409
Fitness Center R&M	2,695	512	528	1,943	1,021	1,161	1,398	1,487	1,373	1,325	2,449	-	15,893
Fitness Equipment Rentals	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	-	23,254
Reserve for Amenities	-	-	-	-	-	-	-	7,146	-	24,768	464	-	32,379
Mobile Application	750	750	750	750	750	-	750	750	750	750	750	-	7,500
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$ 87,877	\$ 36,027	\$ 31,177	\$ 39,327	\$ 29,879	\$ 35,934	\$ 35,527	\$ 40,681	\$ 34,745	\$ 59,678	\$ 43,021	\$ -	\$ 473,872
Total Operations & Maintenance	\$ 125,535	\$ 74,409	\$ 70,532	\$ 81,899	\$ 66,369	\$ 72,146	\$ 71,984	\$ 81,562	\$ 73,680	\$ 96,716	\$ 87,862	\$ -	\$ 902,695
Total Expenditures	\$ 163,638	\$ 80,351	\$ 77,413	\$ 88,723	\$ 77,435	\$ 85,951	\$ 83,625	\$ 93,240	\$ 82,557	\$ 107,002	\$ 96,951	\$ -	\$ 1,036,885
Excess (Deficiency) of Revenues over Expenditures	\$ (20,057)	\$ 474,243	\$ 116,671	\$ (81,549)	\$ (69,414)	\$ (75,429)	\$ (78,015)	\$ (89,820)	\$ (73,236)	\$ (104,088)	\$ (92,915)	\$ -	\$ (93,611)
Net Change in Fund Balance	\$ (20,057)	\$ 474,243	\$ 116,671	\$ (81,549)	\$ (69,414)	\$ (75,429)	\$ (78,015)	\$ (89,820)	\$ (73,236)	\$ (104,088)	\$ (92,915)	\$ -	\$ (93,611)

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 727,221	\$ 727,221	\$ 726,157	\$ (1,063)
Interest Income	5,000	5,000	37,163	32,163
Total Revenues	\$ 732,221	\$ 732,221	\$ 763,320	\$ 31,099
Expenditures:				
Interest - 11/1	\$ 251,114	\$ 251,114	\$ 251,114	\$ -
Principal Prepayment - 11/1	-	-	15,000	(15,000)
Interest - 5/1	251,114	251,114	250,781	334
Principal - 5/1	225,000	225,000	225,000	-
Total Expenditures	\$ 727,229	\$ 727,229	\$ 741,895	\$ (14,666)
Excess (Deficiency) of Revenues over Expenditures	\$ 4,992	\$ 4,992	\$ 21,425	\$ 16,433
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,992	\$ 4,992	\$ 21,425	\$ 16,433
Fund Balance - Beginning	\$ 300,578		\$ 674,352	
Fund Balance - Ending	\$ 305,570		\$ 695,777	

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 369,056	\$ 369,056	\$ 370,165	\$ 1,109
Special Assessments - Direct Bill	125,544	125,544	125,544	-
Interest Income	5,000	5,000	27,696	22,696
Total Revenues	\$ 499,600	\$ 499,600	\$ 523,405	\$ 23,805
Expenditures:				
Interest - 11/1	\$ 177,076	\$ 177,076	\$ 177,076	\$ -
Principal - 11/1	140,000	140,000	140,000	-
Interest - 5/1	174,346	174,346	174,346	-
Total Expenditures	\$ 491,423	\$ 491,423	\$ 491,423	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,178	\$ 8,178	\$ 31,983	\$ 23,805
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,178	\$ 8,178	\$ 31,983	\$ 23,805
Fund Balance - Beginning	\$ 339,141		\$ 590,894	
Fund Balance - Ending	\$ 347,319		\$ 622,877	

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 422,539	\$ 422,539	\$ 423,137	\$ 598
Special Assessments - Prepayments	-	-	10,914	10,914
Interest Income	5,000	5,000	21,601	16,601
Total Revenues	\$ 427,539	\$ 427,539	\$ 455,652	\$ 28,113
Expenditures:				
Interest - 11/1	\$ 129,439	\$ 129,439	\$ 129,439	\$ (0)
Principal Prepayment - 11/1	-	-	15,000	(15,000)
Interest - 5/1	129,439	129,439	129,180	259
Principal - 5/1	165,000	165,000	165,000	-
Principal Prepayment - 5/1	-	-	10,000	(10,000)
Total Expenditures	\$ 423,879	\$ 423,879	\$ 448,619	\$ (24,741)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,660	\$ 3,660	\$ 7,032	\$ 3,372
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 0	\$ 0
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 0	\$ 0
Net Change in Fund Balance	\$ 3,660	\$ 3,660	\$ 7,032	\$ 3,372
Fund Balance - Beginning	\$ 165,825		\$ 383,190	
Fund Balance - Ending	\$ 169,485		\$ 390,222	

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

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 22,411	\$ 22,411	\$ 22,479	\$ 67
Special Assessments - Direct Bill	92,839	92,839	92,839	-
Interest Income	100	100	2,781	2,681
Total Revenues	\$ 115,350	\$ 115,350	\$ 118,098	\$ 2,748
Expenditures:				
Interest - 11/1	\$ 34,361	\$ 34,361	\$ 34,361	\$ -
Interest - 5/1	34,361	34,361	34,361	-
Principal - 5/1	45,000	45,000	45,000	-
Total Expenditures	\$ 113,721	\$ 113,721	\$ 113,721	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,629	\$ 1,629	\$ 4,377	\$ 2,748
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,629	\$ 1,629	\$ 4,377	\$ 2,748
Fund Balance - Beginning	\$ 40,049		\$ 97,674	
Fund Balance - Ending	\$ 41,677		\$ 102,050	

Cypress Bluff
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending August 31, 2024

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

Cypress Bluff
Community Development District
Long Term Debt Report

Series 2019, Special Assessment Bonds	
Interest Rate:	3.75% - 5.1%
Maturity Date:	5/1/2048
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 362,316
Reserve Fund Balance	362,316
Bonds outstanding - 9/30/2018	\$ 11,565,000
Less: Principal Payment - 5/1/19	(330,000)
Less: Principal Payment - 5/1/20	(195,000)
Less: Principal Prepayment - 11/1/20	(15,000)
Less: Principal Prepayment - 2/1/21	(20,000)
Less: Principal Payment - 5/1/21	(200,000)
Less: Principal Prepayment - 5/1/21	(15,000)
Less: Principal Prepayment - 8/1/21	(10,000)
Less: Principal Prepayment - 11/1/21	(15,000)
Less: Principal Prepayment - 2/1/22	(5,000)
Less: Principal Payment - 5/1/22	(210,000)
Less: Principal Prepayment - 5/1/22	(35,000)
Less: Principal Prepayment - 11/1/22	(10,000)
Less: Principal Payment - 5/1/23	(215,000)
Less: Principal Prepayment - 11/1/23	(15,000)
Less: Principal Payment - 5/1/24	(225,000)
Current Bonds Outstanding	\$ 10,050,000

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	\$ 249,352
Reserve Fund Balance	249,352
Bonds outstanding - 4/15/2020	\$ 7,705,000
Less: Principal Payment - 11/1/20	(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	\$ 213,828
Reserve Fund Balance	213,828
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)
Less: Principal Payment - 5/1/24	(165,000)
Less: Principal Prepayment - 5/1/24	(10,000)
Current Bonds Outstanding	\$ 6,995,000

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)
Less: Principal Payment - 5/1/24	(45,000)
Current Bonds Outstanding	\$ 1,915,000

B.

Cypress Bluff

Community Development District

Check Run Summary August 31, 2024

Fund	Date	Check No.	Amount
Payroll			\$ -
		Subtotal	<u>\$ -</u>
General Fund			
	8/15/24	1304-1333	\$ 73,944.57
	8/22/24	1334-1341	4,924.70
		Subtotal	<u>\$ 78,869.27</u>
Total			<u>\$ 78,869.27</u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/15/24	00152	7/30/24	331518	202407	320	57200	46000		RESET LOOSE PAVERS CAPITAL CONCRETE & MASONRY	*	895.00	895.00	001304
8/15/24	00153	7/10/24	6585829	202407	310	51300	48000		7-23 FY25 PROP BUDGET;MTG GANNETT MEDIA CORP DBA GANNETT FL	*	609.56	609.56	001305
8/15/24	00081	8/05/24	144450	202408	320	57200	47200		AUG LAKE MAINT POND 1 CLEAR WATERS, INC	*	100.00	100.00	001306
8/15/24	00042	8/12/24	44334	202408	320	57200	46700		ANNUAL FIRE INSPECTION DYNAMIC SECURITY PROFESSIONALS, INC.	*	255.00	255.00	001307
8/15/24	00006	7/10/24	214938	202406	310	51300	31100		JUN ENGINEERING SERVICES ENGLAND, THIMS & MILLER, INC.	*	2,561.00	2,561.00	001308
8/15/24	00151	7/31/24	123684	202407	320	57200	46000		POOL GATES REPAIR WALPOLE OUTDOORS LLC DBA FINYL	*	390.00	390.00	001309
8/15/24	00127	8/16/23	2024-08-	202408	320	57200	49400		8/9 BACK TO SCHOOL BASH FIRST COAST FOAM PARTY LLC	*	800.00	800.00	001310
8/15/24	00127	9/10/23	2024-08-	202408	320	57200	49400		8/16 2HR GAME TRUCK FIRST COAST FOAM PARTY LLC	*	400.00	400.00	001311
8/15/24	00005	8/01/24	90	202408	310	51300	34000		AUG MANAGEMENT FEES	*	4,340.67		
		8/01/24	90	202408	310	51300	52100		AUG WEBSITE ADMIN	*	110.42		
		8/01/24	90	202408	310	51300	35200		AUG INFO TECH	*	220.83		
		8/01/24	90	202408	310	51300	31300		AUG DISSEM AGENT SRVCS	*	596.67		
		8/01/24	90	202408	310	51300	51000		OFFICE SUPPLIES	*	17.92		
		8/01/24	90	202408	310	51300	42000		POSTAGE	*	342.45		
		8/01/24	90	202408	310	51300	42500		COPIES	*	324.75		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/24		90	202408 320-57200-47300						PEOPLEVINE-AMEX JUL 2024	*	750.00		
									GOVERNMENTAL MANAGEMENT SERVICES			6,703.71	001312
8/15/24	00129	7/29/24	07292024 202408 320-57200-49400						10/5 DEP HALLOWEEN/ANIMAL	*	50.00		
									JACKSONVILLE ZOOLOGICAL SOCIETY INC			50.00	001313
8/15/24	00095	7/31/24	3426377 202406 310-51300-31500						JUN GENERAL COUNSEL	*	691.00		
									KUTAK ROCK LLP			691.00	001314
8/15/24	00100	7/02/24	252769A 202407 320-57200-46000						FREIGHT CHARGE CK# 1285	*	14.26		
									LAMP SALES UNLIMITED, INC			14.26	001315
8/15/24	00038	7/09/24	4382993 202408 320-57200-49400						8/9 DJ ROSS BACK 2 SCHOOL	*	300.00		
		7/09/24	4382993 202408 320-57200-49400						8/16 DJ ROSS POOLSIDE	*	300.00		
									LIVE ENTERTAINMENT SOLUTIONS			600.00	001316
8/15/24	00012	8/01/24	15241 202408 320-57200-46100						AUG LANDSCAPE MAINT E & W	*	6,720.00		
									SUN STATE NURSERY			6,720.00	001317
8/15/24	00012	8/01/24	15244 202408 320-57200-46100						AUG LANDSCAPE MAINT PH1	*	6,027.00		
									SUN STATE NURSERY			6,027.00	001318
8/15/24	00012	8/01/24	15245 202408 320-57200-46100						AUG LANDSCAPE MAINT PH2	*	14,210.00		
									SUN STATE NURSERY			14,210.00	001319
8/15/24	00012	8/01/24	15246 202408 320-57200-46100						AUG LANDSCAPE MAINTENANCE	*	3,320.00		
									SUN STATE NURSERY			3,320.00	001320
8/15/24	00012	8/01/24	15262 202408 320-57200-46100						AUG LANDSCAPE MAINT APEX	*	1,600.00		
									SUN STATE NURSERY			1,600.00	001321
8/15/24	00012	8/01/24	15263 202408 320-57200-46100						AUG LANDSCAPE MAINT GLENM	*	2,200.00		
									SUN STATE NURSERY			2,200.00	001322

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/15/24	00012	8/06/24	15375	202408	320	57200	46110		SUN STATE NURSERY	*	720.00	720.00	001323
			INSTALL PLAYGROUND MULCH										
8/15/24	00145	7/17/24	1088	202407	320	57200	46000		TMT ELECTRIC LLC	*	1,450.00	1,450.00	001324
			SWIMMING POOL LIGHTS										
8/15/24	00145	7/17/24	1089	202407	320	57200	46000		TMT ELECTRIC LLC	*	1,200.00	1,200.00	001325
			3 RECESS CAN/2 EXIT LIGHT										
8/15/24	00055	7/19/24	61928211	202407	320	57200	47000		TURNER PEST CONTROL LLC	*	135.96	135.96	001326
			JUL FIRE ANT CONTROL										
8/15/24	00055	7/24/24	61928211	202407	320	57200	47000		TURNER PEST CONTROL LLC	*	135.96	135.96	001327
			JUL PEST CONTROL										
8/15/24	00104	8/03/24	24-00931	202408	320	57200	46000		VAK PAK, INC	*	350.00	350.00	001328
			QUARTERLY PM INSPECTION										
8/15/24	00037	7/31/24	421365	202407	320	57200	46010		VESTA PROPERTY SERVICES, INC.	*	34.78	34.78	001329
			DEBRIS BAGS										
8/15/24	00037	8/01/24	420864	202408	320	57200	45000			*	10,426.86		
			AUG AMENITY MANAGER										
		8/01/24	420864	202408	320	57200	45100			*	6,029.36		
			AUG FACILITY ATTENDENT										
		8/01/24	420864	202408	320	57200	46800			*	822.95		
			AUG POOL MAINTENANCE										
		8/01/24	420864	202408	320	57200	46200			*	902.33		
			AUG JANITORIAL										
		8/01/24	420864	202408	320	57200	46600			*	1,730.45		
			AUG MAINTENANCE										
		8/01/24	420864	202408	320	57200	46810			*	1,156.25		
			AUG POOL CHEMICALS										
		8/01/24	420864	202408	320	57200	45100			*	450.84		
			AUG ADDITIONAL STAFFING										
									VESTA PROPERTY SERVICES, INC.			21,519.04	001330
8/15/24	00062	7/22/24	24793872	202407	320	57200	46500			*	204.65		
			JANITORIAL SUPPLIES										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/22/24	24793872	202407	320	57200	46500		W.B. MASON CO., INC.	*	64.29-	140.36	001331
			CRED #CM2955455										
8/15/24	00062	7/24/24	24799943	202407	320	57200	46500		W.B. MASON CO., INC.	*	43.98	43.98	001332
			JANITORIAL SUPPLIES										
8/15/24	00062	7/25/24	24803210	202407	320	57200	46500		W.B. MASON CO., INC.	*	67.96	67.96	001333
			JANITORIAL SUPPLIES										
8/22/24	00112	8/15/24	6069-6	202408	320	57200	46000		ZACHARY SULLIVAN DBA	*	387.00	387.00	001334
			INSTALL LIGHT WEDGE										
8/22/24	00006	8/06/24	215349	202407	310	51300	31100		ENGLAND, THIMS & MILLER, INC.	*	335.00	335.00	001335
			JUL ENGINEERING SERVICES										
8/22/24	00002	8/15/24	24-05168	202408	310	51300	48000		JACKSONVILLE DAILY RECORD	*	113.38	113.38	001336
			NTC BOS MTG, FY24-25 8/15										
8/22/24	00002	8/15/24	24-05238	202408	310	51300	48000		JACKSONVILLE DAILY RECORD	*	99.88	99.88	001337
			NTC BOS MTG 8/15										
8/22/24	00012	8/13/24	15460	202408	320	57200	46400		SUN STATE NURSERY	*	3,515.69	3,515.69	001338
			SUCTION SCREEN/VALVE INSP										
8/22/24	00055	8/13/24	61939350	202408	320	57200	47000		TURNER PEST CONTROL LLC	*	135.96	135.96	001339
			AUG PEST CONTROL										
8/22/24	00062	8/13/24	24843165	202408	320	57200	46500		W.B. MASON CO., INC.	*	151.07	107.09	001340
			AUG JANITORIAL SERVICES										
		8/13/24	24843165	202408	320	57200	46500		W.B. MASON CO., INC.	*	43.98-		
			CM2956305 CK #1332										
8/22/24	00066	8/14/24	18524	202408	330	57200	46500		WIPES LLC	*	230.70	230.70	001341
			DISINFECTANT WIPES CASE										

TOTAL FOR BANK A 78,869.27

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						78,869.27	

CYBL CYPRESS BLUFF OKUZMUK

Capital Concrete & Masonry Sltns
134 Poole Blvd
St Augustine, FL 32095

Invoice Date 07-30-2024 Customer ID VPS100 Invoice ID 331518

Draw ID 2 Work Order Ship Date

To:
CYPRESS BLUFF CDD
475 WEST TOWN PLACE
ST AUGUSTINE, FL 32092

Job Location:
10571 ETOWN PARKWAY
10571 ETOWN PARKWAY
RECHARGE AMENITY CENTER
JACKSONVILLE, FL 32256

Job # 24-5055

PO#

1	LABOR AND SETTING MATERIAL TO LIFT UP AND RESET LOOSE PAVERS. [30 LF]	1.00	LS	895.00	895.00
---	---	------	----	--------	--------

RECEIVED
JUL 30 2024
BY: _____

Amount Billed \$895.00

Retainage Held

07-30-2024

\$895.00



ACCOUNT NAME		ACCOUNT #	PAGE #
Cypress Bluff Community Development District		1466922	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006585829	Jul 1- Jul 31, 2024	August 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$2,164.06	

BILLING ACCOUNT NAME AND ADDRESS

Cypress Bluff Community Development District
 Courtney Hogge
 475 W Town PL
 St Augustine, FL 32092-3648

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

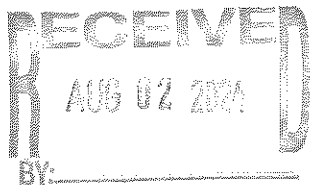
Date	Description	Amount
7/1/24	Balance Forward	\$0.00

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/3/24	JKL Florida Times-Union	10349264	Publish 7.3.24 FTU - Cypress Bluff Budget Hearing		1	3.0000 x 18 in	\$1,554.50

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/10/24	10349242	JKL Florida Times-Union	7-23 FY 2025 Prop Budget, Reg Meeting		\$609.56



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$2,164.06
Service Fee 3.99%	\$86.35
*Cash/Check/ACH Discount	-\$86.35
*Payment Amount by Cash/Check/ACH	\$2,164.06
Payment Amount by Credit Card	\$2,250.41

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Cypress Bluff Community Development District		1466922		0006585829		\$609.56
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$2,164.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,164.06
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$2,250.41
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

000146692200000000000000065858290021640667173

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Cypress Bluff Community Development District
475 W Town PL
St Augustine FL 32092-3648

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Florida Times-Union, published in Duval and Clay Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Duval and Clay Counties, Florida, or in a newspaper by print in the issues of, on:

07/10/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/10/2024

Legal Clerk

Keegan Horan
MH

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$609.56
Tax Amount: \$0.00
Payment Cost: \$609.56
Order No: 10349242 # of Copies: 1
Customer No: 1466922
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025
PROPOSED BUDGET(S) AND
NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.
The Board of Supervisors ("Board")
of the Cypress Bluff Community
Development District ("District")
will hold a public hearing and regular
meeting as follows:

DATE: July 23, 2024
TIME: 1:30 p.m.
LOCATION: eTown Welcome Center
11003 E-Town Parkway
Jacksonville, Florida 32254

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at cypressbluffcd.com.

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

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

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

Jim Oliver
District Manager
7/10/2024

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

Invoice

DATE	INVOICE #
8/5/2024	144450

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
AUG 06 2024
BY: _____

Thank you for your business.	Clearwaterslakemgmt.com	Total	\$100.00
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Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

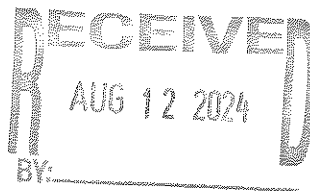
Date	Invoice #
8/12/2024	44334

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

Location
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

P.O. No.	Terms
Marcy	Due on receipt

Quantity	Description	Rate	Amount
3	Technician Performed Annual Fire System Inspection and Test	85.00	255.00



Thank you for your business.	Subtotal	\$255.00
	Sales Tax (7.5%)	\$0.00
	Total	\$255.00
	Payments/Credits	\$0.00
	Balance Due	\$255.00



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmlnc.com | 904.642.8990

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

July 10, 2024
Invoice No: 214938

Total This Invoice \$2,561.00

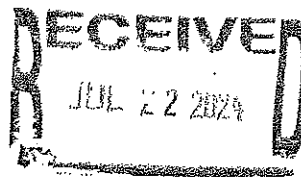
Project 13102.26002 Cypress Bluff CDD-District Engineer (WA#3)

Tasks this month included:
- Annual Report

Professional Services rendered through June 29, 2024

Labor

		Hours	Rate	Amount
Project Manager				
Newland, Ann Marie	6/29/2024	3.50	200.00	700.00
Assistant Project Manager				
Wolterman, Sharlene	6/29/2024	3.00	155.00	465.00
CEI Project Manager/Project Admin.				
Donchez, James	6/29/2024	.50	184.00	92.00
CEI Sr. Inspector				
Rodgers, Larry	6/22/2024	8.00	163.00	1,304.00
Totals		15.00		2,561.00
Total Labor				2,561.00
Total This Invoice				<u>\$2,561.00</u>





Invoice

Finyl Products

2921 NW 8th Place
 Ocala, FL 34475
 Phone: 352-351-3578

Date	Invoice #
7/31/2024	123684

Bill To				Ship To			
Cypress Bluff Community Development Dist. 475 W Town Place STE 114 St. Augustine, FL 32092				etown Per Marcy Pollicino			
P.O. Number	Terms	Rep	Ship	Via	S.O. No.	Project	
	Net 15 days		7/15/2024				
Line	Item Code	Description		Qty	Price	B.O.	Amount
	INSTALL...	Repair Charges for Gates Adjust pool gates and and add roller bolts to 2 latches.		1	240.00		240.00
	Mobilizat...	Mobilization/ Trip charge		1	150.00		150.00
		Work completed 7-15-2024					
					Subtotal		\$390.00
					Sales Tax (6.0%)		\$0.00
					Payments/Credits		\$0.00
					Balance Due		\$390.00

INVOICE



First Coast Foam Party LLC

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

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

Invoice No#: 2024-08-09-01

Invoice Date: Aug 16, 2023

Due Date: Aug 8, 2024



\$800.00
AMOUNT DUE

BILL TO

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

SHIP TO

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

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	1 hour 2 cannon back to school BASH 8-09-2024 6pm-7pm	\$800.00	\$800.00
	Subtotal		\$800.00
	Shipping		\$0.00
	TOTAL		\$800.00 USD

RECEIVED
JUL 01 2024
BY: _____

NOTES TO CUSTOMER

Thank you for allowing us to party with you! The above party is the BACK TO SCHOOL BASH for e-town. This is a one hour, 2 cannon event on 8-09-2024 from 6 - 7 pm.

TERMS AND CONDITIONS

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

INVOICE



First Coast Foam Party LLC

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

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

Invoice No#: 2024-08-16-01

Invoice Date: Sep 10, 2023



\$400.00
AMOUNT DUE

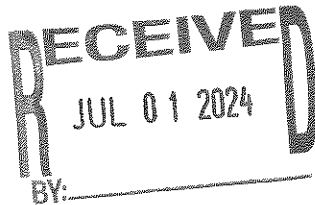
BILL TO

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

SHIP TO

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

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	2 hour game truck 8/16/2024 5:30-7:30	\$400.00	\$400.00
		Subtotal	\$400.00
		Shipping	\$0.00
		TOTAL	\$400.00 USD



NOTES TO CUSTOMER

Thank you for allowing us to party with you! The above party is a GAME TRUCK event on 8/16/2024 from 5:30-7:30

TERMS AND CONDITIONS

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 90
Invoice Date: 8/1/24
Due Date: 8/1/24
Case:
P.O. Number:

Bill To:

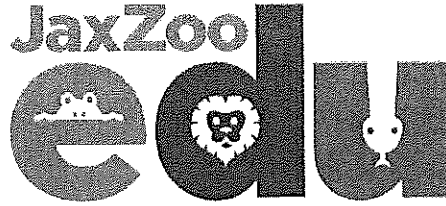
Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees -August 2024		4,340.67	4,340.67
Website Administration - August 2024		110.42	110.42
Information Technology - August 2024		220.83	220.83
Dissemination Agent Services - August 2024		596.67	596.67
Office Supplies		17.92	17.92
Postage		342.45	342.45
Copies		324.75	324.75
AMEX Charge - PeopleVine 7/12/24		750.00	750.00
		Total	\$6,703.71
		Payments/Credits	\$0.00
		Balance Due	\$6,703.71

RECEIVED
AUG 08 2024
BY: _____

Outreach Confirmation

Please email/fax back to:
 Jacksonville Zoo & Gardens
 Attn: Education Dept
 370 Zoo Parkway
 Jacksonville FL 32218
 education@jacksonvillezoo.org
 TEL: 904-757-4463 ext. 189 FAX: 904-757-2444

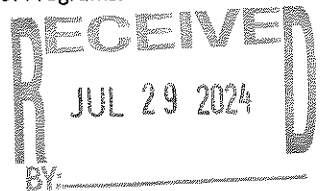


Date:	Program (s):	Participants:	Time:	Grade/Age:	Mileage:	Fee:
10/5/2024	Animal Tales	30c	10:00	0-7 yo	22.5	\$180.00
	Halloween-1 animal					
Total Program Fee:						\$180.00

Group: Cypress Bluff CDD			
Contact: Marcy Pollicino		Email: mpollicino@vestapropertyservices.com	
Address: 10571 eTown Parkway		City: Jacksonville	State: FL Zip: 32256
Phone1: 904-527-1081		Phone2:	

Program Deposit*: \$50.00	Deposit Due Date: 8/9/24
Program Fee: \$180.00	Payment Due Date: 9/7/24

*If a Deposit is required, please subtract that amount from your Program Fee when making the final payment. To avoid cancellation, sign and return this form upon receipt. Remainder of payment must be submitted 4 weeks prior to our visit. You are registered for the maximum number of participants listed above. If your group is larger on the day of your program, you will be invoiced an additional fee.

Location of Programs: 	"I have read the above information and I understand it. I am signing below to confirm my reservation."
--	--

(For office use only)	Signature ▲	Date ▲	
	DEPOSIT	Date:	Amount:
Confirmation Received:	PYMT	Date:	Amount:

KUTAK ROCK LLP

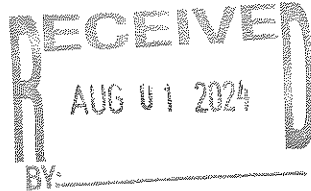
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2024



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

Reference: Invoice No. 3426377
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. 3426377
4123-1

Re: General Counsel

For Professional Legal Services Rendered

06/05/24	K. Buchanan	0.70	245.00	Review request for plat execution
06/13/24	K. Buchanan	0.40	140.00	Perform meeting follow up; review upcoming budget
06/13/24	K. Haber	0.60	153.00	Prepare budget notices; correspond with Hogge and Fulks regarding same
06/25/24	K. Haber	0.60	153.00	Prepare assessment and budget appropriation resolutions; correspond with Oliver, Fulks, and Hogge regarding same

TOTAL HOURS 2.30

TOTAL FOR SERVICES RENDERED \$691.00

TOTAL CURRENT AMOUNT DUE \$691.00

Lamp Sales Unlimited, Inc.

Invoice

www.lampsalesunlimited.com

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

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

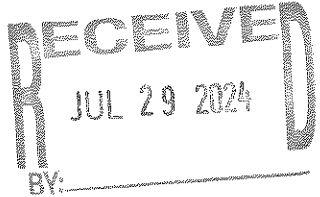
Orlando
 4210 L B McLeod Rd #118
 Orlando, FL 32811
 Phone (407) 859-1515
 Fax (407) 859-2423

Invoice Number: 252769 *A*
 Sales Order Number: 254381

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

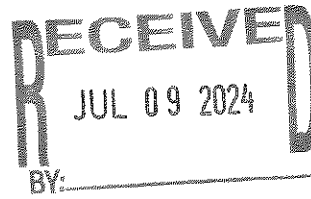
Ship To: **Recharge Amenity Center**
 ATTN Marcy Pollicino
 10571 ETOWN PARKWAY
 JACKSONVILLE, FL 32256

Invoice Date	Order Date	Phone Number	Ship Via	Terms		
07/09/2024	07/02/2024	(904) 527-1081	Our Truck	Net 30		
Purchase Order Number		Description / Job Number	Order Number			
PATIO LIGHTS		MARCY	Chris Clayton Rix	254381		
Quantity			Item Number	Item Description	Unit Price	Amount
Req	Shipped	B.O.				
10	10		1WS14/LED/CL/27K/120	/ND NON INVENTORY SATCO S9807 >>> PLUS FRT	4.95	49.50



Subtotal: 49.50
 Misc. Charge: 0.00
 Sales Tax: 0.00
 Freight Charge: 14.26
 Invoice total: 63.76

Thank You



INVOICE

Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: 4382993

11925 Alden Trace Blvd N
Jacksonville FL 32246

Description	Date	Time	Price
• DJ Ross for Back to School Bash	8/9/2024	6 - 8pm	\$ 300.00
DJ Ross for Poolside	8/16/2024	6 - 8pm	\$ 300.00

Final Balance Due 8/16/2024 \$ 600.00

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



Maintenance Invoice

Invoice#: 15241

Date: 08/01/2024

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
August 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#: 15244

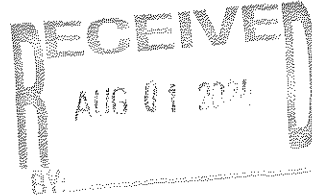
Date: 08/01/2024

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
August 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#: 15245

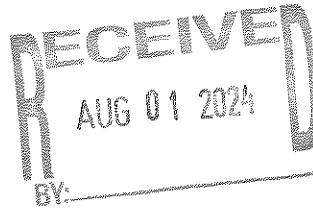
Date: 08/01/2024

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
August 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#: 15246

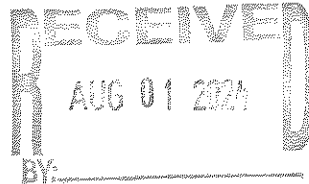
Date: 08/01/2024

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
August 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

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 15262

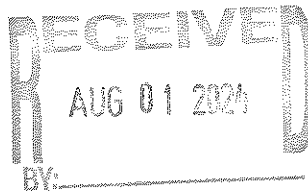
Date: 08/01/2024

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
August 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#: 15263

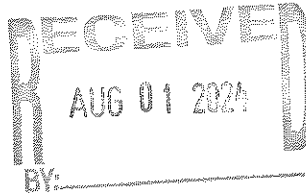
Date: 08/01/2024

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
August 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 Home @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 15375

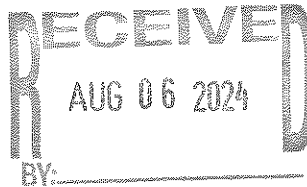
Date: 08/06/2024

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
Installation of Playground Mulch.	1.00	720.00	720.00	



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

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

Amount Due

720.00

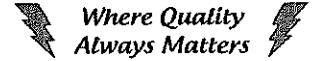
If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!

TMT Electric, LLC

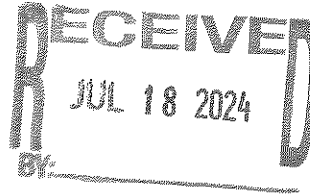
290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
tmtelectricllc@gmail.com

TMT ELECTRIC



904-789-0193

Veteran Owned



INVOICE

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

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

INVOICE 1088
DATE 07/17/2024
TERMS Net 30
DUE DATE 08/16/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Swimming pool lights and outdoor wiring tripping circuit breakers. Performed circuit diagnostics. Removed shorted wires. Provided and replaced two bad GFCI receptacles and one bad GFCI circuit breaker. Verified correct operation upon completion.	1	1,450.00	1,450.00

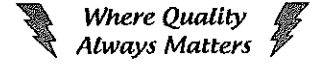
Please make check payable to TMT Electric LLC.

SUBTOTAL	1,450.00
TAX	0.00
TOTAL	1,450.00
BALANCE DUE	\$1,450.00

TMT Electric, LLC

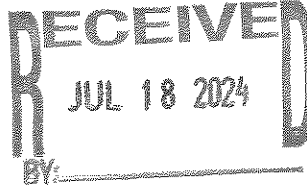
290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
tmtelectricllc@gmail.com

TMT ELECTRIC



904-789-0193

Veteran Owned



INVOICE

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

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

INVOICE 1089
DATE 07/17/2024
TERMS Net 30
DUE DATE 08/16/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Three recessed can lights and two exit signs not working. Provided and installed new LED assy's for lights and new LED exit signs. Verified correct operation upon completion.	1	1,200.00	1,200.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	\$1,200.00



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

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

Service Slip/Invoice

INVOICE: 619282113
DATE: 07/19/2024
ORDER: 619282113

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
07/19/2024	10:25 AM	FIRE ANT		10:25 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/19/2024		10:39 AM

Service	Description	Price
---------	-------------	-------

LANDOFA	TURNERGREEN - GUARANTEED FIRE ANT CONTROL	\$135.96
SUBTOTAL		\$135.96
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$135.96

RECEIVED
 JUL 22 2024
 BY: _____

AMOUNT DUE \$135.96

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

Service Slip/Invoice



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

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

INVOICE: 619282112
DATE: 07/24/2024
ORDER: 619282112

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
07/24/2024	01:13 PM	ANTS, ROACH, WASP		01:13 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	07/24/2024		01:38 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
 JUL 25 2024
 BY: _____

TECHNICIAN SIGNATURE

Anthony A

Anthony
 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

2024-07-24 10:13 AM 619282112 415357 904-710-9348



1824 Phoenix Avenue
Jacksonville, FL 32206

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

Invoice

Date	Invoice #
8/3/2024	24-00931

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

Ship To
Recharge at eTown
10571 E Town Pkwy
Jacksonville, FL 32256

P.O. Number	Terms	Rep	Via	Project
	Due on receipt	JW		PM Inspection

Description	Quantity	Price Each	U/M	Amount
Quarterly PM Inspection		350.00		350.00
Sales Tax - Florida		6.00%		0.00

RECEIVED
AUG 05 2024
BY:

Total	\$350.00
Payments	\$0.00
Balance Due	\$350.00

PLEASE NOTE:
DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS STARTED.
CREDIT CARD PAYMENTS ARE SUBJECT TO A 2.5% PROCESSING FEE



Invoice

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

Invoice # 421365
Date 07/31/2024
Terms
Due Date 07/31/2024
Memo

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

Description	Quantity	Rate	Amount
Billable Expenses			34.78
DEBRIS BAG,			
Total Billable Expenses			34.78
Total			34.78

RECEIVED
AUG 09 2024
BY: _____

EMAIL



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

Invoice	795568
Document	214908
Date	07/17/24
Print Time	1:47AM

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

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
CYPRESS BLUFF	JSC	4:38PM	1% 10TH/N 20TH NET 20 TH	
Order Date	Carrier		Ship Date	Order Checked Out By:
07/15/24	COUNTER		07/17/24	
				Order Picked Up By:
				Order Delivered By: Route: CTR

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
1		1	HH1506COMP	EA	HAMMERHEAD STANDARD DEBRIS BAG WITH CLEAT		32.35	32.35
1		1	LO-PHOS-MAX-G	EA	LO-CHLOR LO-PHOS MAX PHOSPHATE REMOVER 1 GALLON JUG		97.80	97.80

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

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

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

Subtotal	130.15
Discount/Fa	
Taxable Subtotal	130.15
Tax	9.76
Freight	.00
Total	139.91





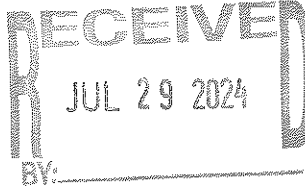
Invoice

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

Invoice # 420864
Date 08/01/2024
Terms
Due Date 08/01/2024
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 Maintenace	1	822.95	822.95
Janitorial	1	902.33	902.33
Maintenance	1	1,730.45	1,730.45
Pool Chemicals	1	1,156.25	1,156.25
Additional Staffing	1	450.84	450.84

Total 21,519.04



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

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

Invoice Number	247938724
Customer Number	C2943565
Invoice Date	07/22/2024
Due Date	08/21/2024
Order Date	07/19/2024
Order Number	S145270980
Order Method	WEB

10028 1 AB 0.593 E0106X 10174 013122767123 S2 P10392001 0001:0001



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

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

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

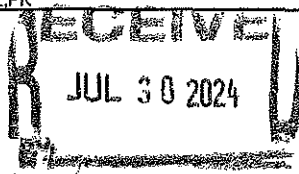
Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	2	CT	70.18	140.36
GOJ7520	SOAP,REFL,ANTIBACTRL,PK	1	CT	64.29	64.29



SUBTOTAL: 204.65
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 204.65
Total Due: 204.65

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



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

Remittance Section	
Customer Number	C2943565
Invoice Number	247938724
Invoice Date	07/22/2024
Terms	Net 30
Total Due	204.65

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

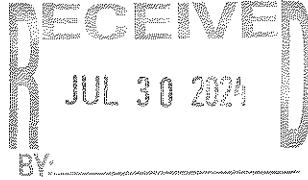
PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

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



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

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



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

Credit Number	CM2955455
Customer Number	C2943565
Credit Date	07/29/2024
Customer Reference	Orig Sales ID: S145270980;
Order Date	07/23/2024
Order Number	S145506219
Order Method	WEB

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
GOJ7520	SOAP,REFL,ANTIBACTRL,PK	-1	CT	64.29	-64.29

SUBTOTAL:	-64.29
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	-64.29
Credit Amount:	-64.29



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
Credit Number	CM2955455
Credit Date	07/29/2024
Terms	Net 30
Credit Amount	-64.29

CREDIT MEMO

C2943565CM2955455CM2955455-000000064299



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

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



Invoice Number	247999435
Customer Number	C2943565
Invoice Date	07/24/2024
Due Date	08/23/2024
Order Date	07/19/2024
Order Number	S145270980
Order Method	WEB

9016 1 AB 0.593 E0083X 10129 D13134189869 S2 P10395169 0001:0001



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

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

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

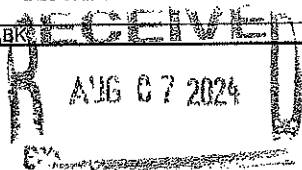
Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GOJ750001	DISPENSER,HNDCLNR,PRO5,BK	2	EA	21.99	43.98



SUBTOTAL: 43.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 43.98
Total Due: 43.98

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

Remittance Section	
Customer Number	C2943565
Invoice Number	247999435
Invoice Date	07/24/2024
Terms	Net 30
Total Due	43.98

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

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

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



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

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



Invoice Number	248032102
Customer Number	C2943565
Invoice Date	07/25/2024
Due Date	08/24/2024
Order Date	07/19/2024
Order Number	S145270980
Order Method	WEB

9597 1 MB 0.622 E0421X 10640 D13139972956 S2 P10397231 0001:0001



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

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

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

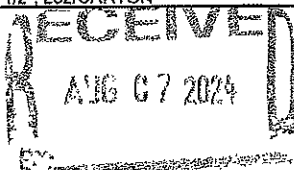
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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
KCC54015	X60 CLOTHS, 16.8" X 12 1/2", 252/CARTON	2	CT	33.98	67.96



SUBTOTAL:	67.96
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	67.96
Total Due:	67.96

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



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

Remittance Section	
Customer Number	C2943565
Invoice Number	248032102
Invoice Date	07/25/2024
Terms	Net 30
Total Due	67.96

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

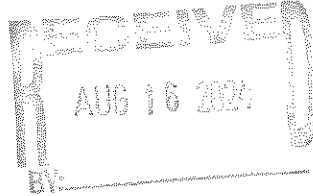
CYPRESS BLUFF CFF
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

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

Big Z Pool Service LLC
 9048684660
 172 Stokes Landing Rd.
 Saint Augustine, FL 32095
 CPC1459355



E Town
 10571 E Town Parkway
 Jacksonville, FL 32256



Invoice Number 6069-6
 Date of Issue 08/15/2024
 Due Date 08/15/2024
 Reference Pool Light Fix
 Amount Due (USD) \$387.00

Description	Rate	Qty	Line Total
Service	\$387.00	1	\$387.00
Service Call 8/15/24 to dive into the pool, and assess the light niche. It was bent, but not broken. Zach was able to install a light wedge to secure the light back into the wall. Labor \$350.00 Light Wedge \$37.00			

Subtotal	387.00
Tax	0.00
Total	387.00
Amount Paid	0.00
Amount Due (USD)	\$387.00

Notes
 Job Completed: 8/15/24. Thank you for your business!

Terms
 NET 10
 Preferred Payment Methods:
 Cash
 Check
 Credit Cards: We accept credit cards; however, a 3.5% surcharge fee applies if that feature is enabled for the invoice.
 Legal Considerations:
 State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.
 Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.
 Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etminc.com | 904.642.8990

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

August 06, 2024

Invoice No: 215349

Total This Invoice \$335.00

Project 13102.26002 Cypress Bluff CDD-District Engineer (WA#3)

Tasks this month included:

- Annual Report

Professional Services rendered through July 27, 2024

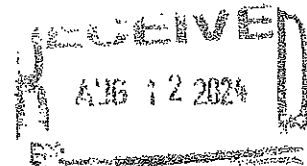
Labor

		Hours	Rate	Amount
Executive VP/Chief Engineer				
Weeber, Bradley	7/27/2024	1.00	335.00	335.00
Totals		1.00		335.00
Total Labor				335.00

Total This Invoice \$335.00

Outstanding Invoices

Number	Date	Balance
214938	7/10/2024	2,561.00
Total		2,561.00



Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

August 15, 2024

Date

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

Serial #	24-05168D	PO/File #		\$113.38
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Payment Due

Notice of Board of Supervisors Meeting Dates, for Fiscal Year 2024-2025

\$113.38

Publication Fee

Cypress Bluff Community Development District

Case Number

Amount Paid

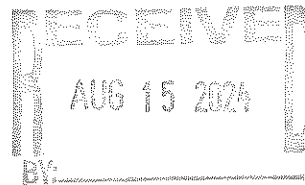
Publication Dates 8/15

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

County Duval

If your payment is being mailed, please reference Serial # 24-05168D on your check or remittance advice.

Payment is due before the Proof of Publication is released.



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

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

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

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

**NOTICE OF BOARD OF
SUPERVISORS MEETING
DATES
CYPRESS BLUFF
COMMUNITY
DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2024-2025**

The Board of Supervisors of the Cypress Bluff Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256 at 1:30 p.m. on the fourth Tuesday of each month unless otherwise indicated as follows:

October 23, 2024
November 19, 2024
(*third Tuesday)
December 17, 2024
(*third Tuesday)
January 28, 2025
February 25, 2025
March 25, 2025
April 22, 2025
May 20, 2025 (*third Tuesday)
June 24, 2025
July 22, 2025
August 26, 2025
September 23, 2025

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Aug. 15 00 (24-05168D)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

August 15, 2024

Date

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

Serial #	24-05238D	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

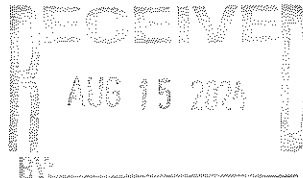
Publication Dates 8/15

Payment Due Upon Receipt
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County Duval

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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, August 27, 2024 at 1:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

The meetings are open to the public. 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 ("District Manager's Office") during normal business hours, and will be available on the District's website, www.CypressBluffCDD.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 Oliver
District Manager

Aug. 15 00 (24-05238D)



Maintenance Invoice

Invoice#: 15460

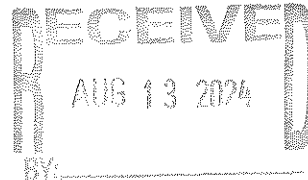
Date: 08/13/2024

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

For: E-Town Property

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Suction screen cleaning and inspection with shutoff valve r	1.00	3,515.69	3,515.69	



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

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

Amount Due

3,515.69

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

THANK YOU FOR YOUR BUSINESS!!



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-8305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 619393502
DATE: 08/13/2024
ORDER: 619393502

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
08/13/2024	01:46 PM	ANTS, ROACH, WASP		01:46 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/13/2024		02:33 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

RECEIVED
 AUG 14 2024
 BY: _____

AMOUNT DUE \$135.96

[Handwritten Signature]

TECHNICIAN SIGNATURE

[Handwritten 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

© Copyright 2018 Turner Pest Control, LLC. All Rights Reserved. 15723 VISORPUB001 03/27/25 0001

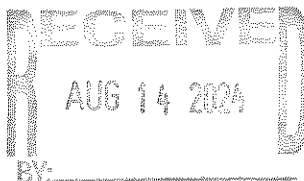


W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

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

Invoice Number	248431658
Customer Number	C2943565
Invoice Date	08/13/2024
Due Date	09/12/2024
Order Date	08/12/2024
Order Number	S145994937
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

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	1	CT	72.08	72.08
GPC16880	TISSUE,TOILET,2PLY,WH(16580),80/CT	1	CT	78.99	78.99

SUBTOTAL: 151.07
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 151.07
Total Due: 151.07

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	248431658
Invoice Date	08/13/2024
Terms	Net 30
Total Due	151.07

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

⑆29435652484316582484316580000000151073



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

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

Credit Number	CM2956305
Customer Number	C2943565
Credit Date	07/29/2024
Customer Reference	Orig Sales ID: S145270980;
Order Date	07/26/2024
Order Number	S145601872
Order Method	WEB

9884 1 AB 0.593 E0078 I0141 D13154815639 S2 P10402271 0002:0002



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

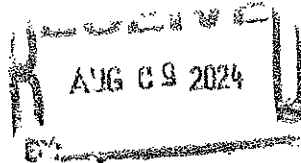
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Visit WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx to access your account, go paperless, review invoices and account statements, and link your checking account or credit card to make fast secure payments.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GOJ750001	DISPENSER,HNDCLNR,PRO5,BK <i>she dont need it</i>	-2	EA	21.99	-43.98

SUBTOTAL: -43.98
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: -43.98
Credit Amount: -43.98



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

Remittance Section	
Customer Number	C2943565
Credit Number	CM2956305
Credit Date	07/29/2024
Terms	Net 30
Credit Amount	-43.98

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

CREDIT MEMO

Wipes LLC

PO Box 324
Northville, MI 48187
sales@wipes.com
www.wipes.com



INVOICE

BILL TO	SHIP TO	SHIP DATE	08/15/2024	INVOICE	18524
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	08/14/2024
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	08/14/2024
St Augustine, FL 32092	Jacksonville, FL 32256				

DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	2	98.96	197.92T
Shipping	2	16.39	32.78
Sales Tax	1	0.00	0.00T
Sales Tax calculated by AvaTax on Wed Aug 14 07:09:38 UTC 2024			

SUBTOTAL	230.70
TAX	0.00
TOTAL	230.70
BALANCE DUE	\$230.70

