

*Cypress Bluff
Community Development District*

October 22, 2024

AGENDA

**Cypress Bluff
Community Development District**

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

October 15, 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, October 22, 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 September 24, 2024 Board of Supervisors Meeting
- IV. Consideration of Project Completion Resolution 2024-08 (to be provided under separate cover)
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager
 1. Report
 2. Exterior Trim/Siding Quotes
 3. Quote for Vegetation Cut Back
 4. Pressure Wash Quote
- VI. Financial Reports

A. Financial Statements as of September 30, 2024

B. Check Register

VII. Other Business

VIII. Supervisor's Requests and Audience Comments

IX. Recognition of Board Members Completing Term of Office

X. Next Scheduled Meeting – November 19, 2024 at 1:30 p.m. at the Southeast Regional Library

XI. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, September 24, 2024 at 1:30 p.m. at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the September 24, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

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

There were no comments on the minutes.

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

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-07,
Designating Officers**

Mr. Oliver stated the positions of the board members will remain the same. The purpose of this resolution is to revise the positions of the officers from GMS’s office by removing Jim Perry, designating Mr. Oliver as the Secretary and Treasurer, and adding Matthew Biagetti as an Assistant Secretary and Assistant Treasurer.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor Resolution 2024-07, designating officers as detailed above was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Project Completion
Resolution 2024-08**

This item was tabled.

SIXTH ORDER OF BUSINESS

**Ratification of the Engagement Letter with
Grau & Associates for the Fiscal Year 2024**

Mr. Oliver stated Grau & Associates was the firm selected through the request for proposals process. The proposed fee is \$6,600, which is included in the budget.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the engagement letter with Grau & Associates for Fiscal Year 2024 was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Oliver reminded the Board that the budget for fiscal year 2025 was adopted at the last meeting, and the assessments to fund the budget will be included on the tax bills distributed in November.

D. General Manager**1. 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. She also informed the Board that new batteries were purchased for the solar panel sign at a cost of \$2,619.22. This is not the first time there have been issues with the batteries, so the battery vendor has recommended moving the solar panel, so the batteries receive a better charge. The cost to move the solar panel is \$5,280.

2. Proposal for Pet Waste Removal

Ms. Pollicino informed the Board that residents have expressed concern about pet waste along the multi-use path and have inquired about installing pet waste stations along the path. Staff has sent out a text message and email message to the residents to remind them to pick up their pet's waste. She also received comments from residents concerned with the pet waste stations affecting the aesthetics of the path, and the cost of the waste stations. She provided two estimates, one from Vesta Property Services and one from Doody Calls. The maintenance costs are similar between the two, however if a two-year contract is signed with Doody Calls, they will install the waste stations for free and the liners and bags would be included. She expressed concern that this path is used by the public, and residents will be paying for the public to use the waste stations.

Mr. Muhl asked Ms. Pollicino to continue to monitor the issue, and if it gets worse, to bring it back to the Board.

No action was taken on this item.

EIGHTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of August 31, 2024****B. Check Register**

A copy of the check register totaling \$78,869.27 was included in the agenda package for the Board's review.

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

NINTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Next Scheduled Meeting – October 22, 2024 at 1:30 p.m. at the Southeast Regional Library

TWELFTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

D.

1.



**COMMUNITY MANAGER REPORT 10/22/24
SUBMITTED BY MARCY POLLICINO**

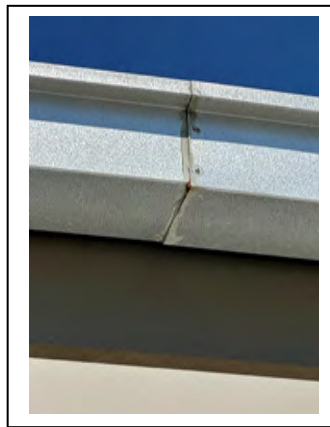
RECHARGE UPDATE:

Gutters

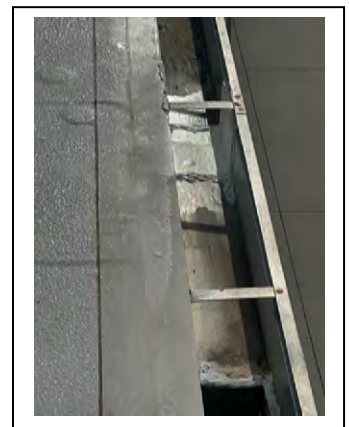
The gutters at Recharge were leaking. Reliant Roofing came out and fixed the leaking seams under warranty at no charge.



Gutter Line



Gutter Seam

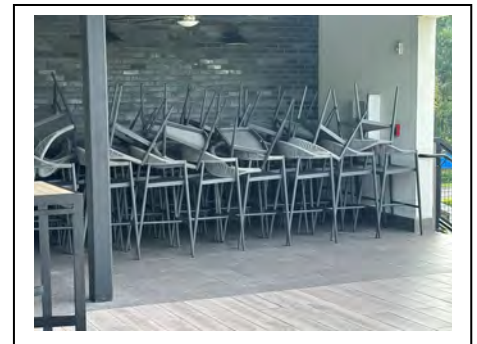


Sealed Seam

Hurricane Helene

Measures were taken to secure Recharge. Rooftop patio chairs were stacked, and the light tables overturned. The pool deck was cleared of all furniture with the exception of the large tables.

The pool and amenity office closed on 9/27 @ 3pm. Storm prep photos:





Damage sustained from Hurricane Helene included three down trees. Cost \$460 to clear.



Two traffic signs needed to be stabilized and reinstalled due to Hurricane Helene. Cost: \$300



Hurricane Milton

Measures were taken to secure Recharge. Rooftop patio chairs were stacked, and the light tables overturned. The pool deck was cleared of all furniture with the exception of the large tables.

The pool closed at Noon on 10/9 and reopened on 10/11 at Noon.

The amenity office closed at Noon on 10/9 and reopened on Friday at 8am.

Storm prep photos:



No damage was sustained from Hurricane Milton.

September Amenity Use:

- Gym door was opened 2,535 times.
- Rear gym door was opened 62 times.
- Main entry gate was opened 2,484 times.
- Main pool gate was opened 632 times.
- Side pool gate was opened 88 times.

COMMUNITY UPDATE:

A sink hole was discovered in the eTown Parkway landscape median in front of the Gate gas station. Mikey White from The PARC Group called Vallencourt to investigate. The sink hole was from a leak in the storm structure. It has been sealed.



Sink Hole



Sink Hole



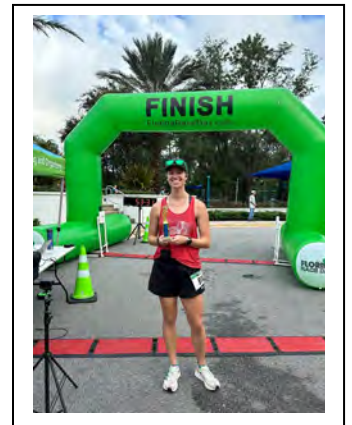
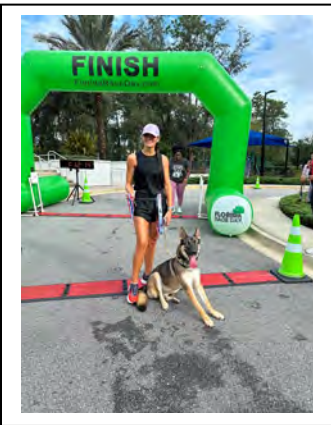
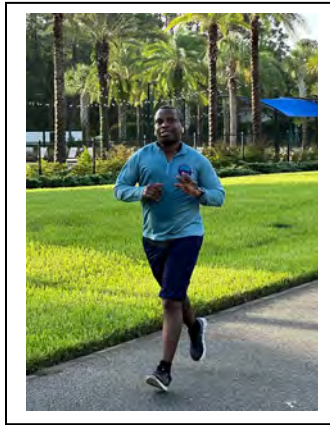
Sealed Sink Hole

EVENTS UPDATE:

Mister Softee 5K

Florida Race Day hosted our annual ice cream 5K. Racers received a medal, runners t-shirt and Mister Softee ice cream cone. The race sold out with 155 participants.

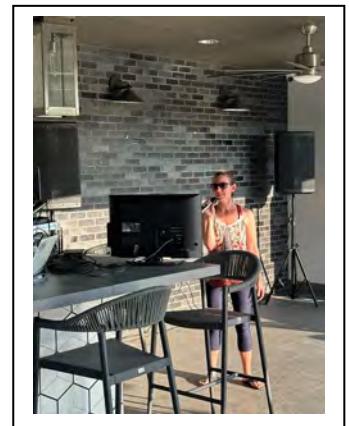
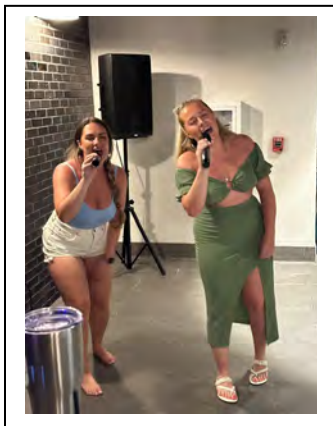
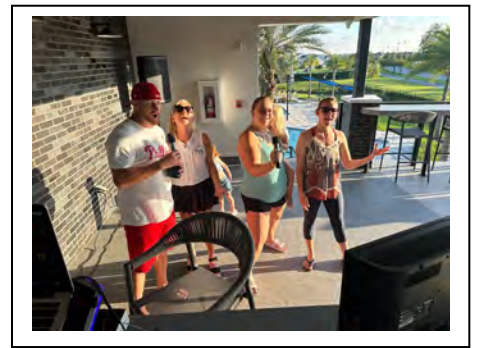
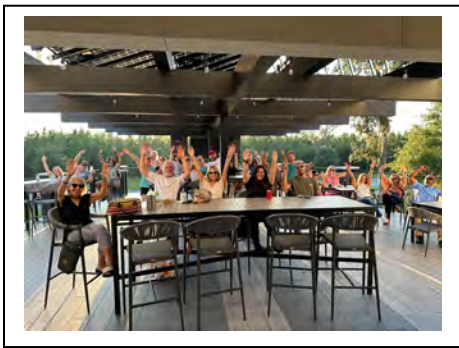
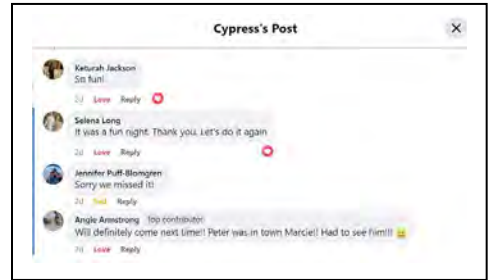
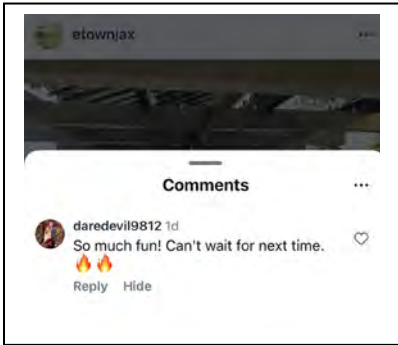
Social Media:



Karaoke

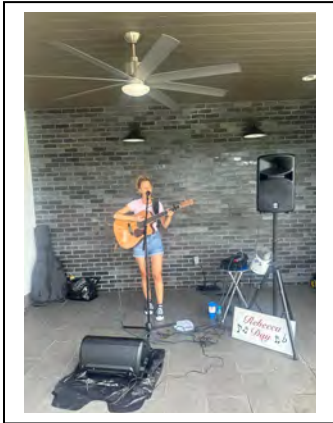
DJ Ross rocked the house with a karaoke night. Residents were able to pick from over 300,000 songs and sing their hearts out! The Little Pizza Truck was on site for dinner. 60 +/- attended

Social Media:



Lunch Break

Rebecca Day performed on the patio while residents lunched. Hollywood Subs food truck was on site. Unfortunately, unpredicted rain kept residents at home. 10 +/- attended



Oktoberfest Beer Tasting

Legacy Ale Works hosted a beer tasting paired with Oktoberfest bites at \$32 per person. \$32 went back to the CDD after all costs. 16 residents attended.

Reaction on social media:

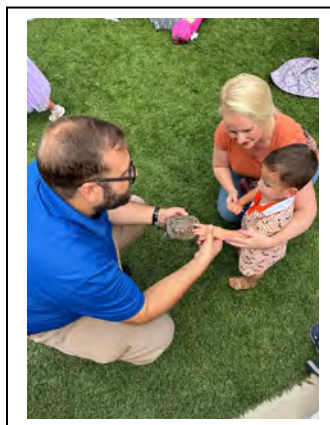
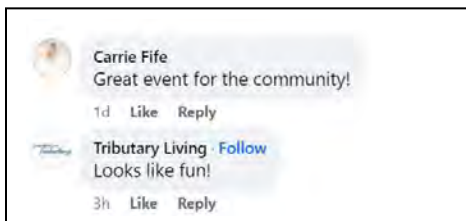




Jacksonville Zoo Animal Tales

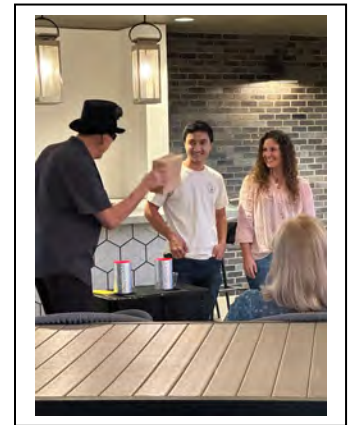
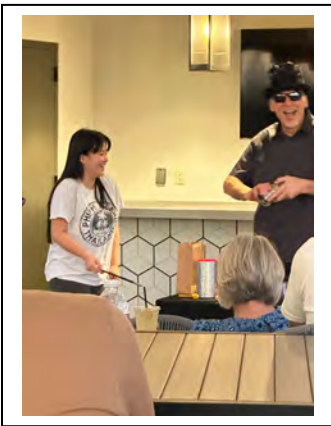
The Jacksonville Zoo education team led a Halloween themed story hour. After the story kids were able to meet two animal friends from the book. The event sold out at 32 kids registered @ \$10 per child. \$92 went back to the CDD.

Reaction on social media:



Adult Comedy-Magic Show

Julius Magic hosted an adult only comedy-magic show. The show involved audience participation with lots of laughter! Residents paid \$20 per person to attend with \$25 going back to the CDD after all costs.



OCTOBER EVENTS: Yoga Classes, Food Truck Friday, Halloween Dog Pawty and Halloween Party

NOVEMBER EVENTS: Adult Only Music Bingo, Holiday Vendor Fair, Jags vs Vikings Tailgate Game, Slider Rider Food Truck Pop Up and Glow Yoga

ACTION ITEMS UPDATE

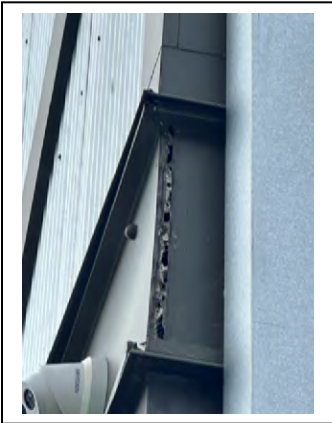
FALL PRESSURE WASH

The Recharge Amenity Center is pressure washed twice per year. The spring is a full clean and the fall is a modified clean. The cost for the fall clean is: \$2,573.60. See quote attached.

To compare, last year's fall clean was \$1,210.36. Due to the amount of rain incurred additional cleanup is needed this fall. Therefore, due to these elements we have had an increase in cost of \$1,363.24. Attributing to the increase in cost is iron removal, additional sidewalk cleaning, dumpster cleaning and the rooftop patio stairs.

RECHARGE SIDING

The Recharge building has a strip of siding that runs along three outer walls. Parts of the siding are peeling away from the building:



CARLTON CONSTRUCTION

Carlton Construction was the original contractor for Recharge. The siding is not under warranty. Carlton Construction stated the material originally used for the siding tends to warp over time. It was originally chosen to keep building costs down.

Carlton does not recommend waiting to complete this job until the 2025-2026 budget season due to moisture intrusion and possible additional damages. The damages present allow moisture to enter behind the exterior skin of the building. This can quickly develop into a larger problem, especially in Florida where humidity is high, and we experience “freeze/thaw” cycles during cold fronts that tend to accelerate exterior damage of this kind. NOTE: Anytime exterior elements have the opportunity to enter the structural or interior components of a building Carlton does advise immediate repair.

QUOTE HIGHLIGHTS

1. Carlton intends to use scaffolding to complete the work.
2. Materials are currently readily available.
3. 1 year warranty.
4. Carlton would utilize scaffolding systems to access the areas, and some walkways would become off limits or restricted for resident access
5. We would lose 3 cameras while the work is completed (we would reinstall and restart)
6. The total duration of the work is anticipated at 2 full working weeks.
7. *The work does not include any unforeseen wood rot or substrate damage that was not able to be seen during the visual inspection by the Carlton team.

MATERIAL INFO

The new materials are 5/4” thick cement trim. This material does not warp and is an upgrade.

TOTAL AMOUNT

\$19,750

See quote attached.

*The quote was originally \$25,750 but Carlton was told to sharpen their pencil and come back with a better number. Also, the CM fee was reduced from their standard 20% to 15%.

ALL WEATHER CONTRACTORS

A second opinion was obtained to fix the siding. All Weather suggested repairing the siding rather than doing a full replacement.

QUOTE HIGHLIGHTS

1. Saw cut and remove the curled piece of beam cover (approx. 12" x 12") in location.
2. Supply and install a new approx. 12" x 12" piece of smooth finish thin hardi panel and attach where removed using liquid nail.
3. Paint any new work to match the existing as close as possible.
4. Caulk the other two corner seams.

TOTAL AMOUNT

\$595

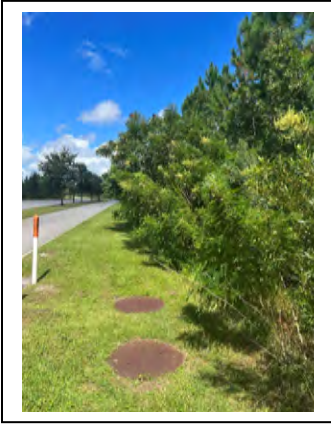
See quote attached.

VEGETATION CUT BACK

Sun State has proposed to cut back the vegetation along the eTown Parkway preserve as the overgrowth has become cumbersome for the lawn mowers to adequately cut the grass. Areas would be cut back in a uniform manner in the highlighted areas indicated on the map. See quote attached. Cost: \$9,750



Vegetation Cut Back Photo Examples:



LANDSCAPE REPORT

1. Started on palmetto cutbacks in dog park-ongoing each week to maintain.
2. Working detail in and around Recharge.
3. Ongoing tree canopy pruning along eTown Parkway to continue lifting canopies.
4. Mulched island where Vallencourt sealed the sink hole.
5. The rye overseed application is scheduled for the roundabouts (that are Bermuda grass) at the end of October. With that scheduled, Sun State will need to mow/scalp the Bermuda roundabouts so they can properly apply the rye/overseed. The roundabouts will be a little unsightly for a few weeks until the rye application grows properly.
6. Completed storm clean up for both Hurricane Helene and Hurricane Milton.

2.



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

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Etown Recharge Center

Attn: Marci Pollicino – Vesta Property Services
10 8 24

Re: misc reapis -10571 E Town Parkway 32256

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- > saw cut and remove the curled piece of beam cover (approx. 12'' x 12'') in location per management
- > supply and install a new approx. 12'' x 12'' piece of smooth finish thin hardi panel and attach where removed using liquid nail
- > paint any new work to match the existing as close as possible
- > clean up job site
- *if any extra work is wanted we will show proper authority before pricing

Total Price \$595.00

Proposal Signed by _____ **Printed Name** _____
Thank you for your consideration
Scott Haines -C 904.402.6561



Work Order Quote

Order# : 1017

Date: 09/26/2024

License: CGC 1508883

This quote is valid until:10/26/2024

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

Location E Town Recharge Amenity
of Work: 10571 E Town Pkwy

Jacksonville FL 32256

Employee:	Description:	Customer PO/Ref:
	E Town Recharge Amenity Trim Repair	

Description	Quantity	Price	Ext Price
Project Management	1.0000	1,250.000000	1,250.00
Safety & Daily Cleanup Measures	1.0000	775.000000	775.00
Scaffolding & Small Tools	1.0000	950.000000	950.00
Camera Equipment Subcontractor (Remove & Reinstall)	1.0000	1,600.000000	1,600.00
Demolition of Existing Trim Assembly (Carlton)	1.0000	3,555.000000	3,555.00
Exterior Trim, Fastener & Bolt Materials	1.0000	1,615.000000	1,615.00
Exterior Trim Assembly Installation Labor (Carlton)	1.0000	4,740.000000	4,740.00
Caulking & Sealants (Carlton)	1.0000	1,233.000000	1,233.00
Painting (Carlton)	1.0000	1,233.000000	1,233.00
Builders Risk Insurance	1.0000	220.000000	220.00
Contractor's Warranty (1 Year)	1.0000	1.000000	1.00
CM Fee @ 15%	1.0000	2,578.000000	2,578.00

Quote Provided by:
Carlton Construction, Inc.
4615 U.S. Highway 17
Suite 1
Fleming Island FL 32003
904-284-8321

Non-Taxable Amount:	19,750.00
Taxable Amount:	0.00
Sales Tax:	0.00
Quote Total	19,750.00

3.



E-Town HOA
10571 E-Town Parkway
Jacksonville, Florida 32256

Attn: Marcy Pollicino

RE: Woodbine Vegetation cutback along parkway of natural areas

Date: 10/2/2024

Proposal

We propose to cut ground vegetation back along parkway in wooded/natural areas as current vegetation is protruding from existing natural wood lines into common areas. Areas will be mowed with equipment to provide a uniform cutback of vegetation growth in all areas highlighted on map provided and reviewed. No trees will be removed as part of this vegetation clean-up but mowing up to or within proximity of all wood lines to push back vegetation growth.

Total: \$9,750.00

Scott Dalton
General Maintenance Manager

Manager Signature

4.



QUOTE #4040

SENT ON:

Sep 26, 2024

RECIPIENT:

Cypress Bluff CDD

10571 E Town Parkway
Jacksonville, Florida 32256

11318 Distribution Avenue West
Suite 3
Jacksonville, Florida 32256

Phone: (904) 329-5279

Email: info@HydroKleenPW.com

Website: https://HydroKleenPW.com

Product/Service	Description	Qty.	Unit Price	Total
Pressure Wash	Clean roof top Bar area tile floor and stairs both sides	1809	\$0.16	\$289.44
Pressure Wash	Clean upper pool deck concrete lounge area, breezeway, both ramps and stairs to playground entrance	3857	\$0.16	\$617.12
Pressure Wash	Clean Top, inside, outside of all white knee walls	1	\$150.00	\$150.00
Pressure Wash	clean outside sidewalk from left side exit to past bike rack and island at rotunda. Dog park entry side walk and ramp across from dog park and dumpster pad.	4169	\$0.16	\$667.04
Pressure Wash	Clean louvers over gym windows both sides	1	\$125.00	\$125.00
WINDOWS - SPOT FREE	Gym windows	25	\$5.00	\$125.00
Pressure Wash	Clean recharge and three other signs	4	\$100.00	\$400.00
Iron removal	extra chemical to remove iron stains from sidewalk and curbs. If stains come out without chemical, line item will be removed.	1	\$200.00	\$200.00

Total

\$2,573.60

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

SIXTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
September 30, 2024



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

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 105,940	\$ -	\$ -	\$ 105,940
Due from Other	775	-	-	775
Investments:				
State Board of Administration (SBA)	81,677	-	-	81,677
Series 2019				
Reserve	-	362,316	-	362,316
Principal	-	162	-	162
Revenue	-	336,087	-	336,087
Interest	-	179	-	179
Prepayment	-	10,821	-	10,821
Series 2020				
Reserve	-	247,300	-	247,300
Principal	-	120	-	120
Revenue	-	377,941	-	377,941
Interest	-	121	-	121
Redemption	-	2	-	2
Series 2020A				
Reserve	-	212,016	-	212,016
Principal	-	119	-	119
Revenue	-	178,771	-	178,771
Interest	-	92	-	92
Prepayment	-	905	-	905
Series 2021				
Reserve	-	57,625	-	57,625
Principal	-	32	-	32
Revenue	-	44,561	-	44,561
Interest	-	24	-	24
Construction	-	-	5,363	5,363
Prepaid Expenses	72,644	-	-	72,644
Total Assets	\$ 261,037	\$ 1,829,195	\$ 5,363	\$ 2,095,594
Liabilities:				
FICA Payable	\$ 15	\$ -	\$ -	\$ 15
Total Liabilities	\$ 15	\$ -	\$ -	\$ 15
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 72,644	\$ -	\$ -	\$ 72,644
Restricted for:				
Debt Service - Series	-	1,829,195	-	1,829,195
Capital Project - Series	-	-	5,363	5,363
Unassigned	188,378	-	-	188,378
Total Fund Balances	\$ 261,022	\$ 1,829,195	\$ 5,363	\$ 2,095,579
Total Liabilities & Fund Balance	\$ 261,037	\$ 1,829,195	\$ 5,363	\$ 2,095,594

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	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	13,812	8,812
Other Income	20,000	20,000	21,288	1,288
Total Revenues	\$ 935,227	\$ 935,227	\$ 945,580	\$ 10,353
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 7,800	\$ 4,200
FICA Expense	918	918	566	352
Engineering	5,000	5,000	2,896	2,104
Arbitrage	2,400	2,400	1,200	1,200
Dissemination Agent	7,160	7,160	7,460	(300)
Attorney	15,000	15,000	12,483	2,517
Annual Audit	6,600	6,600	6,400	200
Assessment Roll	10,600	10,600	10,600	-
Trustee Fees	20,000	20,000	20,808	(808)
Management Fees	52,088	52,088	52,088	0
Information Technology	2,650	2,650	2,650	0
Website Maintenance	1,325	1,325	1,325	(0)
Telephone	500	500	72	428
Postage	1,500	1,500	2,736	(1,236)
Printing & Binding	2,500	2,500	3,198	(698)
Insurance	6,586	6,586	6,197	389
Legal Advertising	2,500	2,500	2,634	(134)
Other Current Charges	1,000	1,000	0	1,000
Office Supplies	600	600	131	469
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 151,102	\$ 151,102	\$ 141,421	\$ 9,682
<u>Operations & Maintenance</u>				
Ground Maintenance				
Pond Maintenance (Water Quality)	\$ 1,500	\$ 1,500	\$ 1,200	\$ 300
Landscape Maintenance	410,604	410,604	407,534	3,070
Landscape Contingency	13,000	13,000	9,010	3,990
Pump Maintenance	3,550	3,550	-	3,550
Water & Sewer	35,000	35,000	26,127	8,873
Irrigation Repairs	7,500	7,500	16,667	(9,167)
Pest Control	2,400	2,400	2,160	240
Environmental Permit/Monitoring	20,000	20,000	1,725	18,275
Other Repairs and Maintenance	3,000	3,000	1,995	1,005
Subtotal Ground Maintenance	\$ 496,554	\$ 496,554	\$ 466,417	\$ 30,137

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Amenity Center				
Insurance	\$ 53,294	\$ 53,294	\$ 53,555	\$ (261)
Amenity Manager	109,505	109,505	125,122	(15,617)
Pool Maintenance	9,875	9,875	9,875	(0)
Pool Chemicals	13,875	13,875	13,875	-
Facility Attendant	72,352	72,352	75,057	(2,705)
Janitorial Services	10,828	10,828	10,828	0
Refuse	1,800	1,800	1,908	(108)
Security and Gate Maintenance	5,500	5,500	5,620	(120)
Facility Maintenance	20,765	20,765	20,765	(0)
Elevator Maintenance	5,000	5,000	3,521	1,479
Electric	30,000	30,000	23,830	6,170
Cable and Internet	12,000	12,000	12,922	(922)
Licenses and Permits	1,000	1,000	333	667
Repairs & Maintenance	33,000	33,000	37,808	(4,808)
Special Events	32,000	32,000	30,633	1,367
Holiday Decorations	1,500	1,500	1,409	91
Fitness Center R&M	10,000	10,000	16,409	(6,409)
Fitness Equipment Rentals	25,368	25,368	25,368	-
Reserve for Amenities	20,000	20,000	32,379	(12,379)
Mobile Application	9,000	9,000	7,500	1,500
Other Current Charges	3,000	3,000	-	3,000
Subtotal Amenity Center	\$ 479,662	\$ 479,662	\$ 508,717	\$ (29,055)
Total Operations & Maintenance	\$ 976,216	\$ 976,216	\$ 975,134	\$ 1,082
Total Expenditures	\$ 1,127,318	\$ 1,127,318	\$ 1,116,555	\$ 10,764
Excess (Deficiency) of Revenues over Expenditures	\$ (192,092)	\$ (192,092)	\$ (170,975)	\$ 21,117
Net Change in Fund Balance	\$ (192,092)	\$ (192,092)	\$ (170,975)	\$ 21,117
Fund Balance - Beginning	\$ 192,092		\$ 431,997	
Fund Balance - Ending	\$ -		\$ 261,022	

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	792	13,812
Other Income	2,282	1,631	1,303	1,234	2,125	1,974	2,397	1,745	1,406	1,153	2,524	1,514	21,288
Total Revenues	\$ 143,581	\$ 554,593	\$ 194,083	\$ 7,174	\$ 8,021	\$ 10,522	\$ 5,610	\$ 3,420	\$ 9,321	\$ 2,914	\$ 4,035	\$ 2,307	\$ 945,580
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 600	\$ 600	\$ 600	\$ 7,800
FICA Expense	61	-	61	77	-	77	77	77	-	46	46	46	566
Engineering	-	-	-	-	-	-	-	-	-	2,561	335	-	2,896
Arbitrage	-	-	-	-	600	-	-	600	-	-	-	-	1,200
Dissemination Agent	797	597	597	597	597	597	697	597	597	597	597	597	7,460
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	-	-	-	-	-	20,808
Management Fees	4,341	4,341	4,341	4,341	4,341	4,341	4,341	4,341	4,341	4,341	4,341	4,341	52,088
Information Technology	221	221	221	221	221	221	221	221	221	221	221	221	2,650
Website Maintenance	110	110	110	110	110	110	110	110	110	110	110	110	1,325
Telephone	1	3	6	-	-	6	-	8	27	6	-	-	72
Postage	11	181	14	174	184	91	105	262	1,293	13	342	65	2,736
Printing & Binding	113	169	20	187	224	49	282	298	1,492	3	325	38	3,198
Insurance	6,197	-	-	-	-	-	-	-	-	-	-	-	6,197
Legal Advertising	100	-	100	100	100	372	100	176	100	1,098	213	176	2,634
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	0	0
Office Supplies	18	19	1	18	18	0	1	18	18	1	18	1	131
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	\$ 9,734	\$ 6,585	\$ 141,421
Operations & Maintenance:													
Ground Maintenance													
Pond Maintenance (Water Quality)	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Landscape Maintenance	32,687	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	407,534
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	3,178	26,127
Irrigation Repairs	297	2,134	1,081	643	-	-	-	4,920	2,584	-	4,904	103	16,667
Pest Control	264	132	132	272	136	136	272	136	136	272	136	136	2,160
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	\$ 37,594	\$ 466,417

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	10,427	125,122
Pool Maintenance	823	823	823	823	823	823	823	823	823	823	823	823	9,875
Pool Chemicals	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	13,875
Facility Attendant	6,029	6,029	6,029	6,029	6,029	6,029	6,480	6,480	6,480	6,480	6,480	6,480	75,057
Janitorial Services	902	902	902	902	902	902	902	902	902	902	902	902	10,828
Refuse	157	157	155	153	152	153	165	165	164	162	162	162	1,908
Security and Gate Maintenance	900	625	180	3,120	-	180	-	-	180	-	255	180	5,620
Facility Maintenance	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	20,765
Elevator Maintenance	-	-	-	-	-	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	2,236	23,830
Cable and Internet	981	982	1,032	1,032	1,058	1,113	1,125	1,124	1,117	1,116	1,116	1,125	12,922
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	3,811	37,808
Special Events	2,231	3,995	3,048	1,060	680	3,289	3,550	2,907	1,889	603	4,200	3,181	30,633
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	517	16,409
Fitness Equipment Rentals	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	25,368
Reserve for Amenities	-	-	-	-	-	-	-	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	\$ 34,845	\$ 508,717
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	\$ 72,439	\$ 975,134
Total Expenditures	\$ 163,638	\$ 80,351	\$ 77,413	\$ 88,723	\$ 77,435	\$ 85,951	\$ 83,625	\$ 93,240	\$ 82,557	\$ 107,002	\$ 97,596	\$ 79,024	\$ 1,116,555
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)	\$ (93,561)	\$ (76,718)	\$ (170,975)
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)	\$ (93,561)	\$ (76,718)	\$ (170,975)

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 727,221	\$ 727,221	\$ 726,157	\$ (1,063)
Special Assessments - Prepayments	-	-	10,790	10,790
Interest Income	5,000	5,000	40,161	35,161
Total Revenues	\$ 732,221	\$ 732,221	\$ 777,108	\$ 44,888
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	\$ 35,213	\$ 30,222
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,992	\$ 4,992	\$ 35,213	\$ 30,222
Fund Balance - Beginning	\$ 300,578		\$ 674,352	
Fund Balance - Ending	\$ 305,570		\$ 709,565	

Cypress Bluff

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	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	30,304	25,304
Total Revenues	\$ 499,600	\$ 499,600	\$ 526,013	\$ 26,413
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	\$ 34,591	\$ 26,413
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,178	\$ 8,178	\$ 34,591	\$ 26,413
Fund Balance - Beginning	\$ 339,141		\$ 590,894	
Fund Balance - Ending	\$ 347,319		\$ 625,485	

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

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 09/30/24	Thru 09/30/24	
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	23,282	18,282
Total Revenues	\$ 427,539	\$ 427,539	\$ 457,333	\$ 29,794
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	\$ 8,713	\$ 5,053
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	\$ 8,714	\$ 5,053
Fund Balance - Beginning	\$ 165,825		\$ 383,190	
Fund Balance - Ending	\$ 169,485		\$ 391,903	

Cypress Bluff

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	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	2,972	2,872
Total Revenues	\$ 115,350	\$ 115,350	\$ 118,290	\$ 2,940
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	\$ 4,568	\$ 2,940
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,629	\$ 1,629	\$ 4,568	\$ 2,940
Fund Balance - Beginning	\$ 40,049		\$ 97,674	
Fund Balance - Ending	\$ 41,677		\$ 102,242	

Cypress Bluff
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending September 30, 2024

Description	SE 2019	SE 2021
Revenues		
<i>Interest Income:</i>		
Construction	\$ 2	\$ -
Transfer In	-	-
Total Revenues	\$ 2	\$ -
Expenses		
Capital Outlay	\$ -	\$ -
Cost of Issuance	-	-
Transfer Out	2	-
Total Expenditures	\$ 2	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ 5,363
Ending Fund Balance	\$ -	\$ 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	\$ 247,300
Reserve Fund Balance	247,300
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	\$ 212,016
Reserve Fund Balance	212,016
Bonds outstanding - 9/11/2020	\$ 7,675,000
Less: Principal Payment - 5/1/21	(150,000)
Less: Principal Prepayment - 2/1/22	(10,000)
Less: Principal Payment - 5/1/22	(155,000)
Less: Principal Prepayment - 11/1/22	(15,000)
Less: Principal Payment - 5/1/23	(160,000)
Less: Principal Prepayment - 11/1/23	(15,000)
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 September 30, 2024

Fund	Date	Check No.	Amount
Payroll	9/26/24	50244-50247	\$ 738.80
	9/27/24	50248	184.70
	9/27/24	50249	184.70
		Subtotal	<u>\$ 1,108.20</u>
General Fund	9/3/24	1342-1358	\$ 9,790.03
	9/6/24	1359-1369	40,602.23
	9/16/24	1370	130.00
	9/16/24	1371-1373	63,364.19
	9/30/24	1374-1389	38,816.53
		Subtotal	<u>\$ 152,702.98</u>
Total			<u>\$ 153,811.18</u>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50244	3	CHRIS PRICE	184.70	9/26/2024
50245	5	JOHN L HOLMES III	184.70	9/26/2024
50246	2	JOHN S HEWINS JR	184.70	9/26/2024
50247	6	WILLIAM J CELLAR	184.70	9/26/2024
TOTAL FOR REGISTER			738.80	

CYBL CYPRESS BLUFF DLAUGHLIN


Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: September 24, 2024 Meeting

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

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

Approved for Payment:


District Manager Signature

9/24/2024

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

PR300R

PAYROLL CHECK REGISTER

RUN 9/27/24 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50248	7	EDWARD J MUHL JR	184.70	9/27/2024
TOTAL FOR REGISTER			184.70	

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

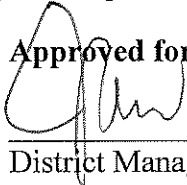
District Name: Cypress Bluff CDD

Board Meeting Date: July 23, 2024 Meeting

	Name	In Attendance	Fee
1	Joe Muhl	<input checked="" type="checkbox"/>	YES-\$200
2	John Hewins <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200 Paid
3	John Holmes <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200 Paid
4	William Cellar <i>Assistant Secretary</i>	<input type="checkbox"/> No	YES - \$200
5	Chris Price <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200 Paid

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

Approved for Payment:



District Manager Signature

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

PR300R

PAYROLL CHECK REGISTER

RUN 9/27/24 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50249	7	EDWARD J MUHL JR	184.70	9/27/2024
TOTAL FOR REGISTER			184.70	

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

District Name: Cypress Bluff CDD

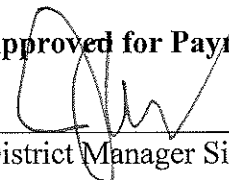
Board Meeting Date: September 24, 2024 Meeting

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

} Paid

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

Approved for Payment:



District Manager Signature

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
9/03/24	00018	8/21/24 299-9327	202408 320-57200-46000	FLAG REINSTALLED FAST SIGNS #171701	*	270.00	270.00 001342
9/03/24	00154	8/26/24 155121	202408 320-57200-46000	DEPOSIT DOG PARK FENCE HARDWICK FENCE LLC	*	805.00	805.00 001343
9/03/24	00155	7/01/24 1297	202408 320-57200-49400	9/1 2HR 5PC POLYNESIAN NATHAN POKIPALA DBA LANAKILAS	*	2,050.00	2,050.00 001344
9/03/24	00087	8/25/24 1010	202408 320-57200-49500	DEP HOLIDAY LIGHTING M&G HOLIDAY & EVENT LIGHTING	*	703.94	703.94 001345
9/03/24	00064	8/23/24 BP640162	202408 330-57200-46500	UNIFORMS & NAME TAGS NORTH POINT PROMOTIONS, INC DBA	*	179.46	179.46 001346
9/03/24	00065	11/28/23 103399	202408 320-57200-46500	11/28 DIAGNOSIS OR REPAIR SOUTHEAST FITNESS REPAIR	*	165.60	165.60 001347
9/03/24	00065	12/13/23 103398	202408 320-57200-46500	12/13 RPR-PARTS AT SHOP SOUTHEAST FITNESS REPAIR	*	507.15	507.15 001348
9/03/24	00065	2/29/24 103865	202408 320-57200-46500	2/29 DIAGNOSIS OR REPAIR SOUTHEAST FITNESS REPAIR	*	176.25	176.25 001349
9/03/24	00065	4/12/24 104235	202408 320-57200-46500	4/12 DIAGNOSIS OR REPAIR SOUTHEAST FITNESS REPAIR	*	112.50	112.50 001350
9/03/24	00065	6/10/24 104691	202408 320-57200-46500	6/10 RPR-PARTS AT SHOP SOUTHEAST FITNESS REPAIR	*	410.00	410.00 001351
9/03/24	00065	7/22/24 104940	202408 320-57200-46500	7/22 DIAGNOSIS OR REPAIR SOUTHEAST FITNESS REPAIR	*	165.00	165.00 001352
9/03/24	00065	8/12/24 105054	202408 320-57200-46500	8/12 RPR-PARTS AT SHOP SOUTHEAST FITNESS REPAIR	*	165.00	165.00 001353

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/03/24	00012	8/27/24	15603	202408	320	57200	46400		SUN STATE NURSERY	*	925.84	925.84	001354
			RPLC DECODERS #12 & #68										
9/03/24	00012	8/27/24	15604	202408	320	57200	46400		SUN STATE NURSERY	*	462.92	462.92	001355
			RPLC #29 DECODER										
9/03/24	00012	8/27/24	15605	202408	320	57200	49600		SUN STATE NURSERY	*	464.38	464.38	001356
			RPR HOOVER PUMP STATION										
9/03/24	00012	8/27/24	15607	202408	320	57200	46110		SUN STATE NURSERY	*	2,190.00	2,190.00	001357
			RMV TREES DOG PARK										
9/03/24	00062	8/20/24	24857845	202408	320	57200	46500		W.B. MASON CO., INC.	*	36.99	36.99	001358
			JANITORIAL SUPPLIES										
9/06/24	00120	9/05/24	2024-563	202409	320	57200	46000		ALDRIDGE & SONS PLUMBING	*	671.00	671.00	001359
			GYM WATER FOUNTAIN										
9/06/24	00120	9/05/24	2024-567	202409	320	57200	46000		ALDRIDGE & SONS PLUMBING	*	248.00	248.00	001360
			MEN FAUCET ADA STALL										
9/06/24	00081	9/05/24	145284	202409	320	57200	47200		CLEAR WATERS, INC	*	100.00	100.00	001361
			SEP LAKE MAINT POND 1										
9/06/24	00086	9/07/24	20240907	202409	320	57200	49400		FARM TO YOU REVUE,LLC	*	850.00	850.00	001362
			7 LLAMAS GOAT YOGO 1HR										
9/06/24	00005	9/01/24	91	202409	310	51300	34000		SEP MANAGEMENT FEES	*	4,340.67		
		9/01/24	91	202409	310	51300	52100		SEP WEBSITE ADMIN	*	110.42		
		9/01/24	91	202409	310	51300	35200		SEP INFO TECH	*	220.83		
		9/01/24	91	202409	310	51300	31300		SEP DISSEM AGENT SRVCS	*	596.67		
		9/01/24	91	202409	310	51300	51000		OFFICE SUPPLIES	*	.84		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/24		91	POSTAGE	202409 310-51300-42000		*	65.09		
9/01/24		91	COPIES	202409 310-51300-42500		*	37.95		
9/01/24		91	TELEPHONE	202409 310-51300-41000		*	15.56		
GOVERNMENTAL MANAGEMENT SERVICES								5,388.03	001363
9/06/24	00095	8/30/24	3440033	202407 310-51300-31500	JUL GENERAL COUNSEL	*	2,586.16		
KUTAK ROCK LLP								2,586.16	001364
9/06/24	00038	8/02/24	30049223	202409 320-57200-49400	DJ ROSS W/ KAROAKE 9/20	*	400.00		
8/02/24			30049223	202409 320-57200-49400	CREDIT	*	25.00-		
LIVE ENTERTAINMENT SOLUTIONS								375.00	001365
9/06/24	00070	10/02/23	091524-1	202409 320-57200-49400	9/15 SOLO PERFORMANCE 2HR	*	150.00		
MARY HELEN REBECCA DAY								150.00	001366
9/06/24	00011	8/20/24	252-2656	202409 310-51300-31200	FY24 SE2020A TRUSTEE FEE	*	375.00		
8/20/24			252-2656	202409 300-15500-10000	FY25 SE2020A TRUSTEE FEE	*	4,125.00		
THE BANK OF NEW YORK MELLON								4,500.00	001367
9/06/24	00145	8/28/24	1098	202408 320-57200-46000	5 HAND DRYERS RESTROOMS	*	4,215.00		
TMT ELECTRIC LLC								4,215.00	001368
9/06/24	00037	9/01/24	421496	202409 320-57200-45000	SEP AMENITY MANAGER	*	10,426.86		
9/01/24			421496	202409 320-57200-45100	SEP FACILITY ATTENDANT	*	6,029.36		
9/01/24			421496	202409 320-57200-46800	SEP POOL MAINTENANCE	*	822.95		
9/01/24			421496	202409 320-57200-46200	SEP JANITORIAL	*	902.33		
9/01/24			421496	202409 320-57200-46600	SEP MAINTENANCE	*	1,730.45		
9/01/24			421496	202409 320-57200-46810	SEP POOL CHEMICALS	*	1,156.25		
9/01/24			421496	202409 320-57200-45100	SEP ADDITIONAL STAFFING	*	450.84		
VESTA PROPERTY SERVICES, INC.								21,519.04	001369
CYBL CYPRESS BLUFF OKUZMUK									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/06/24	00129	9/04/24	07292024	202409	320	57200	49400		JACKSONVILLE ZOOLOGICAL SOCIETY INC	*	130.00	130.00	001370
			FINAL PMT PROGRAM FEE										
9/16/24	00001	8/27/24	24828	202408	300	15500	10000		EGIS INSURANCE ADVISORS LLC	*	63,133.00	63,133.00	001371
			FY25 INSURANCE RENEWAL										
9/16/24	00002	9/12/24	24-06008	202409	310	51300	48000		JACKSONVILLE DAILY RECORD	*	99.88	99.88	001372
			9/12 NTC BOS MTG										
9/16/24	00037	8/31/24	421963	202408	320	57200	46000		VESTA PROPERTY SERVICES, INC.	*	131.31	131.31	001373
			POWER BLUE TILE CLEANER										
9/30/24	00042	9/22/24	44467	202409	320	57200	46700		DYNAMIC SECURITY PROFESSIONALS, INC.	*	180.00	180.00	001374
			3RD QTR FIRE ALARM MONIT										
9/30/24	00127	9/11/24	2024-10-	202409	320	57200	49400		FIRST COAST FOAM PARTY LLC	*	300.00	300.00	001375
			10/25 2HR BUBBLE MANIA										
9/30/24	00123	8/21/24	1709	202409	320	57200	49400		GIRLY-GIRL PARTEAS	*	200.00	200.00	001376
			10/25 2HR CREEPY CLOWN										
9/30/24	00103	9/23/24	2704	202409	320	57200	46000		HARBINGER	*	2,619.22	2,619.22	001377
			SIGN ATLANTIC COAST HS										
9/30/24	00002	9/26/24	24-06224	202409	310	51300	48000		JACKSONVILLE DAILY RECORD	*	76.25	76.25	001378
			9/26 NTC OF MTG										
9/30/24	00156	10/26/22	1068	202409	320	57200	49400		JULIUS KALMAN CSIZMAZIA	*	475.00	475.00	001379
			10/11 ADULT COMEDY MAGIC										
9/30/24	00135	11/06/23	2	202409	320	57200	49400		PRISCILLA A. TAPIA	*	350.00	350.00	001380
			10/25 EVENT										
9/30/24	00012	9/13/24	15695	202409	320	57200	46100		SUN STATE NURSERY	*	6,720.00	6,720.00	001381
			SEP LANDSCAPE MAINT E & W										

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/30/24	00012	9/13/24	15698	202409	320	57200	46100		SUN STATE NURSERY	*	6,027.00	6,027.00	001382
SEP LANDSCAPE MAINT PH 1													

9/30/24	00012	9/13/24	15699	202409	320	57200	46100		SUN STATE NURSERY	*	14,210.00	14,210.00	001383
SEP LANDSCAPE MAINT PH 2													

9/30/24	00012	9/13/24	15700	202409	320	57200	46100		SUN STATE NURSERY	*	3,320.00	3,320.00	001384
SEP LANDSCAPE MAINTENANCE													

9/30/24	00012	9/13/24	15716	202409	320	57200	46100		SUN STATE NURSERY	*	1,600.00	1,600.00	001385
SEP LANDSCAPE MAINT APEX													

9/30/24	00012	9/13/24	15717	202409	320	57200	46100		SUN STATE NURSERY	*	2,200.00	2,200.00	001386
SEP LANDSCAPE MAINT GLENM													

9/30/24	00012	9/13/24	15943	202409	320	57200	46400		SUN STATE NURSERY	*	103.10	103.10	001387
RPLC SOLENOID VALVE #69													

9/30/24	00157	7/24/24	004	202409	320	57200	49400		TIM FLUHARTY	*	300.00	300.00	001388
10/18 MUSIC PERFORMANCE													

9/30/24	00055	9/16/24	61951932	202409	320	57200	47000		TURNER PEST CONTROL LLC	*	135.96	135.96	001389
SEP PEST CONTROL													

											TOTAL FOR BANK A	152,702.98	
											TOTAL FOR REGISTER	152,702.98	

fastsigns.com/299

Completed Date: 8/21/2024

Payment Terms: Net 30

Payment Due Date: 9/20/2024

Created Date: 8/20/2024

DESCRIPTION: Fix Blvd Banner - eTown

Bill To: Cypress Bluff Community Development
475 W. Town Place
Suite 114
St. Augustine, FL 32092
US

Installed: Cypress Bluff Community Development
eTown
Corner of Apex and eTown Parkway
Jacksonville, FL 32256
US

Ordered By: Marcy Pollicino
Email: recharge@etownjax.com
Work Phone: (904) 527-1081
Tax ID: 85-8017634330C-2

Salesperson: Kim Brown
Entered By: Kim Brown

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Fix Blvd Banner - eTown	1	\$270.00	\$0.00	\$270.00
1.1	IN HOUSE INSTALLATION - Part Qty: 1				

RECEIVED
AUG 26 2024
BY: _____

Subtotal:	\$270.00
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$270.00
Amount Paid:	\$0.00
BALANCE DUE:	\$270.00

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



INVOICE

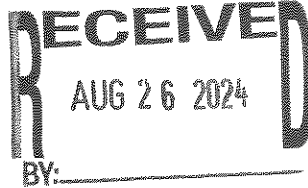
Hardwick Fence LLC
PO Box 3043
St Augustine, FL 32085
(904) 599-8644
accounting@hardwickfence.com

BILL TO:

245 Riverside Ave Suit 300
Jacksonville, FL 32202

SHIP TO:

Recharge Dog Park
c/o Vesta Property Services
10571 E Town Pkwy
Jacksonville, FL 32256



P.O. Number: Initial Job # 1329
Sales Rep: Scott Lunn
sales3:
Invoice No: 155121
Status: Open
Invoice Date: 08/26/2024
Due Date: 08/26/2024
Total: \$805.00

Description	Quantity	Unit Price	Total
Initial Invoice	0.50	\$1,610.00	\$805.00
Job # 1329			
Repair Existing 4' H Black Chain Link Fence At Dog Park:			
- Replace 3' of Black Chain Link On The Right Side Walk Gate			
- Replace 3' of 4' Black Chain link On The Middle Line			
Install Gate Stop On Both Chain Link Gates With Magnet			
Install New Matching Screws On Chain Link Gate Hinges (adjust as needed)			

Notes

Subtotal:	\$805.00
Tax:	\$0.00
Invoice Amount:	\$805.00
Previous Payment(s):	\$0.00
Amount Due (USD)	\$805.00

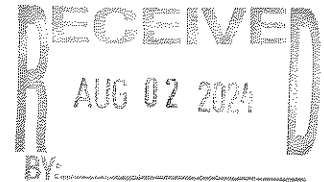
Thank you for doing business with us!



INVOICE# 1297

DATE: July 1, 2024

CLIENT: Cypress Bluff CDD
c/o Marcy Policino
475 West Town Place Suite 114
St Augustine, FL 32902



EVENT DATE: September 1, 2024

EVENT TIME: 4-6pm

LOCATION: Recharge Amenity Center eTown
10571 eTown Pkwy
Jacksonville, FL 32256

SERVICES: 5PC POLYNESIAN PERFORMERS
PKG (3 FEMALES/2 MALE {one fire dancer also})+ 1 Tiki
God Décor.

COST: \$2050.00 Two Thousand Fifty Dollars and NO/100

TERMS: COD

PAYABLE TO: NATHAN POKIPALA PO770162 ORLANDO, FL 32877-0162
(407) 2220430 Lanakilas.net

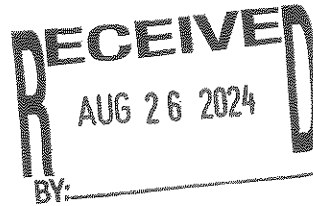
INVOICE

M&G Holiday Lighting
52 Tuscan Way Ste 202-349
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150

Bill to

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



Invoice details

Invoice no.: 1010
Terms: Net 30
Invoice date: 08/25/2024
Due date: 09/24/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Holiday Lighting Reinstall	Reinstall CY Warm White lighting to the tops of the two small outer columns	0.5	\$170.50	\$85.25
2.		Holiday Lighting Reinstall	Reinstall C7 Warm White lights to the front and side facias of the upper peak	0.5	\$207.00	\$103.50
3.		Holiday Lighting Reinstall	Reinstall C7 Warm White lights to the "e" neighborhood sign	0.5	\$181.00	\$90.50
4.		Holiday Lighting Reinstall	Reinstall pre-lit 48" wreath with standard red velvet bow below the "e" neighborhood sign	0.5	\$103.88	\$51.94
5.		Holiday Lighting Reinstall	Reinstall C7 Warm White lighting to the forward facing horizontal facia at the base of the covered 2nd level deck	0.5	\$45.50	\$22.75
6.		Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous supplies	0.5	\$75.00	\$37.50
7.		Equipment Charge	Boom rental for installation and removal	0.5	\$300.00	\$150.00
8.		Take Down	Take down of lights and decor at the end of the season	0.5	\$250.00	\$125.00
9.		Storage	Storage of lights and decor until the 2025 season	0.5	\$75.00	\$37.50

Ways to pay



Total

\$703.94

Pay invoice

View invoice online

Scan code or go to the link below to view the invoice online

[View invoice](#)



Bill Number BP64016239A
 Bill Date 8/23/2024
 Due Date 9/21/2024
 Terms Net 30
 Sales Order SP64016239
 Sales Person Blair Wygle

Proforma NorthPoint
 Telephone: 904-330-0162
 Email: liza.roel@proforma.com

Sold To

Marcy Pollicino
 Cypress Bluff Community Development
 475 W Town PL
 Suite 114
 SAINT AUGUSTINE, FL 32092
 Phone: 904-527-1081
 Recharge@etownjax.com

Shipped To

Recharge Amenity Center
 Marcy Pollicino
 10571 eTown Parkway
 JACKSONVILLE, FL 32256

Customer Reference: eTown Name Tags & Apparel - DeWitt

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Plastic Name Tags Size: 1.25" x 3"	1	1	0	23.4900	Each	-	\$23.49
	Magnetic Backing upgrade	1	1	0	2.0000	Each	-	\$2.00
K574	Port Authority Digi Heather Performance Polo. Color: <i>Dress Blue Navy: 2 - M</i>	2	2	0	33.4900	Each	-	\$66.98
F260	Hanes Ultimate Cotton - Crewneck Sweatshirt. Color: <i>Navy: 1 - M</i>	1	1	0	35.9900	Each	-	\$35.99
Line-Item Total								
\$128.46								
Freight Amount								
\$51.00								
Tax Amount								
-								
Sub Total								
\$179.46								
Deposits								
-								
Credits/Discounts								
-								
Amount Due:								
								\$179.46 USD

Bills that are paid beyond terms will be adjusted to reflect current retail prices in addition to a 1.5% per month (18% per annum) service charge. Vendor makes no warranties, express or implied, on merchantability, fitness or otherwise which extend beyond the description of the product herein. Furthermore, buyer agrees through payment of this bill that Vendor's damages, if any, shall be limited to the total selling price of any item purchased.

Please indicate on your remittance the bill numbers to which the payment is to be applied.

Thank you for your business!

RECEIVED
 AUG 26 2024
 BY: _____

 Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64016239A	8/23/2024	\$179.46 USD

BILL TO:

Cypress Bluff Community Development
 Marcy Pollicino
 475 W Town PL
 Suite 114
 SAINT AUGUSTINE, FL 32092

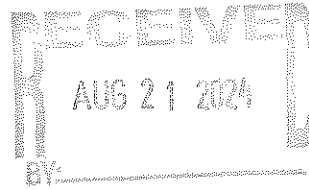
PLEASE SEND PAYMENT TO:

Proforma
 P.O. Box 640814
 Cincinnati, OH 45264-0814



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

Invoice #103399
 Invoice Date: 11/28/2023



Account #100411
 Cypress Bluff Etown Amenity Center

Invoice

Billing Location Information

Billing Address	10571 Etown Pkwy Jacksonville, FL 32256	Billing Contact	Marget Brodson
		Main Number	(904) 940-5850 x410
		Mobile Number	
		Email	recharge@Etownjax.Com

Service Information

Services	Qty	Rate	Price
10571 E Town Pkwy, Jacksonville, FL 32256			
11/28/2023 Diagnosis or Repair The treadmill located all the way to the left has an issue. The resistance is not reflected on the screen when you turn. The resident can feel the resistance, but it still says level 1.	1.00 hour	\$70.00 / hour	\$70.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
— Product: Late Fee 3.5%	1.00 Other	\$5.60 / Other	\$5.60
		Subtotal:	\$165.60
		Tax:	\$0.00
		Total:	\$165.60
		Amount Paid:	\$0.00
		Balance Due:	\$165.60

Pay Now

Payment is due within 30 days of invoice date.
 Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.
 Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

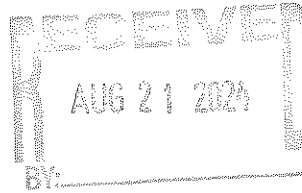
Bill To:	Marget Brodson 10571 Etown Pkwy Jacksonville, FL 32256	Account	[100411] Cypress Bluff Etown Amenity Center
		Invoice #	103399
		Date	Tuesday, November 28, 2023
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



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

Invoice #103398
 Invoice Date: 12/13/2023



Account #100411
 Cypress Bluff Etown Amenity Center

Invoice

Billing Location Information

Billing Address 10571 Etown Pkwy
 Jacksonville, FL 32256

Billing Contact Marget Brodson

Main Number (904) 940-5850 x410

Mobile Number

Email recharge@Etownjax.Com

Service Information

Services	Qty	Rate	Price
10571 E Town Pkwy, Jacksonville, FL 32256			
12/13/2023 Repair - Parts at Shop Precor elliptical machine unit needs 2 wheels ~Manufacturer: Precor ~Equipment Type: Elliptical ~Model Num: EFX 700 ~S/N: AAPAI2920D0057 ~Issue: Bearings noise ~Resolution: needs new wheels	1.00 hour	\$70.00 / hour	\$70.00
— Product: Travel <60 miles w/t	1.00 Other	\$90.00 / Other	\$90.00
— Product: PREGOR - WHEEL OVERMOLDED - 48336101	2.00 Ea	\$145.00 / Ea	\$290.00
— Product: Shipping	1.00 Ea	\$40.00 / Ea	\$40.00
— Product: Late Fee 3.5%	1.00 Other	\$17.15 / Other	\$17.15
Subtotal:			\$507.15
Tax:			\$0.00
Total:			\$507.15
Amount Paid:			\$0.00
Balance Due:			\$507.15

Pay Now

Payment is due within 30 days of invoice date.
Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

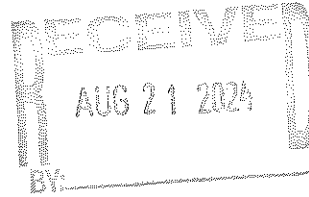
Bill To:	Marget Brodson 10571 Etown Pkwy Jacksonville, FL 32256	Account	[100411] Cypress Bluff Etown Amenity Center
		Invoice #	103398
		Date	Wednesday, December 13, 2023
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



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

Invoice #103865
 Invoice Date: 2/29/2024



Account #100411
 Cypress Bluff Etown Amenity Center

Invoice

Billing Location Information

Billing Address	10571 Etown Pkwy Jacksonville, FL 32256	Billing Contact	Marget Brodson
		Main Number	(904) 940-5850 x410
		Mobile Number	
		Email	recharge@Etownjax.Com

Service Information

Services	Qty	Rate	Price
10571 E Town Pkwy, Jacksonville, FL 32256			
2/29/2024 Diagnosis or Repair One of my treadmills--the one next to the elliptical--will not let residents log into their account. You can use the treadmill, but it won't let residents log in.	1.00 hour	\$75.00 / hour	\$75.00
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
— Product: Labor over 1 hour	0.15 Ea	\$75.00 / Ea	\$11.25
		Subtotal:	\$176.25
		Tax:	\$0.00
		Total:	\$176.25
		Amount Paid:	\$0.00
		Balance Due:	\$176.25

Pay Now

Payment is due within 30 days of invoice date.
Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

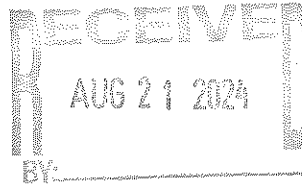
Bill To:	Marget Brodson 10571 Etown Pkwy Jacksonville, FL 32256	Account	[100411] Cypress Bluff Etown Amenity Center
		Invoice #	103865
		Date	Thursday, February 29, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



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

Invoice #104235
 Invoice Date: 4/12/2024



Account #100411
 Cypress Bluff Etown Amenity Center

Invoice

Billing Location Information

Billing Address	10571 Etown Pkwy Jacksonville, FL 32256	Billing Contact	Marget Brodson
		Main Number	(904) 940-5850 x410
		Mobile Number	
		Email	recharge@Etownjax.Com

Service Information

Services	Qty	Rate	Price
10571 E Town Pkwy, Jacksonville, FL 32256			
4/12/2024 Diagnosis or Repair Bike #5 has NO power at all.	1.00 hour	\$75.00 / hour	\$75.00
— Product: Labor over 1 hour	0.50 Ea	\$75.00 / Ea	\$37.50
		Subtotal:	\$112.50
		Tax:	\$0.00
		Total:	\$112.50
		Amount Paid:	\$0.00
		Balance Due:	\$112.50

Pay Now

Payment is due within 30 days of invoice date.
 Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.

Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To: Marget Brodson
10571 Etown Pkwy
Jacksonville, FL 32256

Account [100411] Cypress Bluff Etown
Amenity Center

Invoice # 104235

Date Friday, April 12, 2024

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

Amount Paid _____

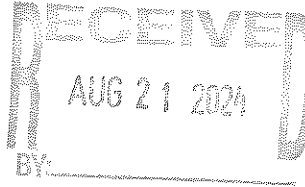
Check Number _____

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



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

Invoice #104691
 Invoice Date: 6/10/2024



Account #100411
 Cypress Bluff Etown Amenity Center

Invoice

Billing Location Information

Billing Address	10571 Etown Pkwy Jacksonville, FL 32256	Billing Contact	Marget Brodson
		Main Number	(904) 940-5850 x410
		Mobile Number	
		Email	recharge@Etownjax.Com

Service Information

Services	Qty	Rate	Price
10571 E Town Pkwy, Jacksonville, FL 32256			
6/10/2024 Repair - Parts at Shop	1.00 hour	\$75.00 / hour	\$75.00
Precor Smith Machine SN: BBV3J1421M007 Replace Pin			
— Product: Travel <60 miles w/t	1.00 Other	\$90.00 / Other	\$90.00
— Product: Precor - STR - BAR, YOKE BEARING PIN, DPSM - CW40238101	1.00 Ea	\$50.00 / Ea	\$50.00
— Product: Shipping	1.00 Ea	\$30.00 / Ea	\$30.00
6/10/2024 Repair - Parts on Site	1.00 hour	\$75.00 / hour	\$75.00
~Manufacturer: Echelon ~Equipment Type: spin bike ~Model Num: ECHEX-7s ~S/N: ECHEX-7s-101010 ~Console SN: ECH21500906401 Replace: blue tooth control panel, internal power lower connector, internal power-power connector			
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
Subtotal:			\$410.00
Tax:			\$0.00
Total:			\$410.00

Pay Now

Amount Paid: \$0.00
Balance Due: \$410.00

Payment is due within 30 days of invoice date.
Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

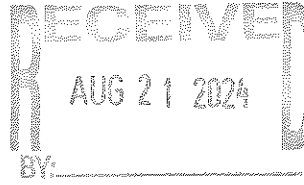
Bill To:	Marget Brodson 10571 Etown Pkwy Jacksonville, FL 32256	Account	[100411] Cypress Bluff Etown Amenity Center
		Invoice #	104691
		Date	Monday, June 10, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



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

Invoice #104940
 Invoice Date: 7/22/2024



Account #100411
 Cypress Bluff Etown Amenity Center

Invoice

Billing Location Information

Billing Address	10571 Etown Pkwy Jacksonville, FL 32256	Billing Contact	Marget Brodson
		Main Number	(904) 940-5850 x410
		Mobile Number	
		Email	recharge@Etownjax.Com

Service Information

Services	Qty	Rate	Price
10571 E Town Pkwy, Jacksonville, FL 32256			
7/22/2024 Diagnosis or Repair	1.00 hour	\$75.00 / hour	\$75.00
<p>1. Bike #1. The resistance at (for example) level 5 feels like a 25. It is hard to peddle.</p> <p>2. Bike #2 The resistance is so hard to pedal at the lower numbers (like Bike 1) but after a few minutes it settles into the right resistance and also the resistance tends to "jump" when it isn't prompted.</p> <p>3. ALL bikes seem to have an issue with the resistance knob. In order to go up a resistance level sometimes you need to turn the knob 3-5 times and other times it just takes a "couple of clicks".</p>			
— Product: Travel <60 miles	1.00 Ea	\$90.00 / Ea	\$90.00
Subtotal:			\$165.00
Tax:			\$0.00
Total:			\$165.00
Amount Paid:			\$0.00
Balance Due:			\$165.00

Pay Now

Payment is due within 30 days of invoice date.
 Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late

fee.
Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

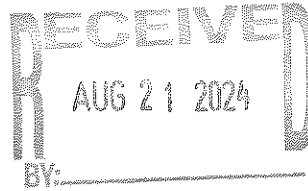
Bill To:	Marget Brodson 10571 Etown Pkwy Jacksonville, FL 32256	Account	[100411] Cypress Bluff Etown Amenity Center
		Invoice #	104940
		Date	Monday, July 22, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



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

Invoice #105054
 Invoice Date: 8/12/2024



Account #100411
 Cypress Bluff Etown Amenity Center

Invoice

Billing Location Information

Billing Address	10571 Etown Pkwy Jacksonville, FL 32256	Billing Contact	Marget Brodson
		Main Number	(904) 940-5850 x410
		Mobile Number	
		Email	recharge@Etownjax.Com

Service Information

Services	Qty	Rate	Price
10571 E Town Pkwy, Jacksonville, FL 32256			
8/12/2024 Repair - Parts at Shop	1.00 hour	\$75.00 / hour	\$75.00
Parts for Echelon bikes Handlebar			
— Product: Travel <60 miles w/t	1.00 Other	\$90.00 / Other	\$90.00
		Subtotal:	\$165.00
		Tax:	\$0.00
		Total:	\$165.00
		Amount Paid:	\$0.00
		Balance Due:	\$165.00

Pay Now

Payment is due within 30 days of invoice date.
 Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.

Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Marget Brodson 10571 Etown Pkwy Jacksonville, FL 32256	Account	[100411] Cypress Bluff Etown Amenity Center
		Invoice #	105054
		Date	Monday, August 12, 2024
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

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



Maintenance Invoice

Invoice#: 15603

Date: 08/27/2024

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
Replace Decoders #12 & #68	2.00	397.92	795.84	
Labor	2.00	65.00	130.00	

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

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

Amount Due	925.84
-------------------	---------------

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 15604

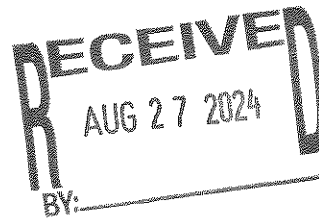
Date: 08/27/2024

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
Replaced #29 Decoder	1.00	397.92	397.92	
Labor	1.00	65.00	65.00	



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

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

Amount Due

462.92

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

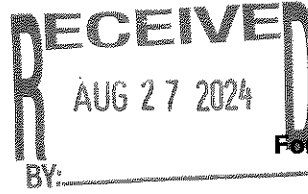
THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 15605

Date: 08/27/2024



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
Repaired broken Y valve on Hoover Pump.	1.00	464.38	464.38	

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

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

Amount Due	464.38
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If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 15607

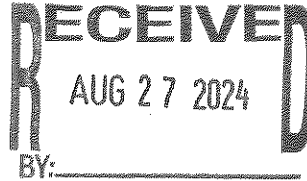
Date: 08/27/2024

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
Removed dead trees in dog park.	1.00	2,190.00	2,190.00	



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

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

Amount Due	2,190.00
-------------------	-----------------

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

THANK YOU FOR YOUR BUSINESS!!

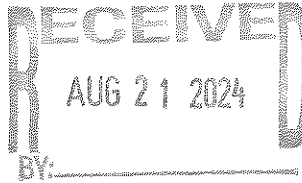


W.B. MASON CO., INC.
59 Centre St
Brockton, MA 02301

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

PM

Invoice Number	248578458
Customer Number	C2943565
Invoice Date	08/20/2024
Due Date	09/19/2024
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

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
KCC54015	X60 CLOTHS, 16.8" X 12 1/2", 252/CARTON	1	CT	36.99	36.99

SUBTOTAL: 36.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 36.99
Total Due: 36.99

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



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

Remittance Section	
Customer Number	C2943565
Invoice Number	248578458
Invoice Date	08/20/2024
Terms	Net 30
Total Due	36.99

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

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

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

C29435652485784582485784580000000036991

INVOICE

Aldridge & Sons Plumbing
Contractors, Inc
PO Box 600921
Jacksonville, FL 32260-0921

admin@aldrigedsonsplumbing.com
+1 (904) 287-3855



Cypress Bluff CDD:eTown

Bill to

eTown
Cypress Bluff CDD
475 West Town Place
St Augustine, FL

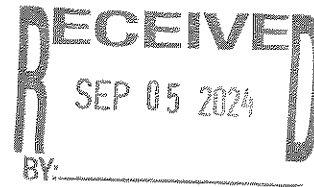
Ship to

eTown
eTown
10571 eTown Parkway
Jacksonville, FL 32256

Invoice details

Invoice no.: 2024-56358
Terms: Net 30
Invoice date: 09/05/2024
Due date: 10/05/2024

Sales Rep: Lee Braddock



#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/22/2024	14 Plumbing Commercial	Ticket: Gym water fountain not working			
2.	07/22/2024	14 Plumbing Commercial	Arrived to find the gym drinking fountain unplugged due to the bottle filler constantly running. Restored power and could not recreate the issue. We will return with a replacement solenoid for the bottle filler to attempt to resolve the issue	1	\$223.00	\$223.00
3.	09/03/2024	14 Plumbing Commercial	Ticket: Return with replacement solenoid for gym bottle filler			
4.	09/03/2024	14 Plumbing Commercial	Replaced the gym bottle filler solenoid and sensor to resolve the ongoing issue with the Elkay unit. Tested completed work with no further known issues at this time	1	\$448.00	\$448.00
Total						\$671.00

INVOICE

Aldridge & Sons Plumbing
Contractors, Inc
PO Box 600921
Jacksonville, FL 32260-0921

admin@aldrigedsonsplumbing.com
+1 (904) 287-3855



Cypress Bluff CDD:eTown

Bill to

eTown
Cypress Bluff CDD
475 West Town Place
St Augustine, FL

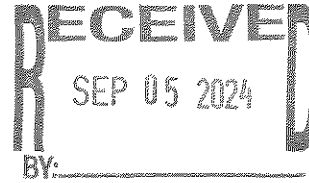
Ship to

eTown
eTown
10571 eTown Parkway
Jacksonville, FL 32256

Invoice details

Invoice no.: 2024-56786
Terms: Net 30
Invoice date: 09/05/2024
Due date: 10/05/2024

Sales Rep: Lee Braddock



#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/03/2024	14 Plumbing Commercial	Ticket: Men's faucet in ADA stall not working (Recharge Center)			
2.	09/03/2024	14 Plumbing Commercial	Repaiced AA batteries for the men's ADA stall lavatory sensor faucet. Unit is now operational with no further issues at this time	1	\$248.00	\$248.00
Total						\$248.00

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

Invoice

DATE	INVOICE #
9/5/2024	145284

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

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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00

RECEIVED
SEP 05 2024
BY: _____

Thank you for your business.	Clearwaterslakemgmt.com	Total	\$100.00
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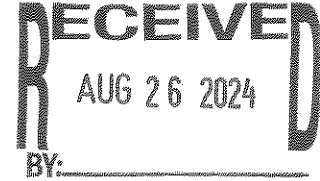
BEAUTIFUL
CREATURES
FARM TO YOU REVUE

Mailing Address
 19410 SW 25th Place
 Dunnellon, FL 34431

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

Invoice

Date: 9/7/24
 Invoice #: 20240907



Attention:	Marcy Pollicino	Project Title:	Goat Yoga
Title:		Project Description:	Goats
Company Name:	eTown	P.O. Number:	
Address:	10571 eTown Parkway	Invoice Number:	20240907
City, State Zip Code:	Jacksonville, FL 32256	Term:	9/7/24
Phone:	904-527-1081		

Description	Quantity	Unit Price	Cost
Custom - 7 Llamas Goat Yoga 10am-11am	1	\$650.00	\$650.00
			\$0.00
Travel	1	\$200.00	\$200.00
			\$0.00
	1	Subtotal	\$850.00
Not For Profit	Tax	0.00%	\$0.00
Total			\$850.00

Payment Information:

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

Thank you very much for your business!

Candice & Scott Miller.

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

Invoice

Invoice #: 91
Invoice Date: 9/1/24
Due Date: 9/1/24
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 -September 2024		4,340.67	4,340.67
Website Administration - September 2024		110.42	110.42
Information Technology - September 2024		220.83	220.83
Dissemination Agent Services - September 2024		596.67	596.67
Office Supplies		0.84	0.84
Postage		65.09	65.09
Copies		37.95	37.95
Telephone		15.56	15.56
		Total	\$5,388.03
		Payments/Credits	\$0.00
		Balance Due	\$5,388.03

RECEIVED
 R SEP 05 2024
 BY: _____

KUTAK ROCK LLP

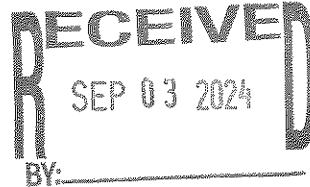
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 30, 2024



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

Reference: Invoice No. 3440033
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. 3440033
4123-1

Re: General Counsel

For Professional Legal Services Rendered

07/09/24	K. Haber	0.80	204.00	Prepare landscape and irrigation maintenance agreement; correspond with Hogge regarding same
07/15/24	G. Lovett	0.10	25.00	Research matters relating to district rules of procedure and incorporation of new legislation
07/23/24	K. Buchanan	3.50	1,225.00	Prepare for and attend board meeting; perform meeting follow up; review matters relating to cost share agreement
07/26/24	K. Buchanan	0.70	245.00	Prepare initial documents for project completion; prepare correspondence to district staff regarding same
07/29/24	K. Haber	3.20	816.00	Prepare project completion materials
TOTAL HOURS		8.30		

KUTAK ROCK LLP

Cypress Bluff CDD

August 30, 2024

Client Matter No. 4123-1

Invoice No. 3440033

Page 2

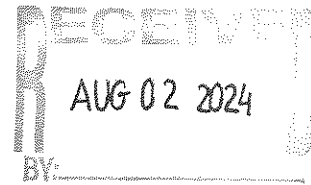
TOTAL FOR SERVICES RENDERED \$2,515.00

DISBURSEMENTS

Meals	4.11
Travel Expenses	67.05

TOTAL DISBURSEMENTS 71.16

TOTAL CURRENT AMOUNT DUE \$2,586.16



INVOICE

Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: 30049223

11925 Alden Trace Blvd N
Jacksonville FL 32246

Description	Date	Time	Price
• DJ Ross with Karaoke	9/20/2024	TBD	\$ 400.00
Credit			\$ (25.00)

Final Balance Due 9/20/2024 \$ 375.00

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



BNY MELLON

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

INVOICE

000050 XBFRSDD1 000000

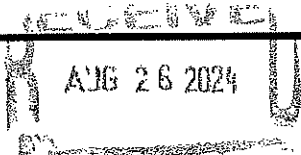


Government Management Services, LLC.
ATTN: Jim Perry
475 West Town Place
Suite 114
World Golf Village
St. Augustine, FL 32092

Invoice Number: 252-2656527
Account Number: CYPBLF20ADWP
Invoice Date: 20-Aug-24
Cycle Date: 01-Sep-24
Administrator: Caroline Cowart
Phone Number: 904-645-1919
Currency: USD

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

	Quantity	Rate	Proration	Subtotal	Total
Flat					
Trustee Fee					4,400.00
For the period: September 01, 2024 to August 31, 2025					
One Time Charges					
Redemption Notice Fee					100.00



Invoice Total: 4,500.00
Satisfied To Date: 0.00
Balance Due: 4,500.00

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

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

Wire and ACH Payment Instructions:
The Bank of New York Mellon
ABA Number: 021000018
Account Number: 8901245259
Account Name: BNY Mellon - Fee Billing Wire Fees
Please reference Invoice Number: 252-2656527

Billing Stub

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

Invoice Number: 252-2656527
Account Number: CYPBLF20ADWP
Invoice Date: 20-Aug-24
Cycle Date: 01-Sep-24
Administrator: Caroline Cowart
Phone Number: 904-645-1919
Amount: 4,500.00 USD

000000666280252026565270000000000004500002

E
S 000050 XBFRSDD1 000050

TMT Electric, LLC

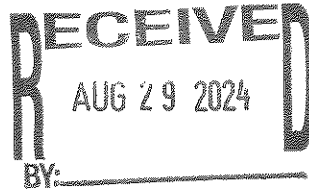
290 Circle Dr S
Saint Augustine, FL 32084 US
+1 9043151248
tmtelectricllc@gmail.com

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 1098
DATE 08/28/2024
TERMS Net 30
DUE DATE 09/27/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	I propose to remove five existing hand dryers and to provide and install five new hand dryers in the restrooms at the Etown Recharge Center. New dryers are to be Extreme Air GXT9 white ABS or equivalent.	5	843.00	4,215.00

Please make check payable to TMT Electric LLC.

SUBTOTAL	4,215.00
TAX	0.00
TOTAL	4,215.00
BALANCE DUE	\$4,215.00



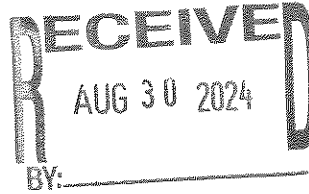
Invoice

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

Invoice # 421496
Date 09/01/2024
Terms
Due Date 09/15/2024
Memo Monthly Fees

Bill To

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

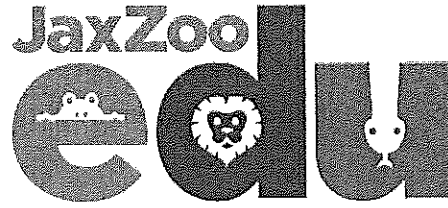


Description	Quantity	Rate	Amount
Amenity Manager	1	10,426.86	10,426.86
Facility Attendant	1	6,029.36	6,029.36
Pool Maintenance	1	822.95	822.95
Janitorial	1	902.33	902.33
Maintenance	1	1,730.45	1,730.45
Pool Chemicals	1	1,156.25	1,156.25
Additional Staffing	1	450.84	450.84

Total 21,519.04

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 \$130.00	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: <div style="text-align: center;">  </div>	"I have read the above information and I understand it. I am signing below to confirm my reservation." Signature ▲ Date ▲
---	---

(For office use only)	DEPOSIT	Date:	Amount:
	PYMT	Date:	Amount:

Confirmation Received:



INVOICE

Customer	Cypress Bluff Community Development District
Acct #	835
Date	08/27/2024
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 63,133.00
Payment Amount	
Payment for:	Invoice#24828
100124353	

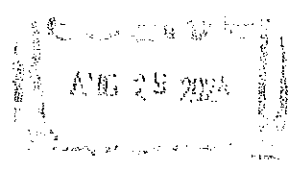
Thank You

Please detach and return with payment



Customer: Cypress Bluff Community Development District

Invoice	Effective	Transaction	Description	Amount
24828	10/01/2024	Renew policy	Policy #100124353 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/27/2024	63,133.00
				Total
				\$ 63,133.00



Thank You

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

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	08/27/2024

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

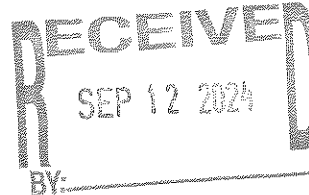
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

September 12, 2024

Date

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



Serial #	<u>24-06008D</u>	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 9/12

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 # 24-06008D on your check or remittance advice.

Payment is due before the Proof of Publication is released.

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

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

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

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

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

DEVELOPMENT DISTRICT
Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, September 24, 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 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
Sep. 12 00 (24-06008D)

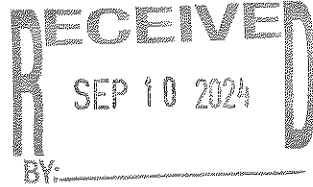


Invoice

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

Invoice # 421963
Date 08/31/2024
Terms
Due Date 09/30/2024
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			131.31
POWER BLUE TILE CLEANER 1 GAL, LETRO IN LINE THERMOMETER			131.31
Total Billable Expenses			131.31
Total			131.31

EMAIL



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

Invoice	780905
Document	199434
Date	08/26/24
Print Time	10:02PM

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	NKL	8:31AM	1% 10TH/N 20TH NET 20 TH	
Order Date	Carrier		Ship Date	Order Checked Out By:
06/26/24	COUNTER		08/26/24	
				Order Picked Up By:
				Order Delivered By: _____ Route: CTR

QTY ORD	QTY B.O	QTY SHP'D	Part Number	UM	Description	Bin location	Unit	Total
2		2	POWERBLUE-GAL	EA	POWER BLUE TILE CLEANER 1 GAL		31.50	63.00
1		1	SL-1DW	EA	LETRO IN LINE THERMOMETER		59.15	59.15

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		Subtotal	122.15
Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit Card <input type="checkbox"/>		Discount/Fa	
Number: _____		Taxable Subtotal	122.15
Amount: _____		Tax	9.16
Received By: _____		Freight	.00
		Total	131.31



Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

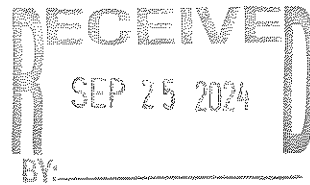
Date	Invoice #
9/22/2024	44467

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

Location
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

P.O. No.	Terms
	Due on receipt

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



Thank you for your business.

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

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#: 2024-10-25-01

Invoice Date: Sep 11, 2023



\$300.00
AMOUNT DUE

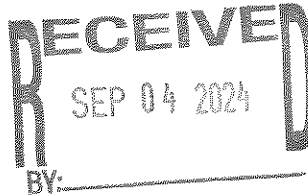
BILL TO

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 BUBBLE MANIA party 10-25-24 6-8 pm	\$300.00	\$300.00
	Subtotal		\$300.00
	Shipping		\$0.00
	TOTAL		\$300.00 USD



NOTES TO CUSTOMER

Thank you for allowing us to party with you! The above party is going to be running multiple BUBBLE machines for two hours.

TERMS AND CONDITIONS

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

INVOICE



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

Invoice No#: 1709

Invoice Date: Aug 21, 2024

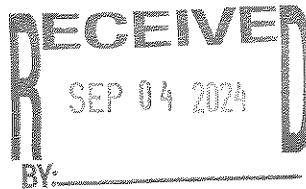
Due Date: Oct 17, 2024

\$200.00
AMOUNT DUE

BILL TO

Cypress Bluff CDD
mpollicino@vestapropertyservices.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Creepy Clown Friday, October 25 6:00 – 8:00pm 10571 E Town Pkwy, Jacksonville, FL 32256, USA	\$200.00	\$200.00



Subtotal \$200.00
Shipping \$0.00
TOTAL \$200.00 USD

NOTES TO CUSTOMER

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

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

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

TERMS AND CONDITIONS

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

agreeable to both parties.

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

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

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

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

Harbinger
 2756 Park St
 Jacksonville, FL 32205



INVOICE

BILL TO
 Cypress Bluff Community Development
 475 West Town Place
 St. Augustine, FL 32092

SHIP TO
 ETOWN JAX - ETOWN PKWY
 11003 ETOWN PARKWAY
 JACKSONVILLE, FL 32256 USA

INVOICE 2704
DATE 09/23/2024
TERMS Due on receipt
DUE DATE 09/23/2024

SALES REP
 Kitty Lev

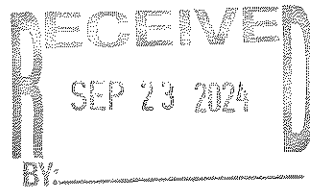
DESCRIPTION	QTY	RATE	AMOUNT
PROVIDE LABOR & MATERIAL TO TROUBLESHOOT SIGN AT ATLANTIC COAST HIGH SCHOOL ENTRANCE WITH TECH SUPPORT. FOUND BATTERIES NOT FULLY CHARGED UPON ARRIVAL. RECOMMENDED AND REPLACED (4) 12 VOLT BATTERIES FOR SOLAR PANELS TO REPLACE THE ONES NOT HOLDING CHARGE	9	169.50	1,525.50
(4) 12V BATTERIES	4	273.43	1,093.72
NOTE: 3 TRIPS TOTAL, N/C FOR 1ST TRIP			
Sales Tax calculated by AvaTax on Mon Sep 23 04:50:32 UTC 2024	1	0.00	0.00
*****PLEASE NOTE CHANGE OF ADDRESS. SEND ALL PAYMENTS TO 2756 PARK STREET, JACKSONVILLE, FL 32205*****			

Contact Harbinger to pay.
 Thank you for your business.
 If you have any questions please contact:

Michelle May
 mmay@harbingersign.com

SUBTOTAL	2,619.22
TAX	0.00
TOTAL	2,619.22

BALANCE DUE \$2,619.22



Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

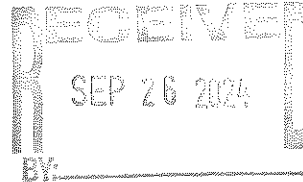
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

September 26, 2024

Date

Attn: Sarah Sweeting
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092



Serial #	<u>24-06224D</u>	PO/File #	_____	\$76.25
				Payment Due

Notice of Meeting

\$76.25

Publication Fee

Darby Community Development District

Case Number	_____	Amount Paid
-------------	-------	--------------------

Publication Dates 9/26

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 # 24-06224D on your check or remittance advice.

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

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

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

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

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

**NOTICE OF MEETING
DARBY COMMUNITY
DEVELOPMENT DISTRICT**

A Meeting of the Board of Supervisors (the "Board") of the Darby Community Development District is scheduled to be held on **Tuesday, October 8, 2024** at **10:30 a.m.** located at 1000 Riverside Ave., Suite 600, Jacksonville, FL 32204.

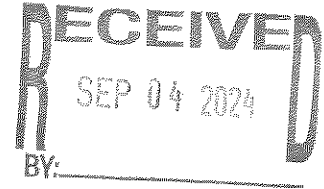
The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the 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.

Daniel Laughlin
District Manager

Sep. 26 00 (24-06224D)



www.MagicianJacksonvilleFL.com

Julius Csizmazia
8965 Hermance Ct
Jacksonville, FL 32216

(904) 955-4022
juliusmagician@gmail.com
Today's Date: Oct. 26, 2022

INVOICE #1068

Total Amount Due: \$475 via check payable to: * Julius Csizmazia *
No deposit. Price includes travel, setup/breakdown time.

Date Due: Friday, Oct. 11, 2024 (at the show - on the day of the show)

Services to be Rendered: JULIUS MAGIC - Magician – Adult Comedy Magic Show

Event / Occasion: Resident Entertainment

Performance Date: Friday, Oct. 11, 2024

Show Start/End Time: 7:00 PM – 8:00 PM

Performance Length: 1 hour magic show

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

Performance Address: Recharge Amenity Center - eTown
10571 eTown Parkway
Jacksonville, FL 32256

Client Contact Name: Marcy Pollicino, eTown Community Manager

Telephone: 904 527-1081

Email Address : recharge@etownjax.com

Notes: Adult-only comedy/magic show for residents. No kids.
Less than 50 adults. Signed liability waiver.

Priscilla Ashley Tapia

527 East 58th Street | Jacksonville, Florida 32208
6463745344 | priscillat092193@gmail.com

RECIPIENT:

Cypress Bluff CDD

10571 E Town Parkway
Jacksonville, Florida 32256

Invoice #2

Issued Nov 06, 2023

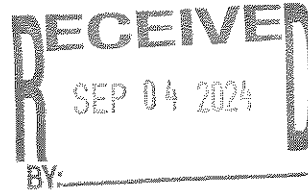
Due Oct 27, 2024

Total \$350.00

Account Balance \$350.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Oct 25, 2024				
Remaining balance	For event on the 25th	1	\$350.00	\$350.00



Thank you for your business. Please contact us with any questions regarding this invoice.

Total \$350.00
Account balance \$350.00



Maintenance Invoice

Invoice#: 15695

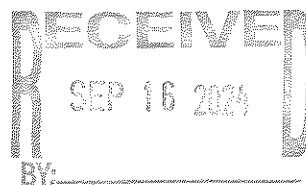
Date: 09/13/2024

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
September 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#: 15698

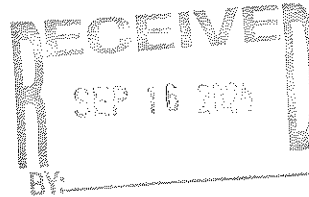
Date: 09/13/2024

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 15699

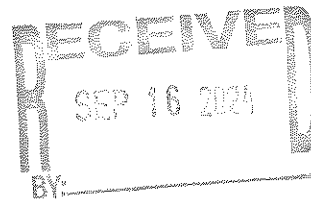
Date: 09/13/2024

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
September Landscape Maintenance	1.00	14,210.00	14,210.00	



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

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

Amount Due

14,210.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 15700

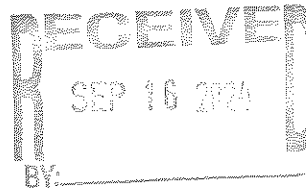
Date: 09/13/2024

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
September 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 Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 15716

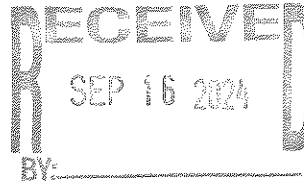
Date: 09/13/2024

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 15717

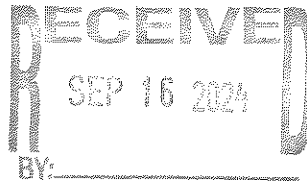
Date: 09/13/2024

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
September Landscape Maintenance	1.00	2,200.00	2,200.00	



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

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

Amount Due

2,200.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 15943

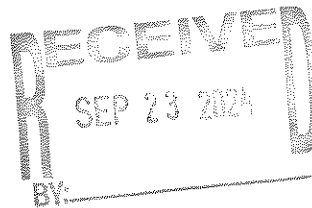
Date: 09/23/2024

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
Replace bad solenoid on valve #69				
Material	1.00	38.10	38.10	
Labor	1.00	65.00	65.00	



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

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

Amount Due	103.10
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If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!

Tim Fluharty
1275 Eutaw Pl
Jacksonville, FL 32207

Invoice



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

Invoice #: 004
Issued: 7/24/2024
Due: 10/18/2024

Invoice Total:

\$300.00

Item Description	Price	Quantity	Tax	Total
eTown Music Performance	\$300.00	1	\$0.00	\$300.00

Notes:

band for 10/18/24

Subtotal	\$300.00
Discount	\$0.00
Tax	\$0.00
Shipping	\$0.00
Balance Due	\$300.00





PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-356-6300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

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

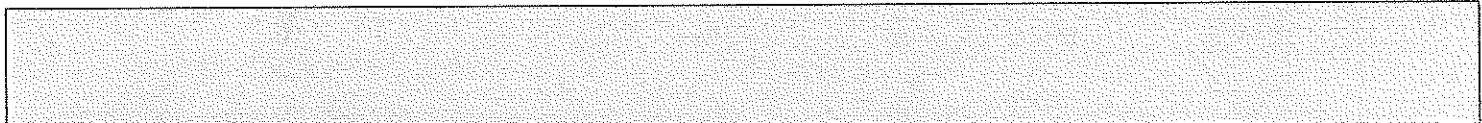
Service Slip/Invoice

INVOICE: 619519323
DATE: 09/16/2024
ORDER: 619519323

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
09/16/2024	02:02 PM	ANTS, ROACH, WASP		02:02 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/16/2024		02:09 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
 SEP 23 2024
 BY: _____

[Handwritten Signature]

TECHNICIAN SIGNATURE

[Handwritten Signature]

Armin
 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

4/15/24 10:58:58 AM 10/16/2024 10:58:58 AM 10/16/2024 10:58:58 AM 10/16/2024 10:58:58 AM