

*Cypress Bluff  
Community Development District*

*November 19, 2024*

# *AGENDA*

**Cypress Bluff  
Community Development District**

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

---

November 12, 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, November 19, 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. Organizational Matters
  - A. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowner's Election
  - B. Oath of Office for Newly Elected Supervisors
  - C. Overview of Supervisor Duties and Responsibilities, Sunshine Law, and Public Records Law
  - D. Consideration of Resolution 2025-02, Designating Officers
- IV. Approval of Minutes of the October 22, 2024 Board of Supervisors Meeting
- V. Consideration of Project Completion Resolution 2025-03 (to be provided under separate cover)
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager

D. General Manager

1. Report

2. Proposal for Tree Removals

VII. Financial Reports

A. Financial Statements as of October 31, 2024

B. Check Register

VIII. Other Business

IX. Supervisor's Requests and Audience Comments

X. Next Scheduled Meeting – December 17, 2024 at 1:30 p.m. at the Southeast Regional Library

XI. Adjournment

*THIRD ORDER OF BUSINESS*

*A.*

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held on November 19, 2024, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

\_\_\_\_\_ Seat 1 Votes \_\_\_\_

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following terms of office:

\_\_\_\_\_ 4 Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER 2024.**

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

Attest:

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

\_\_\_\_\_  
Chair/Vice Chair

*D.*



**RESOLUTION 2025-02**

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

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

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

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

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** \_\_\_\_\_ is appointed Secretary and Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

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

**PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 2024.**

**ATTEST**

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

*FOURTH ORDER OF BUSINESS*

MINUTES OF MEETING  
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, October 22, 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
Dana Harden	Vesta Property Services
Marcy Pollicino	General Manager
Matt Biagetti	GMS, LLC
Bob Feist	Supervisor Elect
Kirk Blomgren	Supervisor Elect

The following is a summary of the discussions and actions taken at the October 22, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

A resident asked if any of the supervisors know what the stormwater engineering plan is for the community and where the retention ponds flow.

Mr. Oliver responded that he would ask the engineer to give a briefing on that at the next meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 24, 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 September 24, 2024 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

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

This item was tabled.

**FIFTH 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 three seats will be filled by landowner’s election and the general election in November. He also noted the meeting time will be discussed once the new board members are seated.

**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.

**2. Exterior Trim/Siding Quotes**

Ms. Pollicino informed the Board that there is a strip of PVC siding that goes along three sides of the Recharge building in which the seams are beginning to come apart. Carlton Construction was consulted and has recommended a complete reinstall of a cement siding that would not warp. The quote for the reinstall is \$19,750. She also consulted All Weather Contractors, who can take that piece of siding out, replace it with a hardy cement product and paint it the same color. The difference would only be visible from the roof. She noted the

minor repair is recommended, while keeping in mind a full replacement of the siding will be needed in the future as more siding begins to warp.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from All Weather Contractors to repair the siding totaling \$595 was approved.

**3. Quote for Vegetation Cutback**

Ms. Pollicino presented a proposal from Sun State totaling \$9,750 to cut ground vegetation back along the Parkway that is protruding into common areas. She noted that depending on the budget, this item could be pushed to next fall. The budget will need to be adjusted to include this cutback once every few years.

Mr. Oliver stated that the landscape contingency line item contains \$13,000.

This item was deferred and will be added to the budget for Fiscal Year 2026.

**4. Pressure Wash Quote**

Ms. Pollicino presented a quote from Hydro-Kleen to pressure wash the Recharge Amenity Center, totaling \$2,573.60.

On MOTION by Mr. Muhl seconded by Mr. Holmes with all in favor the proposal from Hydro-Kleen for pressure washing services totaling \$2,573.60 was approved.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of September 30, 2024**

**B. Check Register**

A copy of the check register totaling \$153,811.18 was included in the agenda package for the Board’s review.

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

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

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

A resident asked if there is any opportunity for additional amenities.

Mr. Oliver responded that the new Board could consider requests for new amenities.

A resident asked about an estimated cost for new pickleball courts.

Mr. Holmes responded that he would find out what it cost to construct the pickleball courts in Neptune Beach.

A resident stated that the pickleball courts in her last community cost \$35,000 per court.

**NINTH ORDER OF BUSINESS**                      **Recognition of Board Members Completing Term of Office**

Mr. Oliver thanked the outgoing supervisors for their years of service.

**TENTH ORDER OF BUSINESS**                      **Next Scheduled Meeting – November 19, 2024 at 1:30 p.m. at the Southeast Regional Library**

Mr. Oliver noted both a landowner’s election and regular board meeting will take place on November 19<sup>th</sup> at 1:30 a.m.

**ELEVENTH ORDER OF BUSINESS**                      **Adjournment**

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

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

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

*SIXTH ORDER OF BUSINESS*

*D.*



*1.*



**COMMUNITY MANAGER REPORT 11/19/24  
SUBMITTED BY MARCY POLLICINO**

**RECHARGE UPDATE:**

**SIDING REPAIR**

The Recharge building has a strip of siding that runs along three outer walls. Parts of the siding were peeling away from the building and have been repaired by All Weather Contractors @ \$595.



BEFORE



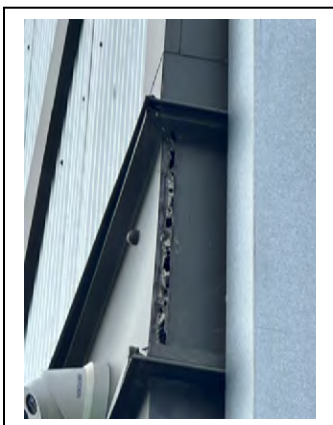
AFTER



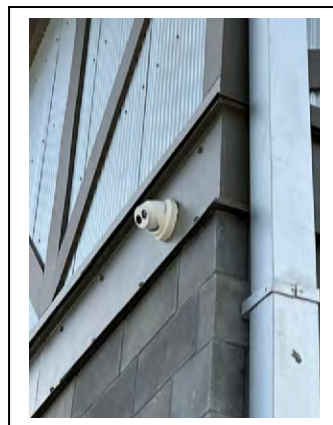
BEFORE



AFTER



BEFORE

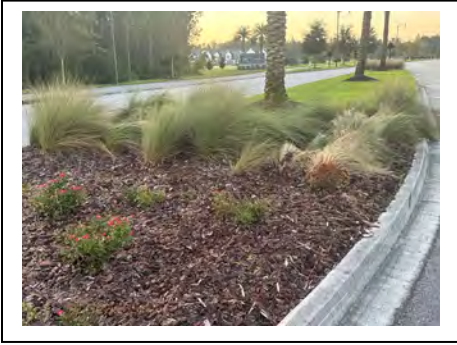


AFTER

## eTOWN PARKWAY UPDATE

### Car Incident

A car popped the curb by the eTown entrance at Atlantic Coast High School and ran over Muhly Grass. The landscape team re-planted the grass, trimmed all grass bushes, and raked the mulch. If the grass that was hit does not re-grow, it will need to be replaced.



BEFORE



AFTER

### Car Accident 10-31-24

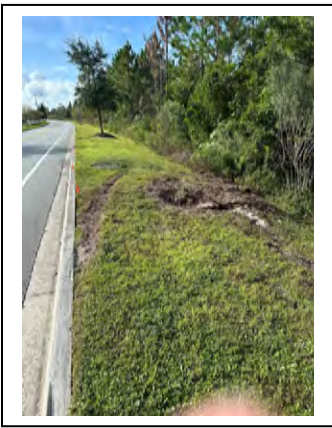
A car took down two trees on eTown Parkway and damaged Bahia grass. A police report was not filed. The area was cleaned by our landscape team for a total cost of \$3,080. Estimated tree replacement cost: \$6,237 because the road will need to be closed. The landscape team is currently waiting for the final numbers from the Jacksonville Maintenance of Traffic (MOT). Once the MOT quote is received all information will be sent to GMS.

### **DAMAGE PHOTOS:**





**CLEANED AREA PHOTOS:**



**Car Damage 11-7-24**

A car drove through the Nobel roundabout. The landscape team is determining any damage to the irrigation system.



September Amenity Use:

Gym door was opened 2,473 times.  
Rear gym door was opened 76 times.  
Main entry gate was opened 2,176 times.  
Main pool gate was opened 271 times.  
Side pool gate was opened 200 times.

**EVENTS UPDATE:**

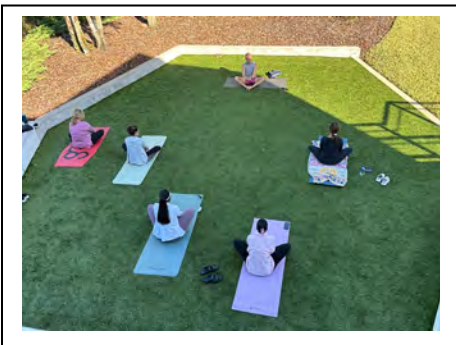
Momo's N More

Remarkable success with our Momo's pop up food truck event! Momo's will be back in 2025 due to great review!



Yoga Classes

Trevor Gibbs, meteorologist on Action News Jax, hosted four different yoga classes. Residents paid \$10 per class. Beginner Yoga (5 participants), Gentle Yoga (6 participants), and Slow Flow (6 participants). \$17 went back to the CDD.



### Food Truck Friday

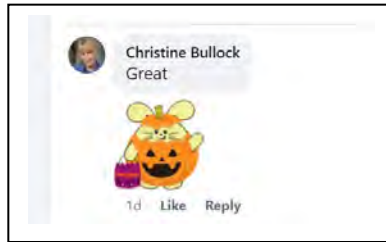
Sparks in the Garden performed on the rooftop patio. El Chamo Criollo food truck was on site for dinner. 50 +/- attended

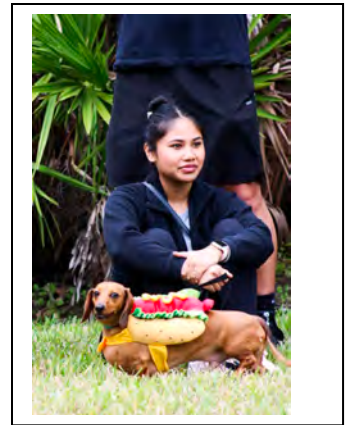
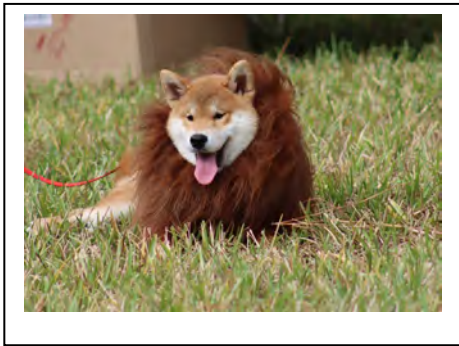


### Howl-O-Ween Pawty

Annual Halloween dog party sponsored by David Weekley. Dogs competed in a costume contest and enjoyed doggie treats. Owners were able to visit with Got Your Back K9 Life dog training and eTown resident Bob Feist author of children's dog books. Also, eTown resident and professional pet photographer, Sumona Bosa, took photos of participating dogs. Free hot dogs were provided while supplies lasted. 80 +/- attended

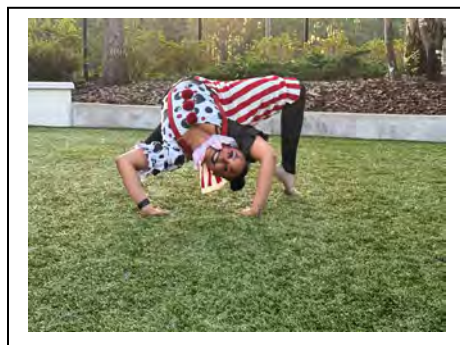
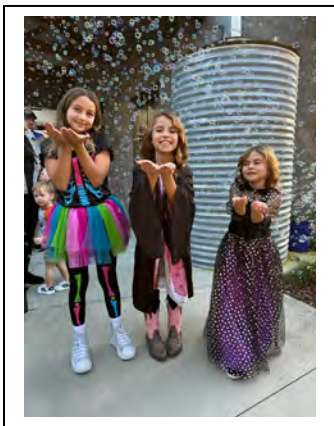
Reaction on social media:

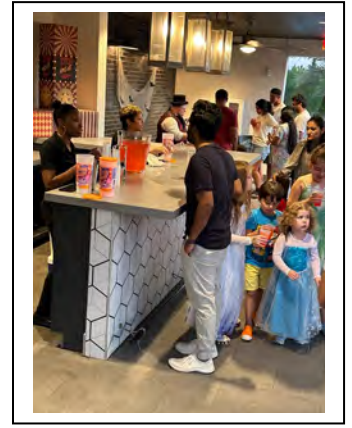
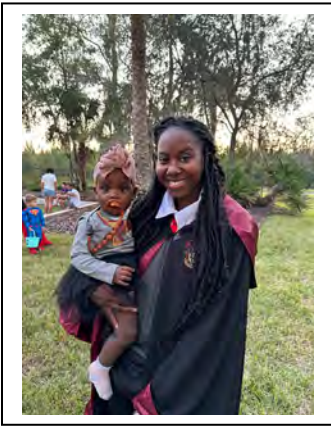




### Creepy Circus

Come one come all to the fright fest of fun! Residents watched circus acts including a contortionist, played in millions of bubbles, were mystified by our magician, received a cotton candy drink from the circus bar and took photos with a clown. Big Blues Bistro food truck was on site for dinner. 180 +/- attended





Adult Only Music Bingo

DJ Ross hosted music bingo for adults only. Residents paid \$5 to play. Prizes won included gift cards from Tulum, Carrabba's and Legacy Ale Works. 34 attended



NOVEMBER EVENTS: Holiday Vendor Fair and Glow Yoga

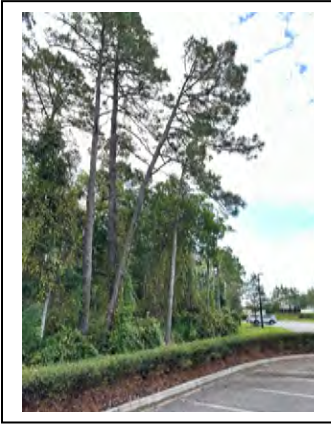
DECEMBER EVENTS: Christmas Mixology Class, Holiday Golf Cart Parade, Community Holiday Party, Storytime with Mrs. Claus, Holiday Movie Night, and Noon Year Celebration



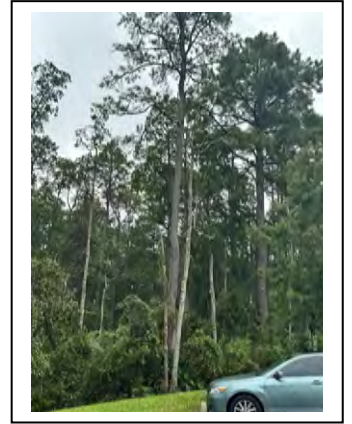
## **ACTION ITEMS UPDATE**

### **Recharge Trees**

There are two Recharge trees Sun State recommends removing. Cost to remove: \$2,240. Please see the quote attached.



LEANING TREE



DEAD TREE

## **LANDSCAPE REPORT**

1. Ongoing weeding and trimming at Recharge and along eTown Parkway
2. Ongoing tree canopy pruning along eTown Parkway to continue lifting canopies.
3. Cleaned the 10/31/24 accident area of all debris.
4. Grass throughout eTown is being treated for weeds.

2.



E-Town HOA  
10571 E-Town Parkway

**Attn: Marcy Pollicino – E-Town Community Manager**

**RE: E-Town Recharge dead and leaning trees**

**Date: 11/11/2024**

**PROPOSAL**

We propose to supply equipment and materials needed to remove the following hazardous trees that are posing a liability to falling.

Removal of two dead Bay trees on the SE corner of parking lot and flush cut to ground level.

Removal of one leaning hazardous Pine tree by dumpster area.

All areas will be cleaned up and debris will be removed from site.

**Total: \$2,240.00**

---

Scott Dalton  
General Maintenance Manager

---

Manager Signature

*SEVENTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***October 31, 2024***



**Cypress Bluff**  
**Community Development District**  
**Combined Balance Sheet**  
**October 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
<b>Cash:</b>			
Operating Account	\$ 81,847	\$ -	\$ 81,847
Assessments Receivable	5,553	8,383	13,936
Due from Other	775	-	775
<b>Investments:</b>			
State Board of Administration (SBA)	1,939	-	1,939
<b>Series 2019</b>			
Reserve	-	362,316	362,316
Principal	-	163	163
Revenue	-	88,350	88,350
Interest	-	246,562	246,562
Prepayment	-	15,036	15,036
<b>Series 2020</b>			
Reserve	-	247,300	247,300
Principal	-	145,000	145,000
Revenue	-	61,288	61,288
Interest	-	174,346	174,346
Redemption	-	2	2
<b>Series 2020A</b>			
Reserve	-	212,016	212,016
Principal	-	120	120
Revenue	-	53,672	53,672
Interest	-	126,771	126,771
Prepayment	-	909	909
<b>Series 2021</b>			
Reserve	-	57,625	57,625
Principal	-	32	32
Revenue	-	10,967	10,967
Interest	-	33,843	33,843
Prepaid Expenses	151	-	151
<b>Total Assets</b>	<b>\$ 90,265</b>	<b>\$ 1,844,700</b>	<b>\$ 1,934,965</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 2,738	\$ -	\$ 2,738
<b>Total Liabilities</b>	<b>\$ 2,738</b>	<b>\$ -</b>	<b>\$ 2,738</b>
<b>Fund Balance:</b>			
Nonspendable:			
Prepaid Items	\$ 151	\$ -	\$ 151
Restricted for:			
Debt Service - Series	-	1,844,700	1,844,700
Unassigned	87,376	-	87,376
<b>Total Fund Balances</b>	<b>\$ 87,527</b>	<b>\$ 1,844,700</b>	<b>\$ 1,932,227</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 90,265</b>	<b>\$ 1,844,700</b>	<b>\$ 1,934,965</b>

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,063,877	\$ 5,553	\$ 5,553	\$ -
Special Assessments - Direct Bill	132,313	-	-	-
Interest Income	5,000	417	261	(156)
Other Income	20,000	1,667	2,029	362
<b>Total Revenues</b>	<b>\$ 1,221,190</b>	<b>\$ 7,636</b>	<b>\$ 7,842</b>	<b>\$ 207</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 1,000	\$ -
FICA Expense	918	77	77	-
Engineering	5,000	417	-	417
Arbitrage	2,400	200	600	(400)
Dissemination Agent	7,590	632	733	(100)
Attorney	13,000	1,083	-	1,083
Annual Audit	6,500	542	-	542
Assessment Roll	11,236	11,236	11,236	-
Trustee Fees	20,500	20,500	13,758	6,742
Management Fees	55,214	4,601	4,601	(0)
Information Technology	2,809	234	234	0
Website Maintenance	1,405	117	117	(0)
Telephone	500	42	-	42
Postage	1,500	125	187	(62)
Printing & Binding	2,500	208	150	58
Insurance	6,817	6,817	6,631	186
Legal Advertising	2,500	208	439	(231)
Other Current Charges	500	42	-	42
Office Supplies	600	50	18	32
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 153,663</b>	<b>\$ 48,306</b>	<b>\$ 39,957</b>	<b>\$ 8,349</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Ground Maintenance</b>				
Pond Maintenance (Water Quality)	\$ 1,500	\$ 125	\$ 100	\$ 25
Landscape Maintenance	408,925	34,077	34,077	0
Landscape Contingency	13,000	1,083	-	1,083
Pump Maintenance	3,550	296	-	296
Water & Sewer	26,720	2,227	3,086	(860)
Irrigation Repairs	7,500	625	-	625
Pest Control	2,400	200	272	(72)
Environmental Permit/Monitoring	20,000	1,667	-	1,667
Other Repairs and Maintenance	5,000	417	-	417
<b>Subtotal Ground Maintenance</b>	<b>\$ 488,595</b>	<b>\$ 40,716</b>	<b>\$ 37,535</b>	<b>\$ 3,181</b>



# Cypress Bluff

## Community Development District

### General Fund

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

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Amenity Center</b>				
Insurance	\$ 60,517	\$ 60,517	\$ 56,502	\$ 4,015
Amenity Manager	130,127	10,844	10,844	(0)
Pool Maintenance	9,876	823	823	-
Pool Chemicals	16,649	1,387	1,387	(0)
Facility Attendant	77,761	6,480	6,480	0
Janitorial Services	12,950	1,079	1,079	(0)
Refuse	2,160	180	161	19
Security and Gate Maintenance	10,000	833	900	(67)
Facility Maintenance	20,764	1,730	1,730	0
Elevator Maintenance	5,000	417	-	417
Electric	27,060	2,255	2,073	182
Cable and Internet	13,200	1,100	1,125	(25)
Licenses and Permits	1,000	83	-	83
Repairs & Maintenance	45,000	3,750	4,084	(334)
Special Events	35,000	2,917	6,245	(3,328)
Holiday Decorations	1,500	125	-	125
Fitness Center R&M	18,000	1,500	2,700	(1,200)
Fitness Equipment Rentals	25,368	2,114	2,114	-
Reserve for Amenities	55,000	4,583	-	4,583
Mobile Application	9,000	750	750	-
Other Current Charges	3,000	250	-	250
<b>Subtotal Amenity Center</b>	<b>\$ 578,932</b>	<b>\$ 103,718</b>	<b>\$ 98,997</b>	<b>\$ 4,721</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,067,527</b>	<b>\$ 144,435</b>	<b>\$ 136,532</b>	<b>\$ 7,902</b>
<b>Total Expenditures</b>	<b>\$ 1,221,190</b>	<b>\$ 192,740</b>	<b>\$ 176,489</b>	<b>\$ 16,251</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (0)</b>	<b>\$ (185,105)</b>	<b>\$ (168,647)</b>	<b>\$ 16,458</b>
<b>Net Change in Fund Balance</b>	<b>\$ (0)</b>	<b>\$ (185,105)</b>	<b>\$ (168,647)</b>	<b>\$ 16,458</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 256,174</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 87,527</b>	





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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 723,124	\$ 3,779	\$ 3,779	\$ -
Interest Income	5,000	417	2,861	2,444
<b>Total Revenues</b>	<b>\$ 728,124</b>	<b>\$ 4,195</b>	<b>\$ 6,639</b>	<b>\$ 2,444</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 246,562	\$ -	\$ -	\$ -
Interest - 5/1	246,562	-	-	-
Principal - 5/1	230,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 723,124</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,000</b>	<b>\$ 4,195</b>	<b>\$ 6,639</b>	<b>\$ 2,444</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,000</b>	<b>\$ 4,195</b>	<b>\$ 6,639</b>	<b>\$ 2,444</b>
<b>Fund Balance - Beginning</b>	<b>\$ 335,466</b>		<b>\$ 709,565</b>	
<b>Fund Balance - Ending</b>	<b>\$ 340,466</b>		<b>\$ 716,205</b>	

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 438,802	\$ 2,286	\$ 2,286	\$ -
Special Assessments - Direct Bill	55,798	-	-	-
Interest Income	10,000	833	2,452	1,619
<b>Total Revenues</b>	<b>\$ 504,600</b>	<b>\$ 3,119</b>	<b>\$ 4,738</b>	<b>\$ 1,619</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 174,346	\$ -	\$ -	\$ -
Principal - 11/1	145,000	-	-	-
Interest - 5/1	171,519	-	-	-
<b>Total Expenditures</b>	<b>\$ 490,865</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 13,735</b>	<b>\$ 3,119</b>	<b>\$ 4,738</b>	<b>\$ 1,619</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 13,735</b>	<b>\$ 3,119</b>	<b>\$ 4,738</b>	<b>\$ 1,619</b>
<b>Fund Balance - Beginning</b>	<b>\$ 377,386</b>		<b>\$ 625,485</b>	
<b>Fund Balance - Ending</b>	<b>\$ 391,121</b>		<b>\$ 630,223</b>	

# Cypress Bluff

## Community Development District

### Debt Service Fund Series 2020A

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

For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 416,315	\$ 2,202	\$ 2,202	\$ -
Interest Income	5,000	417	1,584	1,168
<b>Total Revenues</b>	<b>\$ 421,315</b>	<b>\$ 2,618</b>	<b>\$ 3,786</b>	<b>\$ 1,168</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 126,771	\$ -	\$ -	\$ -
Interest - 5/1	126,771	-	-	-
Principal - 5/1	165,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 418,543</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,773</b>	<b>\$ 2,618</b>	<b>\$ 3,786</b>	<b>\$ 1,168</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 2,773</b>	<b>\$ 2,618</b>	<b>\$ 3,786</b>	<b>\$ 1,168</b>
<b>Fund Balance - Beginning</b>	<b>\$ 178,676</b>		<b>\$ 391,903</b>	
<b>Fund Balance - Ending</b>	<b>\$ 181,449</b>		<b>\$ 395,689</b>	

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

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 22,411	\$ 117	\$ 117	\$ -
Special Assessments - Direct Bill	92,039	-	-	-
Interest Income	2,000	167	225	58
<b>Total Revenues</b>	<b>\$ 116,450</b>	<b>\$ 284</b>	<b>\$ 342</b>	<b>\$ 58</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 33,843	\$ -	\$ -	\$ -
Interest - 5/1	33,843	-	-	-
Principal - 5/1	45,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 112,686</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,764</b>	<b>\$ 284</b>	<b>\$ 342</b>	<b>\$ 58</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,764</b>	<b>\$ 284</b>	<b>\$ 342</b>	<b>\$ 58</b>
<b>Fund Balance - Beginning</b>	<b>\$ 44,853</b>		<b>\$ 102,242</b>	
<b>Fund Balance - Ending</b>	<b>\$ 48,616</b>		<b>\$ 102,584</b>	

**Cypress Bluff**  
**Community Development District**  
**Long Term Debt Report**

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

Series 2020, Special Assessment Bonds	
Interest Rate:	3.9% - 5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 247,300
Reserve Fund Balance	247,300
Bonds outstanding - 4/15/2020	\$ 7,705,000
Less: Principal Payment - 11/1/20	(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)
<b>Current Bonds Outstanding</b>	<b>\$ 7,010,000</b>

Series 2020A, Special Assessment Bonds (Del Webb Project)	
Interest Rate:	2.7% - 3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 212,016
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)
<b>Current Bonds Outstanding</b>	<b>\$ 6,995,000</b>

Series 2021, Special Assessment Bonds	
Interest Rate:	3.719951%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 57,625
Reserve Fund Balance	57,625
Bonds outstanding - 11/1/2021	\$ 2,045,000
Less: Principal Payment - 5/1/22	(40,000)
Less: Principal Payment - 5/1/23	(45,000)
Less: Principal Payment - 5/1/24	(45,000)
<b>Current Bonds Outstanding</b>	<b>\$ 1,915,000</b>





*B.*

# Cypress Bluff

## Community Development District

### Check Run Summary October 31, 2024

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>Payroll</b>	10/29/24	50250-50254	\$ 923.50
		Subtotal	<u>\$ 923.50</u>
<b>General Fund</b>			
	10/24/24	1390-1427	\$ 94,262.18
		Subtotal	<u>\$ 94,262.18</u>
<b>Total</b>			<u>\$ 95,185.68</u>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50250	3	CHRIS PRICE	184.70	10/29/2024
50251	7	EDWARD J MUHL JR	184.70	10/29/2024
50252	5	JOHN L HOLMES III	184.70	10/29/2024
50253	2	JOHN S HEWINS JR	184.70	10/29/2024
50254	6	WILLIAM J CELLAR	184.70	10/29/2024
TOTAL FOR REGISTER			923.50	

# Attendance Sheet

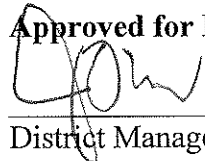
District Name: Cypress Bluff CDD

Board Meeting Date: October 22, 2024 Meeting

	<b>Name</b>	<b>In Attendance</b>	<b>Fee</b>
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

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

**Approved for Payment:**

  
\_\_\_\_\_  
District Manager Signature

10/22/2024  
Date

**PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/24	00054	10/12/23	102724	202410	320	57200	49400		ANDREW B. RATLIFF	*	600.00	600.00	001390
			10/25						ROTATE CIRCUS SHOW				
10/24/24	00159	10/04/24	12072024	202410	320	57200	49400		LORINE S CHROSNIAK DBA BALLOON	*	330.00	330.00	001391
			FA LA LA						LLAMA EVENT 2HR				
10/24/24	00153	7/03/24	6585829A	202407	310	51300	48000		GANNETT MEDIA CORP DBA GANNETT FL	*	1,554.50	1,554.50	001392
			FY25						BUDGET/MTG #10349242				
10/24/24	00081	10/05/24	146146	202410	320	57200	47200		CLEAR WATERS, INC	*	100.00	100.00	001393
			OCT LAKE						MAINT POND 1				
10/24/24	00158	10/06/24	10062024	202410	320	57200	49400		COREY PETERSON DBA COS	*	395.00	395.00	001394
			12/7						PRIVATE PARTY DJ				
10/24/24	00023	10/17/24	9	202410	310	51300	31300		DISCLOSURE SERVICES LLC	*	100.00	100.00	001395
			AMORTIZ						SCHDL SE2019				
10/24/24	00006	10/07/24	216140	202409	310	51300	31100		ENGLAND, THIMS & MILLER, INC.	*	1,340.00	1,340.00	001396
			SEP						ENGINEERING SERVICES				
10/24/24	00086	11/15/23	2023332A	202410	320	57200	49400		FARM TO YOU REVUE,LLC	*	300.00	300.00	001397
			12/7						EVENT FINAL PMT				
10/24/24	00086	9/20/24	25612	202410	320	57200	49400		FARM TO YOU REVUE,LLC	*	725.00	725.00	001398
			DEP 12/6/25						EXOTIC ANIMAL				
10/24/24	00127	9/11/24	2024-12-	202410	320	57200	49400		FIRST COAST FOAM PARTY LLC	*	400.00	400.00	001399
			12/28						1HR FOAM PARTY				
10/24/24	00127	10/03/24	2024-12-	202410	320	57200	49400		FIRST COAST FOAM PARTY LLC	*	600.00	600.00	001400
			12/7						2HR SNOW PARTY				
10/24/24	00123	6/26/24	1676	202410	320	57200	49400		GIRLY-GIRL PARTEAS	*	75.00	75.00	001401
			4/12/25						DEP 2HR EGG HUNT				

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/24	00005	9/15/24	92	202410 310-51300-31700	FY25 ASSESSMENT ROLL CERT	*	11,236.00		
								11,236.00	001402
GOVERNMENTAL MANAGEMENT SERVICES									
10/24/24	00005	10/01/24	93	202410 310-51300-34000	OCT MANAGMENT FEES	*	4,601.17		
10/01/24	93	202410 310-51300-52100		OCT WEBSITE ADMIN		*	117.08		
10/01/24	93	202410 310-51300-35200		OCT INFO TECH		*	234.08		
10/01/24	93	202410 310-51300-31300		OCT DISSEM AGENT SRVCS		*	632.50		
10/01/24	93	202410 310-51300-51000		OFFICE SUPPLIES		*	18.22		
10/01/24	93	202410 310-51300-42000		POSTAGE		*	186.95		
10/01/24	93	202410 310-51300-42500		COPIES		*	150.45		
10/01/24	93	202410 320-57200-47300		PEOPLEVINE-AMEX AUG 2024		*	750.00		
								6,690.45	001403
GOVERNMENTAL MANAGEMENT SERVICES									
10/24/24	00010	10/08/24	26430	202410 310-51300-31400	ARBIT SE2020A FYE 8/31/24	*	600.00		
								600.00	001404
GRAU AND ASSOCIATES									
10/24/24	00154	10/15/24	155252	202410 320-57200-46000	FINAL PMT DOG PARK FENCE	*	805.00		
								805.00	001405
HARDWICK FENCE LLC									
10/24/24	00002	10/10/24	24-06473	202410 310-51300-48000	10/10 NTC BOS MTG	*	99.88		
								99.88	001406
JACKSONVILLE DAILY RECORD									
10/24/24	00095	9/28/24	3454537	202408 310-51300-31500	AUG GENERAL COUNSEL	*	586.50		
								586.50	001407
KUTAK ROCK LLP									
10/24/24	00116	10/13/23	0006	202410 320-57200-49400	2HR SPOOKY MAGICIAN SHOW	*	275.00		
								275.00	001408
MICHAEL CHROSNIAK									
10/24/24	00118	10/14/24	223	202410 320-57200-49400	12/4 XMAS MIXOLOGY CLASS	*	300.00		
								300.00	001409
PIERRE MAURICE KENDRICK DBA									
CYBL CYPRESS BLUFF OKUZMUK									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/24/24	00064	10/03/24 BP640167	202410 330-57200-46500	UNIFORMS & NAME TAGS NORTH POINT PROMOTIONS, INC DBA	*	654.85	654.85 001410
10/24/24	00061	10/16/23 12810311	202410 320-57200-49400	12/20 MOVIE NIGHT PROGRESSIVE ENTERTAINMENT	*	349.00	349.00 001411
10/24/24	00096	1/17/24 111524	202410 320-57200-49400	11/15 3HR HOLIDAY FAIR ROBERT LEMAY	*	400.00	400.00 001412
10/24/24	00094	10/11/24 38868B	202410 320-57200-46000	RMV & DISCARD DAMAGE SIGN ROGERS PAVEMENT MAINTENANCE, INC	*	1,550.00	1,550.00 001413
10/24/24	00088	10/01/24 24-57368	202410 320-57200-46700	RNWL ANNL VIZPIN-5 UNITS SECURITY ENGINEERING & DESIGNS, INC	*	900.00	900.00 001414
10/24/24	00088	10/14/24 24-57459	202410 320-57200-46000	VIZPIN CARD READER RPLC SECURITY ENGINEERING & DESIGNS, INC	*	695.00	695.00 001415
10/24/24	00065	10/08/24 105386	202410 320-57200-46500	QTRLY PREVENT MAINTENANCE SOUTHEAST FITNESS REPAIR	*	414.00	414.00 001416
10/24/24	00012	10/02/24 16122	202410 320-57200-46100	OCT LANDSCAPE MAINT AREA1 SUN STATE NURSERY	*	25,549.00	25,549.00 001417
10/24/24	00012	10/02/24 16123	202410 320-57200-46100	OCT LANDSCAPE MAINT AREA2 SUN STATE NURSERY	*	1,808.08	1,808.08 001418
10/24/24	00012	10/02/24 16124	202410 320-57200-46100	OCT LANDSCAPE MAINT AREA3 SUN STATE NURSERY	*	6,720.00	6,720.00 001419
10/24/24	00012	9/30/24 16018	202409 320-57200-46110	CLEAN UP AFTER HURRICANE SUN STATE NURSERY	*	460.00	460.00 001420
10/24/24	00011	10/03/24 252-2665	202410 310-51300-31200	FY25 SE2021 TRUSTEE FEE THE BANK OF NEW YORK MELLON	*	4,400.00	4,400.00 001421

CYBL CYPRESS BLUFF OKUZMUK



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/24	00055	10/14/24	61963443	202410	320	57200	47000		OCT FIRE ANT CONTROL TURNER PEST CONTROL LLC	*	135.96	135.96	001422
10/24/24	00055	10/17/24	61963443	202410	320	57200	47000		OCT PEST CONTROL TURNER PEST CONTROL LLC	*	135.96	135.96	001423
10/24/24	00037	10/01/24	422130	202410	320	57200	45000		OCT AMENITY MANAGER	*	10,843.92		
		10/01/24	422130	202410	320	57200	45100		OCT FACILITY ATTENDANT	*	6,480.08		
		10/01/24	422130	202410	320	57200	46800		OCT POOL MAINTENANCE	*	823.00		
		10/01/24	422130	202410	320	57200	46200		OCT JANITORIAL	*	1,079.17		
		10/01/24	422130	202410	320	57200	46600		OCT MAINTENANCE	*	1,730.33		
		10/01/24	422130	202410	320	57200	46810		OCT POOL CHEMICALS VESTA PROPERTY SERVICES, INC.	*	1,387.42	22,343.92	001424
10/24/24	00062	10/01/24	24951964	202410	320	57200	46500		JANITORIAL SUPPLIES W.B. MASON CO., INC.	*	292.41	292.41	001425
10/24/24	00062	10/07/24	24963819	202410	320	57200	46500		JANITORIAL SERVICES W.B. MASON CO., INC.	*	110.97	110.97	001426
10/24/24	00066	10/17/24	19026	202410	320	57200	46500		DISINFECTANT WIPES CASE WIPES LLC	*	230.70	230.70	001427
TOTAL FOR BANK A											94,262.18		
TOTAL FOR REGISTER											94,262.18		

# INVOICE

## #102724

10/12/2023

# ANDREW RATLIFF

2778 TAYLOR HILL DRIVE

JACKSONVILLE, FL 32221

ANDREWRATLIFF17@YAHOO.COM

904.923.7194

Prepared for Cypress Bluff CDD

ATTN: Marcy Pollicino 904.527.1081

mpollicino@vestapropertyservices.com

EVENT DATE: 10/25/2024

TIME: 6:00 PM - 8:00 PM

ADDRESS: 10571 ETOWN PARKWAY

JACKSONVILLE, FL 32256

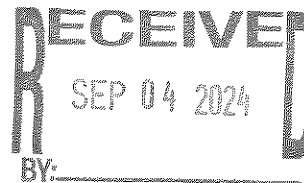
DESCRIPTION  
OF WORK

QTY/HRS

SUB TOTAL

ROTATING CIRCUS  
SHOWS FOR THE  
HAUNTED CIRCUS

2



\$600

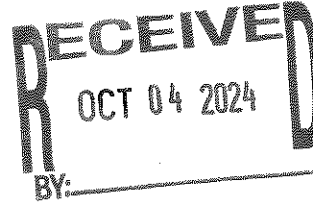
## INVOICE TOTAL: \$600

Payment can be made to Andrew Ratliff in the form of cash, business check or money order.

### THANK YOU FOR YOUR BUSINESS!

# Balloon Heaven, LLC

936 Granville Road  
Jacksonville, FL 32205  
904-654-8363



## Invoice

### Invoice for

eTown  
10571 eTown Parkway  
Jacksonville, FL 32256

### Payable to

Balloon Heaven, LLC

### Invoice #

12072024

### Project

Fa La La Llama Event

### Due date

12/7/2024

Description	Qty	Unit price	Total price
Balloon Twisting - 2 hours	1	\$330.00	\$330.00
			\$0.00
			\$0.00
			\$0.00

Notes:

Subtotal

\$330.00

Adjustments

**\$330.00**



# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

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

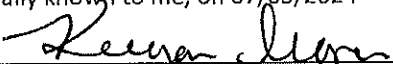
STATE OF WISCONSIN, COUNTY OF BROWN


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

07/03/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/03/2024

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

My commission expires

8.25.26

Publication Cost:	\$1554.50	
Tax Amount:	\$0.00	
Payment Cost:	\$1554.50	
Order No:	10349264	# of Copies:
Customer No:	1466922	0
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin



**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") for the Cypress Bluff Community Development District ("District") will hold the following public hearings and regular meeting:

**DATE:** July 23, 2024  
**TIME:** 1:30 p.m.  
**LOCATION:** eTown Welcome Center  
 11003 E-Town Parkway  
 Jacksonville, Florida 32256

The first public hearing is being held pursuant to Chapter 180, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Product Type	Total # of Units	EAU/ERU Factor	Proposed O&M Assessment
Active Adult	519	0.62	\$966.82
Residential	1,479	1.00	\$745.01

*\*includes collection costs and early payment discounts*

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Duval County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

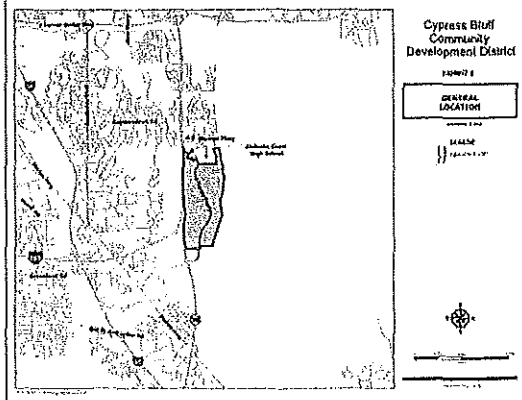
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at [cypressbluffcdd.com](http://cypressbluffcdd.com). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-855-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



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

# Invoice

DATE	INVOICE #
10/5/2024	146146

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

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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00

**RECEIVED**  
OCT 07 2024  
BY: \_\_\_\_\_

Thank you for your business.	Clearwaterslakemgmt.com	<b>Total</b>	\$100.00
------------------------------	-------------------------	--------------	----------

# INVOICE

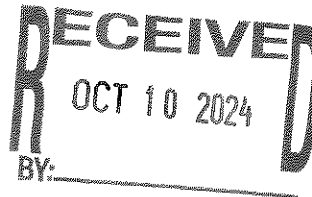


Billed to :  
Cypress Bluff CDD  
475 West Town Place  
Suite 114, Saint Augustine, FL 32092

**Date :**  
**October 6, 2024**

DESCRIPTION	TOTAL
DJ Services -	\$395

December 7th, 2024  
Private Party



**Total : \$395**

**A 3.5% fee applies to payments made with credit/debit cards.**

**WWW.COSCELEBRATIONS.COM**



Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
10/17/2024	9

Bill To
Cypress Bluff CDD C/O GMS

Terms	Due Date
Net 30	11/16/2024

Description	Amount
Amortization Schedule Series 2019 11-1-24 Prepay \$15,000	100.00

**RECEIVED**  
OCT 22 2024  
BY: \_\_\_\_\_

<b>Total</b>	\$100.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



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

October 07, 2024

Invoice No: 216140

**Total This Invoice \$1,340.00**

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

Tasks this month included:  
- Annual Report

**Professional Services rendered through September 28, 2024**

**Labor**

		Hours	Rate	Amount
Executive VP/Chief Engineer				
Weeber, Bradley	9/14/2024	3.00	335.00	1,005.00
Weeber, Bradley	9/28/2024	1.00	335.00	335.00
Totals		4.00		1,340.00
<b>Total Labor</b>				<b>1,340.00</b>
<b>Total This Invoice</b>				<b>\$1,340.00</b>

**Outstanding Invoices**

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

**RECEIVED**  
OCT 18 2024  
BY: \_\_\_\_\_

**RECEIVED**  
OCT 15 2024

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

Mailing Address  
 19410 SW 25th Place  
 Dunnellon, FL 34431

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

# Invoice

Date: 11/15/23  
 Invoice #: 2023332

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

Description	Quantity	Unit Price	Cost
Party Llamas & Friends	1	\$650.00	\$650.00
Mini-Cow	1	\$350.00	\$350.00
Sheep	1	\$240.00	\$240.00
Pony Cart Rides	1	\$600.00	\$600.00
Travel	1	\$200.00	\$200.00
			\$0.00
50% Deposit Paid #001023 11/3/23	1	-\$1,020.00	-\$1,020.00
Deposit Paid #001022 11/3/23	1	-\$720.00	-\$720.00
	1	Subtotal	\$300.00
Not For Profit	Tax	0.00%	\$0.00

**Payment Information:** **Total \$300.00**

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

Thank you very much for your business!

Candice & Scott Miller.

**RECEIVED**  
 OCT 04 2024  
 BY: \_\_\_\_\_

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

Mailing Address  
 19410 SW 25th Place  
 Dunnellon, FL 34431

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

# Invoice

Date: 9/20/24  
 Invoice #: 25612

Attention:	Marcy Pollinico	Project Title:	Holiday Animals
Title:	General Manager	Project Description:	
Company Name:	Vesta eTown	P.O. Number:	
Address:	10571 eTown Parkway	Invoice Number:	
City, State Zip Code:	Jacksonville, FL 32256	Term:	12/6/2025
Phone:	904-527-1081		

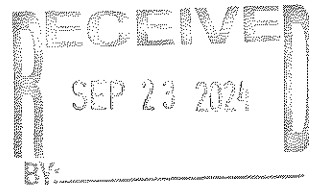
Description	Quantity	Unit Price	Cost
Exotic Animal Experiences & Lemur Add-on	0	\$1,250.00	\$0.00
Travel	0	\$200.00	\$0.00
			\$0.00
50% Deposit	0.5	\$1,450.00	\$725.00
			\$0.00
	1	Subtotal	\$725.00
Not For Profit	Tax	0.00%	\$0.00
		<b>Total</b>	<b>\$725.00</b>

**Payment Information:**

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

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

**Candice & Scott Miller.**



# 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#:** 2024-12-28-01

**Invoice Date:** Sep 11, 2023



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

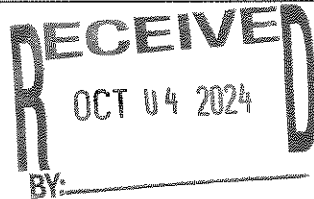
## BILL TO

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

## SHIP TO

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

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	1 hour foam party noon years eve 12/28/24 12-1pm (1 cannon)	\$400.00	\$400.00
		Subtotal	\$400.00
		Shipping	\$0.00
		<b>TOTAL</b>	<b>\$400.00 USD</b>



## NOTES TO CUSTOMER

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

## TERMS AND CONDITIONS

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

# 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#:** 2024-12-07-01

**Invoice Date:** Oct 3, 2024

**Due Date:** Dec 1, 2024



**\$600.00**  
**AMOUNT DUE**

## BILL TO

Cypress Bluff CDD

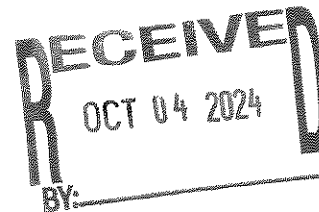
marcy Pollicino

10571 eTown Parkway, jacksonville, FL 32256,

UNITED STATES

mpollicino@vestapropertyservices.com

Phone: +1 904-527-1081



#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	2 hour SNOW party 12/07/24 6-8pm (1 cannon)	\$600.00	\$600.00
	Subtotal		\$600.00
	Shipping		\$0.00
	<b>TOTAL</b>		<b>\$600.00 USD</b>

## NOTES TO CUSTOMER

Thank you for allowing us to party with you!

## 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#:** 1676

**Invoice Date:** Jun 26, 2024

**Due Date:** Jun 26, 2024

**\$75.00**  
**AMOUNT DUE**

## BILL TO

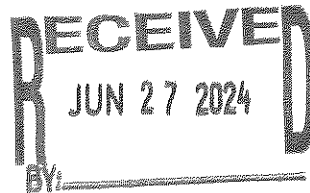
Cypress Bluff CDD  
mpollicino@vestapropertyservices.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Deposit for Easter Event Saturday, April 12, 2025 10:00am – 12:00pm	\$75.00	\$75.00

Subtotal \$75.00

Shipping \$0.00

**TOTAL \$75.00 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.



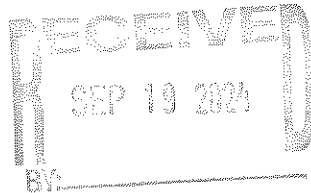
**Governmental Management Services, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 92  
Invoice Date: 9/15/24  
Due Date: 9/15/24  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		11,236.00	11,236.00
		<b>Total</b>	<b>\$11,236.00</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$11,236.00</b>



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 93

**Invoice Date:** 10/1/24

**Due Date:** 10/1/24

**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 -October 2024		4,601.17	4,601.17
Website Administration - October 2024		117.08	117.08
Information Technology - October 2024		234.08	234.08
Dissemination Agent Services - October 2024		632.50	632.50
Office Supplies		18.22	18.22
Postage		186.95	186.95
Copies		150.45	150.45
AMEX Charge - PeopleVine 8/12/24		750.00	750.00

**RECEIVED**  
OCT 02 2024  
BY: \_\_\_\_\_

**Total** \$6,690.45

**Payments/Credits** \$0.00

**Balance Due** \$6,690.45

# Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 26430  
Date 10/08/2024

---

SERVICE	AMOUNT
Project: Arbitrage - Series 2020A FYE 8/31/2024 Arbitrage Services	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

**RECEIVED**  
OCT 08 2024  
BY: \_\_\_\_\_

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

Payment due upon receipt.



**Hardwick Fence**  
 P.O. Box 3043  
 St Augustine, FL 32085  
 +19045998644  
 accounting@hardwickfence.com

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

**SHIP TO**  
 Recharge Dog Park  
 c/o Vesta Property Services  
 10571 E Town Pkwy  
 Jacksonville, FL 32256  
 United States

**INVOICE 155252**

**DATE 10/15/2024 TERMS Due on receipt**

**DUE DATE 10/15/2024**

DESCRIPTION	AMOUNT
Job # 1329 (Final Invoice)	805.00
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 )	

SUBTOTAL	805.00
TAX	0.00
TOTAL	805.00

**TOTAL DUE \$805.00**

**RECEIVED**  
 OCT 16 2024  
 BY: \_\_\_\_\_

Final payment is due upon completion, all past due balances are subject to a service charge of 1 1/2% per month (18% annual), or the maximum permitted by law, whichever is less.  
 Returned checks are subject to a 40.00 fee.  
 Any cancellation subject to restocking fees and administrative fees.

# Jacksonville Daily Record

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

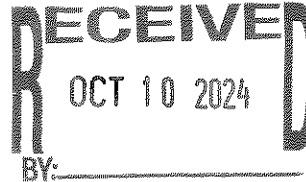
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

October 10, 2024

Date

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



Serial #	24-06473D	PO/File #	_____	\$99.88
				<b>Payment Due</b>
	Notice of Meeting of the Board of Supervisors			
	_____			\$99.88
	Cypress Bluff Community Development District			<b>Publication Fee</b>
	_____			
Case Number	_____			<b>Amount Paid</b>
Publication Dates	10/10			
County	Duval			

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

If your payment is being mailed, please reference Serial # 24-06473D on your check or remittance advice.

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

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

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

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

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

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

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, October 22, 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](http://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

Oct. 10 00 (24-06473D)

**KUTAK ROCK LLP**

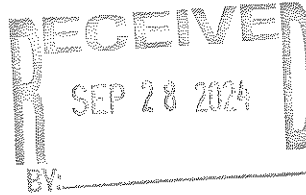
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 28, 2024



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

Reference: Invoice No. 3454537

Client Matter No. 4123-1

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

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

Invoice No. 3454537  
4123-1

Re: General Counsel

For Professional Legal Services Rendered

08/28/24	K. Haber	0.20	51.00	Correspond with Weeber regarding district permits for capital improvements
08/29/24	K. Haber	2.10	535.50	Prepare project completion materials
TOTAL HOURS		2.30		
TOTAL FOR SERVICES RENDERED				\$586.50
TOTAL CURRENT AMOUNT DUE				<u>\$586.50</u>

# INVOICE

Michael Chrosniak

936 granville rd, jacksonville, FL 32205, UNITED STATES  
machros68@gmail.com

Invoice No#: 0006  
Invoice Date: Oct 13, 2023  
Due Date: Oct 25, 2024



**\$275.00**  
**AMOUNT DUE**

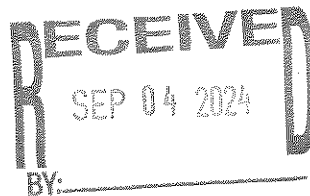
## BILL TO

Vesta Property Services  
Mary Pollicino  
10571 e town parkway, JACKSONVILLE, FL  
32256, UNITED STATES  
mpollicino@vestapropertyservices.com  
Phone: +1 904-527-1081

## SHIP TO

Vesta Property Services  
Mary Pollicino  
10571 e town parkway, JACKSONVILLE, FL  
32256, UNITED STATES

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	SPOOKY MAGICIAN HALLOWEEN SHOW Michael will come to your event dressed as a spooky magician for you circus themed event and set up his table and perform for your guests. This event will last from 6 -8 pm.	1	\$275.00	\$275.00

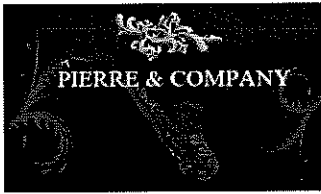


Subtotal \$275.00  
**TOTAL \$275.00 USD**

## NOTES TO CUSTOMER

Invoice is not due until the day of the event. You are more than welcome to prepay, however, it is not required to hold the day and time for your event. If you need to cancel, please give me at least 24 hours notice. If you have any other questions you are more than welcome to call or text at 904-654-8460 ( if I don't answer, please leave a message) or email at machros68@gmail.com. Thanks for reaching out again!!



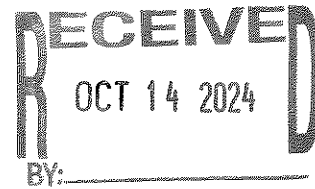


# Invoice #0000223

Issue Date: Oct 14, 2024  
Due Date: Dec 4, 2024

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

**Customer Info:**  
Cypress Bluff CDD  
Cypress Bluff CDD  
mpollicino@vestapropertyservices.com



## Dec 4 Christmas Mixology Class

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

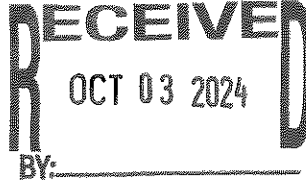
Payment options are: Invoice Deposit or Payment with 2.9 % + \$.35 fee; Cashapp \$pierrekendricksax; Venmo @Pierre-Kendrick due on or before services are rendered.

Bill Number BP64016711A  
 Bill Date 10/3/2024  
 Due Date 11/1/2024  
 Terms Net 30  
 Sales Order SP64016711  
 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 Clothing Order**

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
L574	Port Authority Women's Digi Heather Performance Polo. Color: <u>Dress Blue Nvy</u> : 2 - S, 2 - L	4	4	0	33.4900	Each	-	\$133.96
LOE700	OGIO Women's Fulcrum Full-Zip. Color: <u>Gear Grey</u> : 1 - L	1	1	0	74.5000	Each	-	\$74.50
OE700	OGIO Fulcrum Full-Zip. Color: <u>Gear Grey</u> : 1 - M	1	1	0	74.5000	Each	-	\$74.50
NKFD9718	Nike Dri-FIT Stretch Mesh Sandwich Bill Cap Color: <u>Navy/White</u> : 1 - M/L	1	1	0	30.7000	Each	-	\$30.70
P160	Hanes - EcoSmart Crewneck Sweatshirt. Color: <u>Navy</u> : 2 - S, 2 - M, 1 - L	5	5	0	35.9900	Each	-	\$179.95
NT-58	Plastic Name Tags Size: 1.25" x 3" Magnetic Backing upgrade	4	4	0	23.4900	Each	-	\$93.96
C920	Port Authority Outdoor Wide-Brim Hat. Color: <u>Dress Blue Nvy</u> : 1 - L/XL	1	1	0	25.8500	Each	-	\$25.85

Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:
\$621.42	\$33.43	-	\$654.85	-	-	<b>\$654.85 USD</b>

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!**

-----  
 Please detach this portion and return with your payment.

**Remittance Advice**

Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64016711A	10/3/2024	\$654.85 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



Total Entertainment Services

Invoice-Agreement

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

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

**Invoice date:** 10/16/2023      **Invoice #** 12810311      **Terms:** At event      **PO#**

**Customer name:** Cypress Bluff CDD (e-Town)      **Event type:** Movie Night

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

**Original contact person:** Marcy Pollicino      **Wk:** 527-1081      **Cell:** 904-710-9348      **E-mail/ fax:** mpollicino@vestapropertyservices.com

**At event contacts with cell:** Same

**Event date:** Friday, December 20th, 2024      **Hours of event:** 6:30 pm to 9:00pm or till movie ends      **Hours of service:** Same

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

**Location name and address:** Same

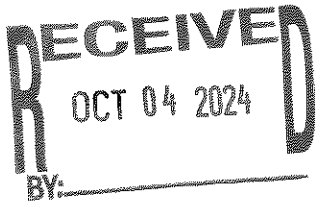
**Where to set up at location:** TBA      **Power within 75':** Yes

**Set up-grass or pavement:** Grass      **Water within 75':** N/A      **Covered area for entertainer:** n/a

**Notes:**

**SERVICES NEEDED:**

* 24' Inflatable Movie System with complete projection and sound and onsite technician	<b>Reg. Rate</b> \$	449.00	<b>Your Cost</b> \$	349.00
	<b>Total Savings</b> \$	100.00		



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

**CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY**

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

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



**Invoice 111524**

January 17, 2024

**Bill To:**

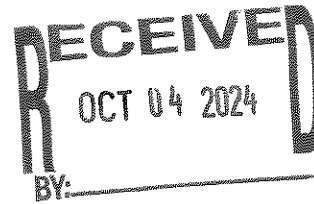
Cypress Bluff Community Development District  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Performance Information:  
November 15, 2024 from 5 to 8 pm at Recharge for the Holiday Vendor Fair

Amount Due: \$400

Please make check payable to:

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



Thank you for choosing us for your entertainment!

# Invoice

**Rogers Pavement Maintenance Inc.**

PO Box 65909  
Orange Park, FL 32065

Date	Invoice #
10/11/2024	38868b

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

Job		
eTown Parkway Bicycle sign eTown Parkway		
Job Completed	Terms	P.O. #
10/8/2024	Net 30	Marcy

Description	Qty	U/M	Price E...	Amount
Remove and discard damaged sign	1	EA	250.00	250.00
Supply and Install 30" High Intensity (W11-1) "Bicycle Warning" Sign/ 24"X12" (W16-7pL) Arrow Combo Sign with Black Matte Backing on 4" x 4" Black Square Post..	1	EA	1,000.00	1,000.00
Reinstall signs	2	EA	150.00	300.00

**RECEIVED**  
OCT 14 2024  
BY: \_\_\_\_\_

	<b>Balance Due</b> \$1,550.00
--	-------------------------------

# Invoice

Invoice Number  
24-57368

Invoice Date  
10/1/24

Page  
1

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

Voice: 904-371-4931

Fax:

**Sold To:**

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

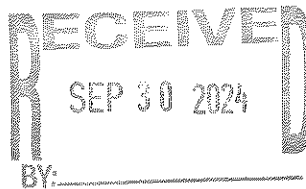
**Site Address:**

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

Customer ID: E-TOWN RECHARGE

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days		10/11/24

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



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

Please include invoice number on payment

24-57368

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

# Invoice

Invoice Number  
24-57459

Invoice Date  
10/14/24

Page  
1

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

Voice: 904-371-4931

Fax:

**Sold To:**

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

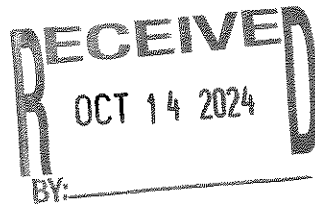
**Site Address:**

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

Customer ID: E-TOWN RECHARGE

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days	SCOTT SOKERKA	10/24/24

Description	Amount
VIZPIN CARD READER REPLACEMENT LABOR TO ASSESS, REMOVE AND REPLACE DEVICE & TECH SUPPORT	695.00



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

Please include invoice number on payment

24-57459

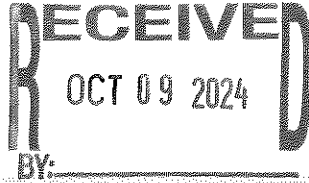
Subtotal	695.00
Sales Tax	
Total Invoice Amount	695.00
Payment Received	0.00
<b>TOTAL</b>	<b>695.00</b>





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

**Invoice #105386**  
 Invoice Date: 10/8/2024



Account #100411  
 Cypress Bluff Etown Amenity Center

**Invoice**

**Billing Location Information**

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

**Service Information**

Services	Qty	Rate	Price
<b>10571 E Town Pkwy, Jacksonville, FL 32256</b>			
<b>10/8/2024 PM: Quarterly</b> Quarterly scheduled preventative maintenance	1.00 Ea	\$0.00 / 1 Ea	\$0.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Multi-Station	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: PM: Single-Station	1.00 Ea	\$5.00 / Ea	\$5.00
— Product: PM: Spin Bike, Rowing Machine	4.00 Ea	\$20.00 / Ea	\$80.00
— Product: PM: Treadmill	4.00 Ea	\$30.00 / Ea	\$120.00
— Product: Travel <60 miles w/t	1.00 Ea	\$90.00 / Ea	\$90.00
— Product: PM: Dumbbell Set, Weight Set	2.00 Ea	\$22.00 / Ea	\$44.00
		<b>Subtotal:</b>	\$414.00
		<b>Tax:</b>	\$0.00
		<b>Total:</b>	\$414.00
		<b>Amount Paid:</b>	\$0.00
		<b>Balance Due:</b>	<b>\$414.00</b>

**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**

---

<b>Bill To:</b>	Marcy Pollicino 10571 Etown Pkwy Jacksonville, FL 32256	<b>Account</b>	[100411] Cypress Bluff Etown Amenity Center
		<b>Invoice #</b>	105386
		<b>Date</b>	Tuesday, October 8, 2024
<b>Remit To:</b>	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	<b>Amount Paid</b>	_____
		<b>Check Number</b>	_____

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



# Maintenance Invoice

Invoice#: 16122

Date: 10/02/2024

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

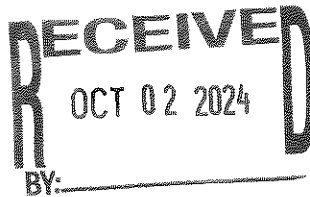
**For:** E-Town Area 1

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
October Landscape Maintenance				
Phase 1 Balance	1.00	4,218.92	4,218.92	
Phase 2	1.00	14,210.08	14,210.08	
Recharge	1.00	3,320.00	3,320.00	
Apex	1.00	1,600.00	1,600.00	
Glenmont	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**

**25,549.00**

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

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 16123

Date: 10/02/2024

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

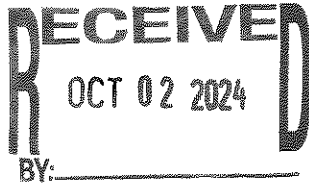
**For:** E-Town Area 2

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
October Landscape Maintenance	1.00	1,808.08	1,808.08	



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

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

<b>Amount Due</b>	<b>1,808.08</b>
-------------------	-----------------

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

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 16124

Date: 10/02/2024

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

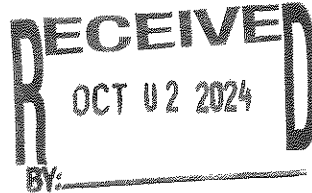
**For:** E-Town Area 3

---

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

---

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



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

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

<b>Amount Due</b>	<b>6,720.00</b>
-------------------	-----------------

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

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 16018

Date: 09/30/2024

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

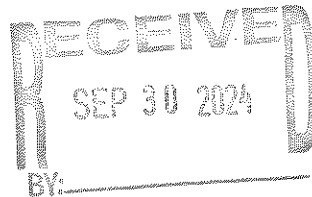
**For:** E-Town Property

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
Clean up after hurricane.	1.00	460.00	460.00	



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

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

**Amount Due**

**460.00**

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

**THANK YOU FOR YOUR BUSINESS!!**



**BNY MELLON**

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

# INVOICE

000030 XBFRSDD1 000000



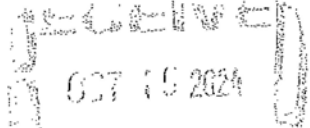
CYPRESS BLUFF COMMUNITY DEVELOPMENT DIST

ATTN: Ernesto Torres  
475 West Town Place  
Suite 114  
World Golf Village  
Saint Augustine, FL 32092

Invoice Number: 252-2665971  
Invoice Date: 03-Oct-24  
Cycle Date: 01-Oct-24  
Administrator: Caroline Cowart  
Phone Number: 904-645-1919  
Currency: USD

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

	Quantity	Rate	Proration	Subtotal	Total
<b>Flat</b>					
Trustee Fee					4,400.00
For the period: October 01, 2024 to September 30, 2025					



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

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

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

### Billing Stub

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

Invoice Number: 252-2665971  
Invoice Date: 03-Oct-24  
Cycle Date: 01-Oct-24  
Administrator: Caroline Cowart  
Phone Number: 904-645-1919  
Amount: 4,400.00 USD

E  
S 000030 XBFRSDD1 000030

000000678550252026659710000000000004400007







**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5300 • Fax: 904-353-1489 • Toll Free: 800-226-6305 • turnerpest.com

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

## Service Slip/Invoice

**INVOICE:** 619634436  
**DATE:** 10/17/2024  
**ORDER:** 619634436

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

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

Work Date	Time	Target Pest	Technician	Time In
10/17/2024	02:15 PM	ANTS, ROACH, WASP		02:15 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/17/2024		02:51 PM

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

CPCM	Commercial Pest Control - Monthly Service	\$135.96
<b>SUBTOTAL</b>		\$135.96
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$135.96

**AMOUNT DUE \$135.96**

**RECEIVED**  
 OCT 18 2024  
 BY: \_\_\_\_\_

*[Handwritten Signature]*

TECHNICIAN SIGNATURE

*[Handwritten Signature]*

CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**



# Invoice

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

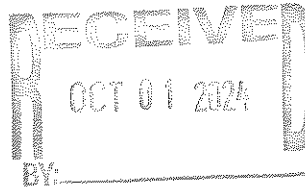
**Invoice #** 422130  
**Date** 10/01/2024  
**Terms**  
**Due Date** 10/31/2024  
**Memo** Monthly Fees

**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	10,843.92	10,843.92
Facility Attendant	1	6,480.08	6,480.08
Pool Maintenance	1	823.00	823.00
Janitorial	1	1,079.17	1,079.17
Maintenance	1	1,730.33	1,730.33
Pool Chemicals	1	1,387.42	1,387.42

**Total** 22,343.92





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

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

Invoice Number	249519640
Customer Number	C2943565
Invoice Date	10/01/2024
Due Date	10/31/2024
Order Date	09/30/2024
Order Number	S14722228
Order Method	WEB

15267 1 AB 0.593 E0143X I0178 013453489418 S2 P10505134 0001:0001



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

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

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

### Important Messages

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

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	2	CT	70.17	140.34
GPC16880	TISSUE,TOILET,2PLY,WH(16580),80/CT	1	CT	78.99	78.99
HEW3YN97AN	INKCART,CMY COMBO,910,F/OJ PRO8020-945PG	1	PK	33.14	33.14
HEW3YL65AN	INKCART,BLK,910XL,F/OJ PRO8020-825PG	1	EA	39.94	39.94

SUBTOTAL: 292.41  
 TAX & BOTTLE DEPOSITS TOTAL: 0.00  
 ORDER TOTAL: 292.41  
 Total Due: 292.41

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	249519640
Invoice Date	10/01/2024
Terms	Net 30
<b>Total Due</b>	<b>292.41</b>

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

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

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



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301  
  
Address Service Requested  
888-WB-MASON www.wbmason.com

**RECEIVED**  
OCT 18 2024  
BY: \_\_\_\_\_

Invoice Number	249638196
Customer Number	C2943565
Invoice Date	10/07/2024
Due Date	11/06/2024
Order Date	09/30/2024
Order Number	S14722228
Order Method	WEB

15471 1 AB 0.593 E0200X I0383 D13478691386 S2 P10513482 0001:0001



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

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

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

**Important Messages**

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

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
KCC54015	X60 CLOTHS, 16.8" X 12 1/2", 252/CARTON	3	CT	36.99	110.97

**SUBTOTAL:** 110.97  
**TAX & BOTTLE DEPOSITS TOTAL:** 0.00  
**ORDER TOTAL:** 110.97  
**Total Due:** 110.97

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	249638196
Invoice Date	10/07/2024
Terms	Net 30
<b>Total Due</b>	<b>110.97</b>

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

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

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

**Wipes LLC**

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



**INVOICE**

<b>BILL TO</b>	<b>SHIP TO</b>	<b>SHIP DATE</b>	10/17/2024	<b>INVOICE</b>	19026
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	<b>DATE</b>	10/17/2024
475 West Town Place	ReCHARGE Amenity Center			<b>TERMS</b>	Due on receipt
Suite 114	10571 eTown Parkway			<b>DUE DATE</b>	10/17/2024
St Augustine, FL 32092	Jacksonville, FL 32256				

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92
Shipping	Freight Cost	2	16.39	32.78
Sales Tax	Sales Tax calculated by AvaTax on Mon Sep 2 06:16:51 UTC 2024	1	0.00	0.00

SUBTOTAL	230.70
TAX	0.00
TOTAL	230.70
<hr/>	
BALANCE DUE	<b>\$230.70</b>

