

*Cypress Bluff
Community Development District*

January 28, 2025

AGENDA

**Cypress Bluff
Community Development District**

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

January 21, 2025

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, January 28, 2025 at 1:00 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. Minutes
 - A. Acceptance of Minutes of the November 19, 2024 Landowner's Meeting
 - B. Approval of Minutes of the November 19, 2024 Board of Supervisors Meeting
- IV. Consideration of Project Completion Resolution 2025-03
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager
 1. Report
 2. Proposals for Repairing Pool Expansion Joints
 3. Proposal to Replace eTown Sign Batteries
- VI. Financial Reports

A. Financial Statements as of December 31, 2024

B. Check Register

VII. Other Business

VIII. Supervisor's Requests and Audience Comments

IX. Next Scheduled Meeting – February 25, 2025 at 1:00 p.m. at the Southeast Regional Library

XI Adjournment

MINUTES

A.

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

A landowner's meeting of the Board of Supervisors of the Cypress Bluff Community Development District was held Tuesday, November 19, 2024 at 1:30 p.m. at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida.

Present were:

Mikey White
Six Residents

Proxy Holder for Toll Southeast LP Company

Also present were:

Jim Oliver

Chairman

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Determination of Number of Voting Units Represented

Mr. Oliver noted that he had a proxy form from Toll Southeast representing 370 voting units, and there were six residents present that could exercise their vote.

THIRD ORDER OF BUSINESS

Election of a Chairman for the Purpose of Conducting the Landowners Meeting

Mr. Oliver acted as Chairman for the Landowners Meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Mr. White nominated John Hewins.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. White cast 73 votes for John Hewins.

SIXTH ORDER OF BUSINESS

Tabulation of Ballots and Announcement of Results

Mr. Oliver announced that 73 votes were cast unanimously for John Hewins.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

An attendee asked if the 73 votes cast were by residents.

Mr. Oliver responded no. Each landowner receives a vote for each lot or acre owned, so the proxy holder has 370 votes that he could have cast.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Oliver adjourned the meeting at approximately 1:34 p.m.

B.

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, November 19, 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 Hewins | Vice Chairman |
| Kirk Blomgren | Supervisor |
| Will Cellar | Supervisor |

Also present were:

| | |
|--------------------------------|------------------|
| Jim Oliver | District Manager |
| Katie Buchanan <i>by phone</i> | District Counsel |
| Marcy Pollicino | General Manager |
| Matt Biagetti | GMS, LLC |

The following is a summary of the discussions and actions taken at the November 19, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:34 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowner's Election

Mr. Oliver informed the Board 73 votes were cast in favor of electing John Hewins to the Board for a four-year term.

| |
|--|
| On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor Resolution 2025-01, canvassing and certifying the results of the landowner's election was approved. |
|--|

B. Oath of Office for Newly Elected Supervisors

Mr. Oliver, being a notary public for the State of Florida, administered an oath of office to Mr. Hewins.

C. Overview of Supervisor Duties and Responsibilities, Sunshine Law, and Public Records Law

Mr. Oliver provided a brief overview of the Sunshine and Public Records Laws and noted he would schedule a “CDD 101” session with the new board members.

D. Consideration of Resolution 2025-02, Designating Officers

Mr. Oliver stated that Mr. Muhl is currently serving as Chair, Mr. Hewins as Vice Chair, Mr. Oliver as Secretary and Treasurer, and the other district managers from Mr. Oliver’s office are serving as Assistant Secretaries and Assistant Treasurers. He asked if there are any changes desired to the slate of officers.

There being none, Mr. Oliver noted the two new supervisors will be added as Assistant Secretaries and the remaining slate of officers will stay the same.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor Resolution 2025-02, designating officers as detailed above was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 22, 2024 Board of Supervisors Meeting

There were no comments on the minutes.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the minutes of the October 22, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Project Completion Resolution 2025-03

This item was tabled.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

Mr. Oliver stated that Mr. Weeber is working on a presentation regarding the stormwater management system as requested by a resident.

C. District Manager

There being nothing to report, the next item followed.

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. Proposal for Tree Removals

Ms. Pollicino reported that Sunstate has recommended removing two hazardous trees at a cost of \$2,240.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal Sunstate totaling \$2,240 was approved.

Ms. Pollicino reported that there is a section of wall in the fitness center that has softened, and the paint is peeling. All Weather Contractors has proposed to cut the section of wall out to confirm if it is just due to window condensation, or if there is a deeper issue and to patch the wall if there is nothing further needed. The total cost is \$595.

There were no objections from the Board on Ms. Pollicino moving forward with the proposal provided by All Weather.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of October 30, 2024

B. Check Register

A copy of the check register totaling \$95,185.68 was included in the agenda package for the Board’s review.

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

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

A resident complimented Ms. Pollicino on her professionalism.

TENTH ORDER OF BUSINESS Next Scheduled Meeting – December 17, 2024 at 1:00 p.m. at the Southeast Regional Library

Mr. Oliver noted the December meeting will be held at 1:00 p.m.

ELEVENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2025-03

**PROJECT COMPLETION RESOLUTION FOR
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT PROJECTS**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING CERTAIN PROJECT(S) COMPLETE; PROVIDING DIRECTION TO DISTRICT STAFF; FINALIZING ASSESSMENTS; AUTHORIZING CONVEYANCES; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Background

WHEREAS, the Cypress Bluff Community Development District ("**District**") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously issued the following series of bonds in order to finance certain projects of the District, as follows:

- (1) Special Assessment Revenue Bonds, Series 2019 ("**Series 2019 Bonds**"), secured by the "**Series 2019 Special Assessments**," and in order to finance a portion of its "**Series 2019 Project**,"
- (2) Special Assessment Revenue Bonds, Series 2020 ("**Series 2020 Bonds**"), secured by the "**Series 2020 Special Assessments**," and in order to finance a portion of its "**Series 2020 Project**,"
- (3) Special Assessment Revenue Bonds, Series 202A ("**Series 2020A Bonds**"), secured by the "**Series 2020A Assessments**," and in order to finance a portion of its "**Series 2020A Project**,"
- (4) Special Assessment Revenue Bonds, Series 2021 ("**Series 2021 Bonds**"), secured by the "**Series 2021 Special Assessments**," and in order to finance a portion of its "**Series 2021 Project**;" and

WHEREAS, all of the foregoing series of bond(s), assessment(s) and project(s) referenced above are referred to herein as the "**Bond(s)**," "**Assessment(s)**," and "**Project(s)**;" and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bond(s), the District Engineer has executed and delivered an "**Engineer's Certificate**," attached hereto as **Exhibit A**, wherein the District Engineer certified the Project(s) complete; and

WHEREAS, the District Assessment Consultant similarly has executed and delivered a “**District Certificate**,” attached hereto as **Exhibit B**, wherein the District Assessment Consultant has made certain certifications relating to the completion of the Project(s); and

WHEREAS, in reliance upon the Engineer’s Certificate and District Certificate, the District’s Board desires to certify the Project(s) complete in accordance with the trust indentures for the Bond(s), the assessment resolutions levying the Assessment(s), and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project(s);

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

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORITY. This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. ACCEPTANCE OF ENGINEER’S CERTIFICATE AND DISTRICT CERTIFICATE. The Board hereby accepts the Engineer’s Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project(s) complete in accordance with the trust indentures for the Bond(s), the assessment resolutions levying the Assessment(s), and pursuant to Chapter 170, *Florida Statutes*. The Completion Date, as that term is defined in the trust indentures, shall be January 28, 2025.

4. DIRECTION TO DISTRICT STAFF. District Staff is directed to notify the Trustee for the Bond(s) of the completion of the Project(s), and to effect any final transfers of funds from the reserve accounts and acquisition and construction accounts for the Bond(s), and close the acquisition and construction accounts, upon completion of such transfers.

5. FINALIZATION OF ASSESSMENT(S). Pursuant to Section 170.08, *Florida Statutes*, and the assessment resolutions levying the Assessment(s), and because the Project(s) are complete, the Assessment(s) are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project(s). Because all of the original construction proceeds from the Bond(s) were used to construct the Project(s), respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the Assessment(s) are hereby finalized in the amount of the outstanding debt due on the Bond(s), respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the assessment resolutions and reports adopted for the levy of the Assessment(s), as well as the Final Assessment Lien Roll on file with the District Manager.

6. REAL ESTATE CONVEYANCES; PERMITS. In connection with the Project(s), the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, the

“Conveyances”). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

7. MUTUAL RELEASE. Because the Project(s) are complete, the District hereby authorizes execution of mutual releases in the forms attached hereto as **Exhibit C**.

8. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Assessment(s) as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

9. TRUE-UP PAYMENTS. As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

10. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

11. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the assessment resolutions levying the Assessment(s) which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessment(s) shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED this 28th day of January, 2025.

ATTEST:

**CYPRESS BLUFF COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: District Engineer's Certificate
Exhibit B: District Certificate
Exhibit C: Mutual Release of Obligations

EXHIBIT A

**ENGINEER'S CERTIFICATE REGARDING COMPLETION OF THE
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT PROJECT(S)**

_____, 2025

Board of Supervisors
Cypress Bluff Community Development District

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

RE: Certificate of Completion for Certain District Project(s)

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District "**Project(s):**" (1) "**Series 2019 Project,**" which was funded in part by the District's Special Assessment Revenue Bonds, Series 2019; (2) "**Series 2020 Project,**" which was funded in part by the District's Special Assessment Revenue Bonds, Series 2020; (3) "**Series 2020A Project,**" which was funded in part by the District's Special Assessment Revenue Bonds, Series 2020A; and (4) 2) "**Series 2021 Project,**" which was funded in part by the District's Special Assessment Revenue Bonds, Series 2021. This Certificate is intended to evidence the completion of the Project(s) undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project(s) has/have been completed in substantial compliance with the specifications and are capable of performing the functions for which they were intended.
2. Based on our review of the requisitions and information provided by the District Manager, all labor, services, materials, and supplies used in the Project(s) have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
3. All plans, permits and specification necessary for the operation and maintenance of the Project(s) improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.
4. As part of the Project(s), the District did not fund any improvements that generated impact fee credits or similar credits.
5. The total cost of each Project(s) was greater than the amount deposited in the applicable acquisition and construction account established for the Bond(s) related to the Project.

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

ENGLAND, THIMS & MILLER, INC.

P.E.
Florida Registration No. _____
District Engineer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20____, by _____, P.E., an authorized representative of England, Thims & Miller, Inc., as District Engineer of the Cypress Bluff Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT B

**DISTRICT CERTIFICATE REGARDING COMPLETION OF THE
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT PROJECT(S)**

_____, 2025

Board of Supervisors
Cypress Bluff Community Development District

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

RE: Certificate of Completion for Certain District Project(s)
District Assessment Consultant Certifications

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District project(s): (1) **“Series 2019 Project,”** which was funded in part by the District’s Special Assessment Bonds, Series 2019 (**“Series 2019 Bonds”**), which were secured in part by the **“Series 2019 Special Assessments;”** (2) **“Series 2020 Project,”** which was funded in part by the District’s Special Assessment Bonds, Series 2020 (**“Series 2020 Bonds”**), which were secured in part by the **“Series 2020 Special Assessments;”** (3) **“Series 2020A Project,”** which was funded in part by the District’s Special Assessment Bonds, Series 2020A (**“Series 2020A Bonds”**), which were secured in part by the **“Series 2020A Assessments;”** and (4) **“Series 2021 Project,”** which was funded in part by the District’s Special Assessment Bonds, Series 2021 (**“Series 2021 Bonds”**), which were secured in part by the **“Series 2021 Assessments.”** All of the foregoing series of bond(s), assessment(s) and project(s) referenced above are referred to herein as the **“Bond(s),” “Assessment(s),”** and **“Project(s).”** This Certificate is intended to make certain certifications relating to the completion of the Project(s) undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District’s Assessment Consultant, hereby makes the following certifications upon which the District may rely:

1. The total cost of each Project(s) was greater than the amount deposited in the applicable acquisition and construction account established for the Bond(s) related to the Project. Further, The District has spent substantially all monies from the applicable construction account(s) for the Project(s). Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the Assessment(s).
2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessment(s) from the completed Project(s) continues to be sufficient to support the applicable Assessment(s). Moreover, Assessment(s) continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.
3. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of the Assessment(s) to meet target levels, repay impact fee credits, or otherwise offset assessments.
4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bond(s).

5. The Assessment(s) are sufficient to pay the remaining debt service on the Bond(s).

6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessment(s).

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Project Completion.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

By: James Oliver, District Manager/Assessment
Consultant

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 20___, by James Oliver, on behalf of Cypress Bluff Community Development District, as Assessment Consultant for the Cypress Bluff Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT C

MUTUAL RELEASE

This Mutual Release (“**Release**”) is made and entered into by and between:

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in St. Johns County, Florida ("**District**"), and

E-TOWN DEVELOPMENT INC., a Florida corporation with a mailing address of 4310 Pablo Oaks Court, Jacksonville, Florida 32224 ("**Developer**").

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the Developer is the primary developer of certain lands within the boundaries of the District; and

WHEREAS, the District previously issued the following series of bonds in order to finance certain projects of the District, as follows:

- (1) Special Assessment Revenue Bonds, Series 2019 ("**Series 2019 Bonds**"), secured by the "**Series 2019 Special Assessments**," and in order to finance a portion of its "**Series 2019 Project**,"
- (2) Special Assessment Revenue Bonds, Series 2020 ("**Series 2020 Bonds**"), secured by the "**Series 2020 Special Assessments**," and in order to finance a portion of its "**Series 2020 Project**,"
- (3) Special Assessment Revenue Bonds, Series 202A ("**Series 2020A Bonds**"), secured by the "**Series 2020A Assessments**," and in order to finance a portion of its "**Series 2020A Project**,"
- (4) Special Assessment Revenue Bonds, Series 2021 ("**Series 2021 Bonds**"), secured by the "**Series 2021 Special Assessments**," and in order to finance a portion of its "**Series 2021 Project**;" and

WHEREAS, all of the foregoing series of bond(s), assessment(s) and project(s) referenced above are referred to herein as the "**Bond(s)**," "**Assessment(s)**," and "**Project(s)**;" and

WHEREAS, in connection with the Bond(s), the District entered into certain agreements with the Developer, including a completion agreement, collateral assignment agreement, and acquisition agreement (together, “**Developer Agreements**”); and

WHEREAS, the District is in the process of declaring the Project(s) complete, and the parties desire to provide mutual releases relating thereto.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

1. RECITALS. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. MUTUAL RELEASES. The Developer and District hereby agree that the Developer has been paid in full for any amounts owed in connection with the Project(s), and that there are no amounts of any kind due now or in the future, whether as construction proceeds, deferred costs, or otherwise, and whether pursuant to the Developer Agreements, applicable Trust Indentures or any other agreement, to the Developer and relating in any way to the Project(s) or the Bond(s). Accordingly, the Developer hereby acknowledges receipt of all payments due and owing for work product, infrastructure, or land conveyance, or any other amount owed relating in any way to the Project(s) or Bond(s); certifies that there are no outstanding requests for payment and that there is no disagreement as to the appropriateness of any such payments; and further waives and releases any claim, entitlement, or right it presently has or may have in the future to any additional payment of amounts due and owing related to the Project(s) or Bond(s).

In consideration therefor, the District does hereby release, release, remit, acquit, and forever discharge from any and all claims, demands, damages, attorney’s fees (including appellate attorney’s fees), costs, debts, actions, causes of action, and suits of any kind or nature whatsoever all claims it presently has or may have in the future against the Developer and its assigns, successors, predecessor and successor corporations, parent corporations, subsidiaries, affiliates, officers (past and present), employees (past and present), independent agents (past and present), agents (past and present, attorneys (past and present, partners (past and present), members (past and present), insurers (past and present), and any and all sureties and other insurers, on account of all damages, including compensatory, economic, non-economic, punitive, and all other damages, known and unknown, foreseen and unforeseen, and any and all rights, claims and demands of whatsoever kind or nature, in law or in equity, which it ever had, now have or may hereafter acquire against such parties arising out of or with respect to the construction, implementation, equipping, ownership and operation of the Project(s), or any portions thereof, and the Developer Agreements or the Bond(s).

3. ASSESSMENTS. Nothing in this Mutual Release shall be construed to waive or otherwise apply to the Developer’s obligation to pay assessments owed to the District and levied on lands owned by the Developer.

4. EFFECTIVE DATE. The releases contained herein shall take effect upon execution of this Release.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, the parties below execute this Release to be effective as of the ____ day of _____,
2025.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

E-TOWN DEVELOPMENT, INC.,
a Florida corporation

By: _____
Its: _____

FIFTH ORDER OF BUSINESS

D.

1.



**COMMUNITY MANAGER REPORT 1/28/25
SUBMITTED BY MARCY POLLICINO**

RECHARGE UPDATE:

Incident Report 1-2-25

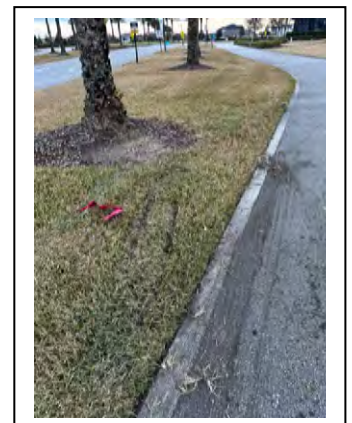
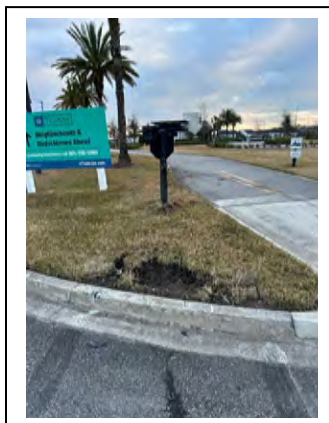
Fireworks were set off in the Recharge parking lot on New Year's Eve. No damage occurred. See incident report attached.

Noteworthy:

1. One group set off fireworks on July 4, 2024 which resulted in 3 hours of clean up.
2. Two groups set off fireworks on December 31, 2024 which resulted in 1.5 hours of clean up.

Incident Report 1-20-25

A car popped the curb at The Exchange entrance on eTown Parkway. The car dug up some grass and hit a stop sign on the multi-use path. The landscape team was contacted to fix the grass and Rogers Pavement Maintenance to stabilize the stop sign (which is loose but still standing). See incident report attached.



Pressure Wash

Recharge received a modified pressure wash clean. Areas cleaned included the fitness center windows, rooftop patio, rooftop patio staircases, entrance, sidewalk, dumpster area, dog park entrance and Recharge sign. The three eTown signs were also cleaned. Cost: \$2,373.60

Chlorine Pump

The chlorine pump broke and needed replacement. Cost: \$850.50

Pool Inspection

The Recharge pool was inspected by the State of FL Department of Health on November 15, 2024. Pool passed inspection with the exception of one bolt missing in each life hook and two screws missing from one gutter. The team promptly fixed this, sent in email photos and a new inspection report was issued on November 19, 2024 noting the pool passed all checklist items. See reports attached.

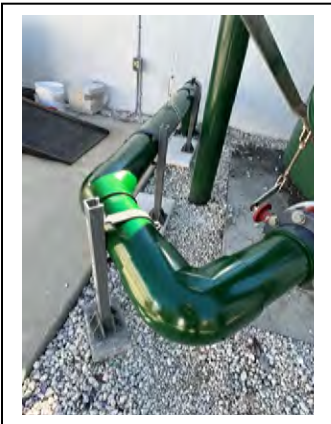
Quarterly Maintenance Report

Vak Pak conducted the inspection. It is recommended to have the collector roof jacks changed out. See report attached.

UPDATE: Two roof jacks in the collector tank and four roof jacks on the equipment cabinet were changed out on 12/13/24.

Pool Filtration Pipe

A pool filtration pipe was leaking. The pipe received a full replacement under warranty.



Recharge Main Gate

One of the main gate posts became loose a few months ago. At first the onsite team was able to wedge the post to secure it. However, over time the post had become loose again. Finyl Products (the original gate installer) came out to fix the post. Cost: \$750

Backflow Pump

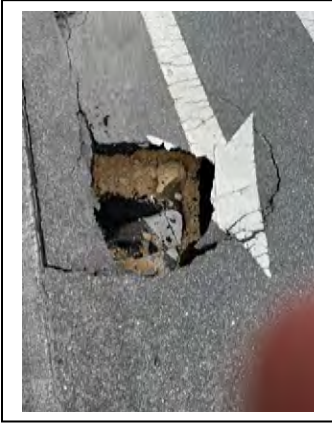
The backflow pump needed a replacement due to valve break. Cost to repair and re-insulate: \$1,158

eTOWN PARKWAY UPDATE

Cave-In

A cave-in was discovered in front of the Gate gas station. This was directly across from the previous cave-in location (which was embedded within the eTown Parkway landscape median). Cones were immediately put out until Vallencourt arrived on the scene to secure it. A ticket was submitted to the city of Jacksonville to make them aware we are having an issue with ROW and that the developer was on site fixing it. Ticket #241120-000242. The city of Jacksonville closed out the ticket on 11/26/25 noting the issue was investigated and the cave-in was repaired.

CAVE-IN:

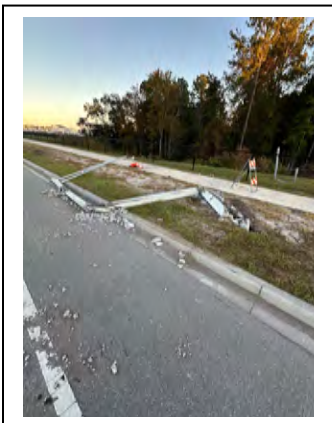


REPAIR:



JEA Streetlight

A JEA streetlight on Apex Trail was knocked down. It was reported to JEA. Update: Streetlight has been replaced.



November Amenity Use:

Gym door was opened 2,330 times.
Rear gym door was opened 64 times.
Main entry gate was opened 2,052 times.
Main pool gate was opened 228 times.
Side pool gate was opened 72 times.

December Amenity Use:

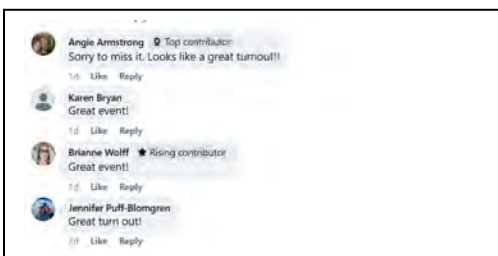
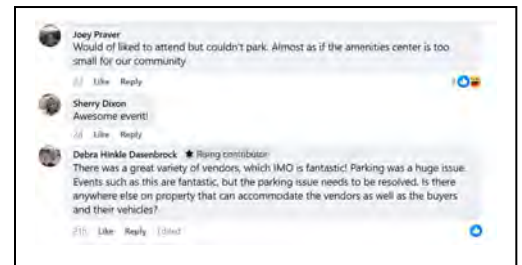
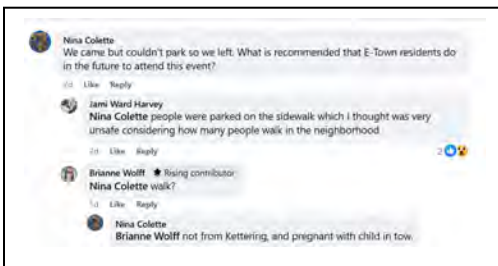
Gym door was opened 2,377 times.
Rear gym door was opened 42 times.
Main entry gate was opened 2,006 times.
Main pool gate was opened 153 times.
Side pool gate was opened 34 times.

EVENTS UPDATE:

Holiday Vendor Fair

Huge turnout for our annual Holiday Vendor Fair made this event our largest to date! Attendees were able to shop 45 vendors across various categories while listening to live music. Food trucks were also on site. Due to the high attendance parking did become an issue because the fair utilizes one half of the parking lot. Parking logistics will be looked into for next year's event. 300 +/- attended

Reaction on social media:



Emails received:

Hey Marcy!

Mike and I were just talking about the Holiday Fair you put together. Mike said to tell you that you are really good. You do a bang up job

I will say, I tried to go but couldn't find a place to park. Didn't have time to walk there and back. But it looked like a great turn out.

Thank you for everything you do for our community. You are the bright light for our community.

Thank you

Nora and Mike Robertson

Dear Marcy,

I wanted to take a moment to thank you for hosting such a fantastic vendor fair. It was a wonderful event, and I truly appreciate the opportunity to be a part of it. The organization, atmosphere, and turnout were wonderful, and it was a pleasure to connect with both fellow vendors and customers.

Your efforts in creating a welcoming and vibrant environment are much appreciated. It was a great experience, and I am grateful for all the hard work that went into making it a success.

Looking forward to the next one and hoping to be a part of future events. Thanks again for having me!

Warm regards,

Daniel L Dill
Great American Antique Mall
904-406-8575

Thank you, Marcy, for such a fantastic event! You worked so hard and your talents really shone through!

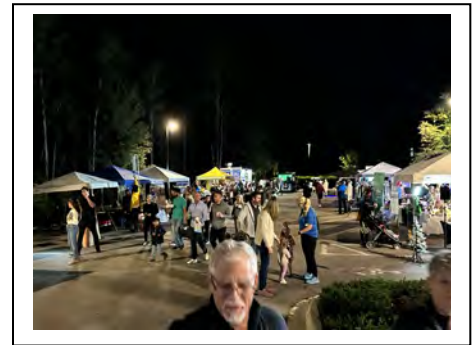
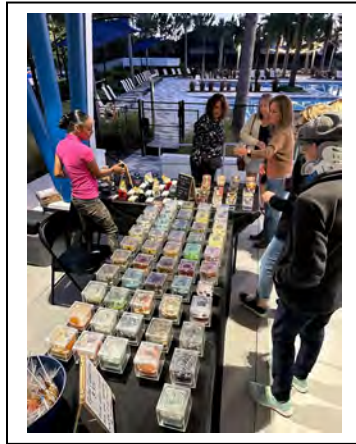
It was obvious everyone had a great time and the atmosphere was perfect. And the temperature and weather were even perfect!

Please keep the Jacksonville School of the Arts in mind for all upcoming similar events - I would love to come!

Have a great week ahead and thank you again!

Virginia

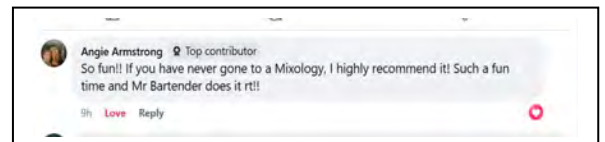


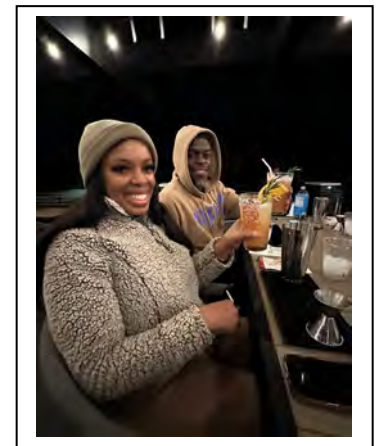
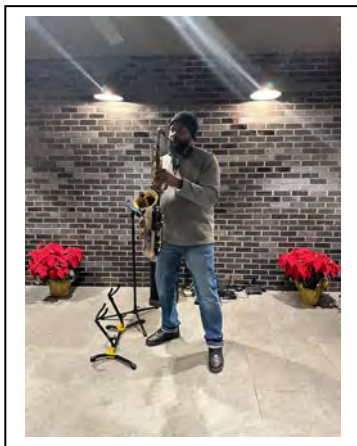


Christmas Mixology Class

22 residents participated in a holiday mixology class hosted by Mr. Bartender and enjoyed a sax performance by Pierre Kendrick. Enter The Dragon Roll food truck on site. Residents paid \$25pp to attend.

Reaction on Social:

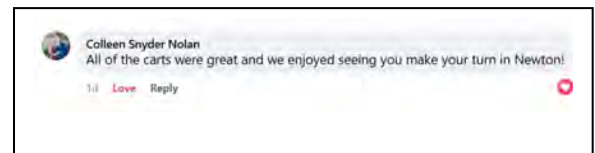
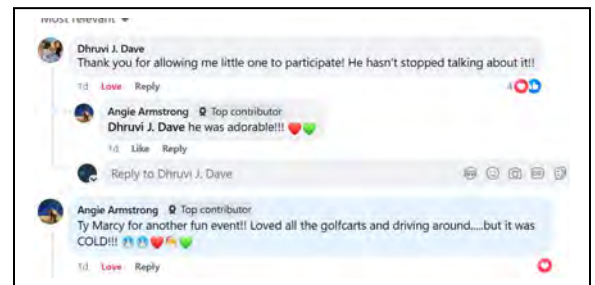
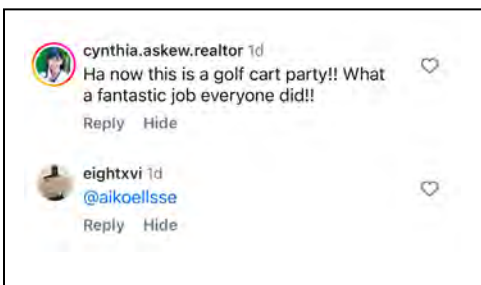


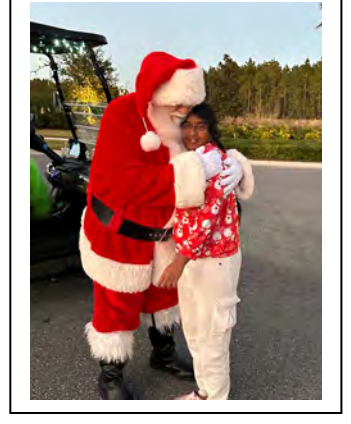
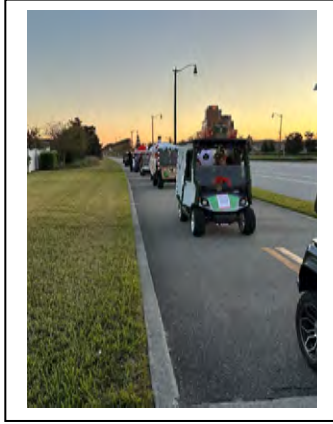


Holiday Golf Cart Parade

Annual Holiday Golf Cart Parade took place with 15 carts. Residents competed to win a \$150 gift card from Revel Golf Cars. Santa also chose a cart to win the “Santa’s Choice Award” which was presented with a Publix \$20 gift card. Other honorable mentionants were given a box of chocolates. The parade traveled along the golf cart path (including Glenmont).

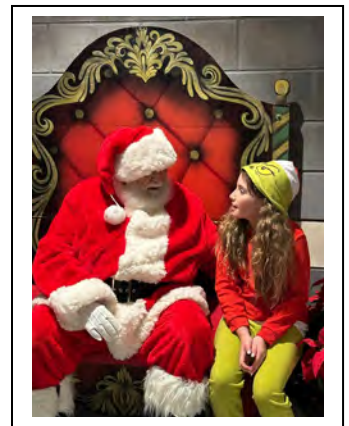
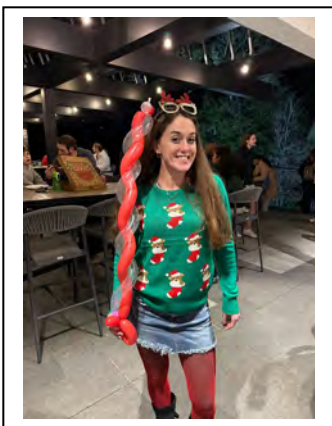
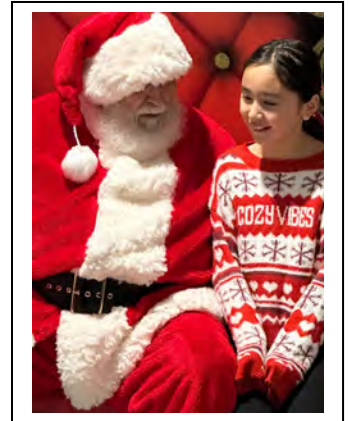
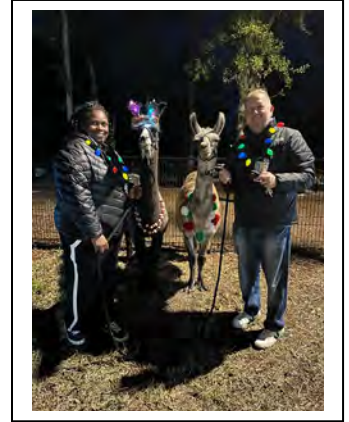
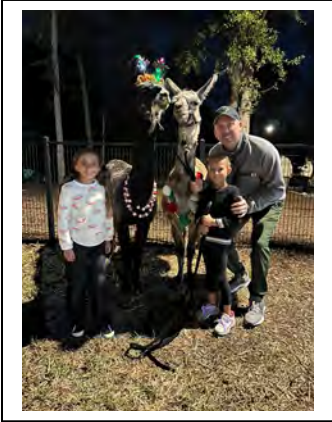
Reaction on social media:





Fa, La, Llama Holiday Party

Festive llamas and party friends helped us celebrate the season! Residents enjoyed Santa visits, petting zoo, balloon artist, DJ and "Florida" bubble snow. Mr. Bartender served a holiday punch (kids-non-alcoholic and adults alcoholic) on the rooftop patio. Sal's Cucina on site for dinner. 200 +/- attended



Polar Express Movie Night

The Polar Express movie was shown on the activity lawn. Goodie bags filled with hot cocoa packets, candy canes and cocoa Hershey kisses were given out to attendees. 60 +/- attended



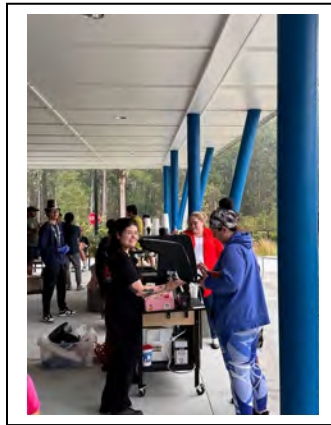
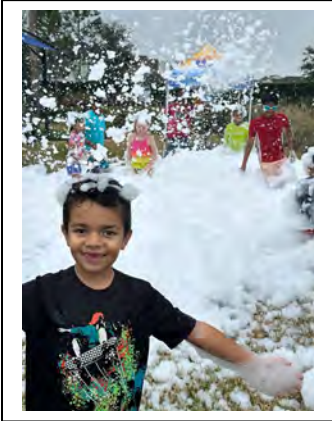
Stories & Snacks with Mrs. Claus

Mrs. Claus paid eTown a visit to sing songs and share stories about the North Pole. Snacks, juice and coffee were provided. Cost to participate was \$15 per family. 15 families registered.



Noon Year Party

Residents braved the rain and celebrated the New Year with a ball drop and foam blast. Donuts were given out to “ring” in 2025. Soul Coffee Cart on site. 60 +/- attended

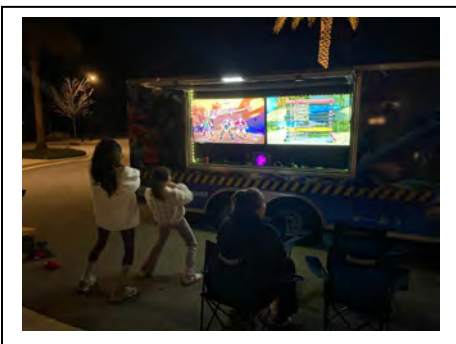


Reflect & Renew Yoga

Cancelled due to low RSVP.

Game Truck

Game on fun delivered for Food Truck Friday! Game truck on site along with BF'nD and The Boston Butcher food trucks. 40 +/- attended



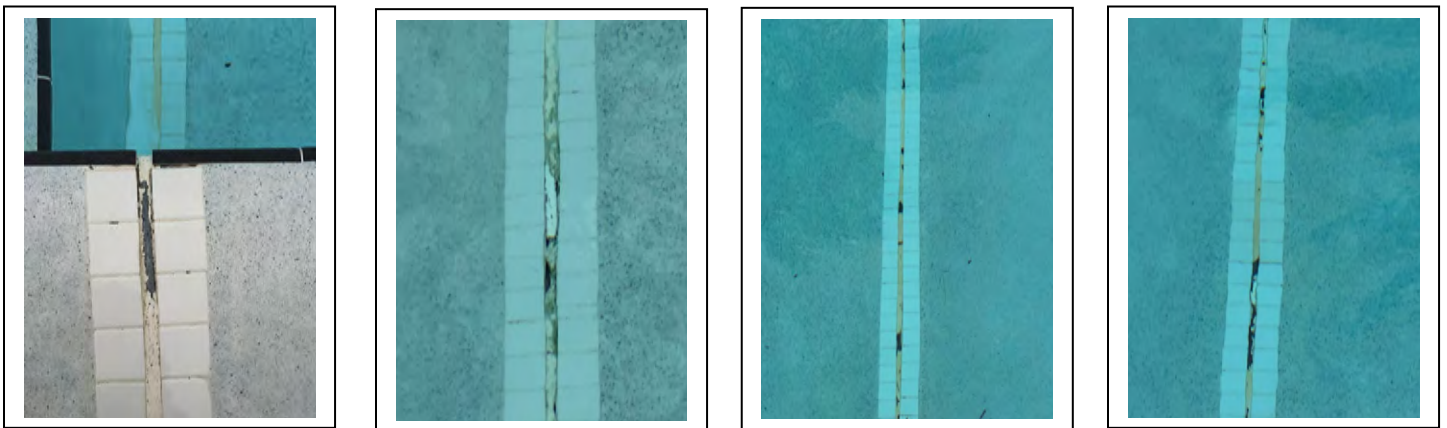
JANUARY EVENTS: Momo's N More Food Truck Pop Up

FEBRUARY EVENTS: Beer & Burger Pairing, Friendship & Kindness Story Time with Cookie Decorating, Valentine's Martini Mixology Class, Broadway Show and Pandan Leaves Food Truck Pop Up

ACTION ITEMS UPDATE

Pool Expansion Joints

The pool expansion joints have areas where sealant has pulled away. Village Pools has patched these joints in the past. However, the joints no longer fall under warranty. Village Pools explained this is now considered "wear and tear" due to pool use. It is important to note the pool is not leaking and this is cosmetic only. Photos of the joints with missing sealant:



Village Pools

Village Pools is the original (pool) installer. Village Pools recommends a full repair which will entail draining the pool. The pool is estimated to be closed 10-13 days. Village Pools offers a one year warranty on complete failure. Warranty is not valid if the joint is "picked at or tampered with." See quote attached. Cost: \$12,350

*Village Pools will patch the joints for \$2,430. However, the patch is not guaranteed or under any type of warranty. The pool will not need to be drained if patched. See quote attached.

Crown Pools

Crown Pools is recommended by Nocatee. Crown Pools recommends a full repair which will entail draining the pool. The pool is estimated to be closed for 14 days. Crown Pools offers a one year warranty on complete failure. Warranty is not valid if the joint is "picked at or tampered with." See quote attached. Cost: \$24,170

Big Z Pool Services

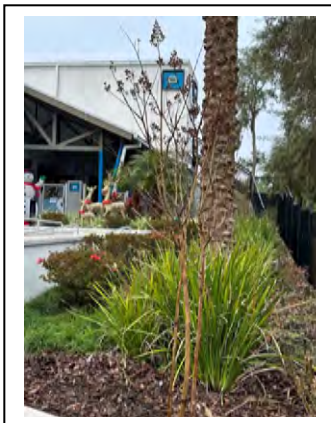
Big Z Pool Services has worked on numerous pools operated by Vesta Property Services. Big Z recommends a full repair which will entail draining the pool. The pool is estimated to be closed for one week. Big Z offers a one year warranty on complete failure. Warranty is not valid if the joint is "picked at or tampered with." See quote attached. Cost: \$6,821.25

eTown Sign

The eTown sign off 9B (on the Gate gas station side of eTown Parkway) was not working. Harbinger Sign came out to troubleshoot. The sign turns on, but it is not charging as quickly as the other sign (across the street). Therefore, this causes the sign to turn off faster than the other. It is recommended to change the batteries for this sign. Cost would be \$2,291.22. Please see the quote attached.

LANDSCAPE REPORT

1. Ongoing weeding and trimming at Recharge and along eTown Parkway.
2. Additional mulch was laid in the playground @\$432 to bring levels up to required standards.
3. Irrigation inspection has been completed.
4. Fall turf and shrub fertilizer are completed.
5. Two large trees were removed at Recharge along the preserve line @ \$2,240.
6. 6 month service check was completed at our pump station.
7. Ant mounds were treated.
8. Sprayed Bahia Turf Herbicide (weed control).
9. Cut back the ornamental grass.
10. Irrigation was shut off when the temperature breached freezing.
11. Four Crape Myrtle landscaping trees at Recharge were replaced. Crape Myrtle photo example:



CBCDD Incident Report | 2025

Date of Incident: New Year's Eve/New Year's Day

Time of Incident: Do not know.

Location of Incident: Recharge Parking Lot

Name of Individual: Do not know.

Phone Number: Do not know.

CBCDD Resident: Do not know.

Were the police contacted? No

Name of witness: None

Work Phone Number: NA

Description of Incident: eTown Community Manager, Marcy Pollicino, discovered firework debris in the Recharge parking lot on January 2. Marcy Pollicino and staff were not on site New Year's Day. However, it is assumed the fireworks were set off on New Year's Eve. There were two groups that set off fireworks in the Recharge parking lot. One group set off fireworks in the parking lot in front of the pool and the other near the dog park. Both locations do not have camera coverage. Minor debris was found on the pool deck. No damage occurred. It took 1.5 hours to clean the debris.

Marcy Pollicino
Employee Name

January 2, 2025
Date

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

CBCDD Incident Report | 2025

Date of Incident: 1/18/25 or 1/19/25

Time of Incident: Do Not Know

Location of Incident: Multi Use Path at The Exchange entrance off eTown Parkway

Name of Individual: Do Not Know

Phone Number: NA

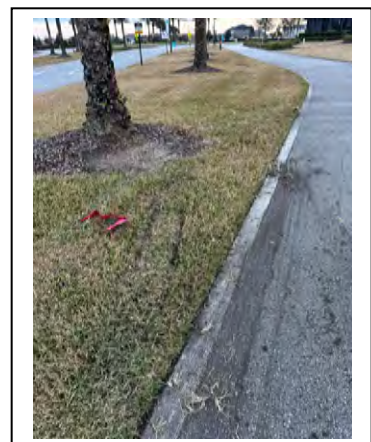
CBCDD Resident: Do Not Know

Were the police contacted? No

Name of witness: None

Work Phone Number: NA

Description of Incident: Marcy Pollicino, eTown Community Manager, noticed skid marks on eTown Parkway going towards the multi-use path near The Exchange entrance of eTown Parkway on Monday, January 20, 2025. Upon further inspection, the car popped the curb, dug up some grass and hit a stop sign used for the multi-use path. Marcy has contacted the landscape team to fix the grass and Rogers PavementMaintenance, Inc to stabilize the stop sign.



Marcy Pollicino
Employee Name

January 20, 2025
Date

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

**STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT**



1 of 2

Facility Information

RESULT: Satisfactory

Permit Number: 16-60-2040783
Name of Facility: E-Town Amenity Pool
Address: 10571 ETown Parkway
City, Zip: Jacksonville 32256

**Correct By: Next Inspection
Re-Inspection Date: None**

Type: Public Pool > 25000 Gallons
Owner: Cypress Bluff CDD
Person In Charge: Vesta Property Services Phone: (904) 884-2432
PIC Email:
Pool Operator: Anderson, David - Vesta Property Services Phone: NA

Inspection Information

Purpose: Routine
Inspection Date: 11/15/2024

Begin Time: 09:50 AM
End Time: 10:30 AM

Additional Information

| | | | |
|-----------------------------|-----|-------------------|--------|
| 22. Free Chlorine | 10 | VOLUME | 115903 |
| 23. pH | 7.6 | POOL LOAD | 80 |
| 24. Chlor. Stabilizer | | FLOW RATE | 400 |
| 33. Flowmeter | 500 | NIGHT SWIM | No |
| 34. Thermometer | | FILTER TYPE | SP |

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

Violation Markings

| | | |
|---|---|--|
| POOL AREA 1. Water Clarity/Algae Control 2. Deck/Walkways 3. Tile/Pool Finish 4. Depth Markers-FBC 5. Handrail/Ladder-FBC 6. Step Markings-FBC 7. Suction Outlets-514.0315(1) X 8. Gutter Grates/Skimmer-FBC 9. Lighting 10. No Dive Markings-FBC 11. Diving Board-FBC 12. Pool Cover 13. Pool Side Shower-FBC POOL SAFETY X 14. Life Hook(s) w/Pole 15. Life Ring(s) w/Rope 16. Safety Line | 17. Rules Posted 18. Certification SANITARY FACILITIES 19. Supplies 64E-10, FAC 20. Clean 64E-10, FAC WATER QUALITY 21. Approved Test Kit 22. Free Chlor./Brom. 23. pH 24. Chlor. Stabilizer 25. Spa Requirements-ORP EQUIPMENT ROOM 26. Wading Pool-Quick Dump 27. Water Level/Control 28. Disinfection Feeder/Generator 29. pH Feeder 30. Chem. Container Label-FBC 31. Filter / Pump | 32. Vacuum Cleaner-FBC 33. Flowmeter 34. Thermometer 35. Pressure/Vacuum Gauge 36. Equip. Room 37. Cross Connection 38. Gas Chlorine Eq.-FBC 39. Waste Water - FBC 40. D.E. Separator-FBC 41. Other Equipment 42. Equip. Change-FBC 43. Approved Chemicals 44. Maintenance Log 45. Inspection Posted 46. Safety-514.0315(2) 47. Fences/Gates- FBC 48. Other 49. Other |
|---|---|--|

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



2 of 2

General Comments

SATISFACTORY

Contact your inspector at jessica.bertrand@flhealth.gov once corrected.

Email Address(es): No Email Addresses Available

DOH Web Page For Pools: <http://www.floridahealth.gov/environmental-health/swimming-pools/index.html>

Violations Comments

Violation #8. Gutter Grates/Skimmer-FBC

CORRECT BY NEXT INSPECTION: Gutter grate missing screws

CODE REFERENCE: Gutter Grates/Skimmer. FBC 454.1.6.5.3.1 & 2. Gutter drains must be covered by a fully intact grate. Skimmers must have a weir in place, deck cover secured in place and the basket must be in place and clean.

Violation #14. Life Hook(s) w/Pole

CORRECT BY NEXT INSPECTION: Both life hooks missing one bolt

CODE REFERENCE: Life Hook with Pole. 64E-9.008(3). A shepherd's hook securely attached to a one piece pole not less than 16 feet long must be provided. The life hook must be fully accessible and visible from the pool. Pools over 50 feet in length must have a shepherd's hook along each of the longer sides of the pool.

Inspection Conducted By: Jessica Bertrand (4092)
Inspector Contact Number: Work: (904) 253-1280 ex.
Print Client Name:
Date: 11/15/2024

Inspector Signature:

Handwritten signature of Jessica Bertrand.

Client Signature:

Handwritten signature of the client.

**STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT**



1 of 2

Facility Information

RESULT: Satisfactory

Permit Number: 16-60-2040783
Name of Facility: E-Town Amenity Pool
Address: 10571 ETown Parkway
City, Zip: Jacksonville 32256

**Correct By: None
Re-Inspection Date: None**

Type: Public Pool > 25000 Gallons
Owner: Cypress Bluff CDD
Person In Charge: Vesta Property Services Phone: (904) 884-2432
PIC Email:
Pool Operator: Anderson, David - Vesta Property Services Phone: NA

Inspection Information

Purpose: Reinspection
Inspection Date: 11/19/2024

Begin Time: 07:14 AM
End Time: 07:15 AM

Additional Information

| | | |
|-------------------------------|-------------------|--------|
| 22. Free Chlor./Bromine | VOLUME | 115903 |
| 23. pH | POOL LOAD | 80 |
| 24. Chlor. Stabilizer | FLOW RATE | 400 |
| 33. Flowmeter | NIGHT SWIM | No |
| 34. Thermometer | FILTER TYPE | SP |

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

Violation Markings

| | | |
|---|---|--|
| POOL AREA 1. Water Clarity/Algae Control 2. Deck/Walkways 3. Tile/Pool Finish 4. Depth Markers-FBC 5. Handrail/Ladder-FBC 6. Step Markings-FBC 7. Suction Outlets-514.0315(1) 8. Gutter Grates/Skimmer-FBC 9. Lighting 10. No Dive Markings-FBC 11. Diving Board-FBC 12. Pool Cover 13. Pool Side Shower-FBC POOL SAFETY 14. Life Hook(s) w/Pole 15. Life Ring(s) w/Rope 16. Safety Line | 17. Rules Posted 18. Certification SANITARY FACILITIES 19. Supplies 64E-10, FAC 20. Clean 64E-10, FAC WATER QUALITY 21. Approved Test Kit 22. Free Chlor./Brom. 23. pH 24. Chlor. Stabilizer 25. Spa Requirements-ORP EQUIPMENT ROOM 26. Wading Pool-Quick Dump 27. Water Level/Control 28. Disinfection Feeder/Generator 29. pH Feeder 30. Chem. Container Label-FBC 31. Filter / Pump | 32. Vacuum Cleaner-FBC 33. Flowmeter 34. Thermometer 35. Pressure/Vacuum Gauge 36. Equip. Room 37. Cross Connection 38. Gas Chlorine Eq.-FBC 39. Waste Water - FBC 40. D.E. Separator-FBC 41. Other Equipment 42. Equip. Change-FBC 43. Approved Chemicals 44. Maintenance Log 45. Inspection Posted 46. Safety-514.0315(2) 47. Fences/Gates- FBC 48. Other 49. Other |
|---|---|--|

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



2 of 2

General Comments

All violations cleared via email.

Email Address(es): No Email Addresses Available

DOH Web Page For Pools: <http://www.floridahealth.gov/environmental-health/swimming-pools/index.html>

Violations Comments

No Violation Comments Available

Inspection Conducted By: Jessica Bertrand (4092)
Inspector Contact Number: Work: (904) 253-1280 ex.
Print Client Name:
Date: 11/19/2024

Inspector Signature:

Handwritten signature of Jessica Bertrand.

Client Signature:

Handwritten signature "Email".

RECHARGE PREVENTATIVE MAINTENANCE REPORT 08/02/24

| EQUIPMENT | PERFORMANCE | CONDITION | NOTES AND RECOMMENDATIONS |
|---|-------------|-----------|---|
| Pak Pumps | GOOD | GOOD | Both running well, temp is within limits and amp draw well within limits. |
| VFD | GOOD | GOOD | |
| Electrical | GOOD | GOOD | No issues observed during the visit. |
| Filtration | GOOD | GOOD | Flow in range |
| Chemical Control | GOOD | GOOD | ORP 555 & PH 7.4 |
| Pak Housing | GOOD | GOOD | |
| Plumbing | GOOD | GOOD | Plumbing is working properly with no leaks. RWLC tested and working as designed. Turns on and off with float. |
| Pak Area | GOOD | GOOD | Everything is good with the area of the pak. |
| Extra Notes: 1) The collector roof jacks are bad. I recommend having them replaced. The roof jacks on the house are going bad as well. 2) Both feeder pumps are working and all lines are clear at time of visit. 3) Recirc pump 18.5-19.1 amps during test, well within limits. Maintenance pump amps 10.5-10.6 during test, within limits. 4) Maintenance of equipment looks good. Everything else looked good. | | | |
| | | | |



2.

Village Pools

Of Central Florida, LLC

| | | |
|----------|--|--|
| Job Name | Etown Recharge | |
| Address | 10571 Etown Pkwy Jacksonville, FL 32256 | |

| Scope of work | |
|---|---------------|
| <ul style="list-style-type: none">Remove existing loose caulking where neededClean existing caulkingInstall temporary sealant to existing expansion joint <p>The Pool will need to be shut down for 48 Hour</p> <p style="text-align: right;">Total: 2,430.00</p> | Approx. 92 LF |
| <p>Note: All work will be done underwater, and Village Pools cannot guarantee the longevity of the product even though the product is meant to be applied in this manner.</p> | |
| | |
| | |

Village Pools of Central Florida LLC.
7013 Forest City Road
Orlando, FL 32810

E-Town Recharge Pool/St Johns County

Cypress Bluff CDD

01/16/2025

Scope and Proposal

- Drain pool
- Remove existing sealants from pools three expansion joint areas
- Prep joints for new sealant
- Apply new backer rods and elastomeric sealant to three joint areas
- Sealant application requires 7-day cure time before refilling
- Warranty on sealant application is one year/its recommended that sealant be replaced every 3 years

Proposed Cost*

\$12,350.00

Fire up/Balance/7 days service if needed

\$4,8000.00



January 13, 2025

Re: Recharge Amenity Pool
10571 E Town Parkway, Jacksonville, FL 32256
Job Contact – Marcy Pollicino

Crown Pools, Inc. is pleased to provide you with an estimate for the above-mentioned project. Our estimate includes all materials and labor to drain pool and replace 3 expansion joints and install new main drain frame and grates. This Estimate includes the following.

- Dewater, Drain and Secure Pool
- Remove and Replace ~100 LNFT Elastomeric Expansion Joint Material

Project Total

\$24,170.00

Please Note:

The pool will be shut down for ~14 days from the time of draining to completion of repair and start of filling pool, upon completion of filling, Crown Pools will start pool and make sure pumps are running properly. Property maintenance personnel will need to be onsite for start-up and to chemically balance and take over the pool at this time.

After draining the pool, Crown Pools will have to assess the previous installation of water stop material in the expansion joint to verify if installed properly. If it was not installed properly, there will be additional costs incurred to properly repair the expansion joint in the pool.

Projected Life Expectancy of Repair:

The expansion joint material is an elastomeric product that has a chlorine rating of 5 ppm, the life span of the caulk is typically 5 years based on water chemistry and wear and tear. Crown Pools Inc will warranty the install for a year on complete failure. In the event the joint has been picked at and has some area failure due to tampering, warranty is not valid.

Crown Pools is not responsible for the existing conditions of the swimming pool and equipment. This includes plaster finish, tile, plumbing lines, and all equipment located in the equipment area.

Thank you for the opportunity to provide you with an estimate. Should you have any questions or concerns, please contact us.

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

Please sign and return the information below. Upon receiving a signature, Crown Pools, Inc. will proceed with the work order and establish a schedule.

The information below is required to proceed with your order

Billing Address: _____

Mailing Address: _____

Site Address: _____

Contact Phone: _____

Contact Email: _____

Approval From: _____ Title: _____

Signature: _____ Date: _____

Please feel free to contact us should you have any questions or concerns.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

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



E Town
10571 E Town Parkway
Jacksonville, FL 32256

Estimate Number 0000350
Estimate Date 08/15/2024
Reference Expansion Joint Repair

| Description | Rate | Qty | Line Total |
|---|--------|-----------------------------|-------------------|
| Service Expansion Joint Repair Service to drain the entire pool, remove the main drain covers and pull the plugs to ensure the pool is safe and will not pop from the ground. Once that is done, we will cut out the old silicone from the expansion joints, install a backer rod, and apply a pliable silicone epoxy for the expansion joints. This will dry 24-48 hours before refilling the pool with water. We will reinstall the plugs back into the main drains, reinstall the covers, and begin refill the pool. | \$1.25 | 5457 | \$6,821.25 |
| | | Subtotal | 6,821.25 |
| | | Tax | 0.00 |
| | | Estimate Total (USD) | \$6,821.25 |

Notes

This estimate is valid for 30 days from 8/15/24.

Terms

Thank you for considering our services. We want to ensure clarity regarding the terms associated with your estimate.

Please review the following:

Payment Terms:

Monthly Cleaning Service Accounts: Payment is due Net 30 from the invoice date.

Repairs, Remodels, and Material Invoices: Payment is due Net 10 from the invoice date.

Deposit Requirement: \$3410.63

Final Balance: The remaining balance after completion is due within 10 days. We appreciate timely payments.

Late Payment Fee: Late payments are subject to a \$70.00 late fee on the total outstanding balance.

Acceptance:

Acceptance of this estimate is required via:

Signed Estimate: You may sign the estimate document.

Electronic Acceptance: Click the hyperlink attached to the email to accept electronically.

Preferred Payment Methods:

Cash

Check

Credit Cards: We accept credit cards; however, a 3.5% surcharge fee applies if that feature is enabled for the invoice.

Legal Considerations:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.

Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.

Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

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

3.



Company Address 2756 Park St
Jacksonville, FL 32205
US

Created Date 1/8/2025

Opportunity Owner Kitty Lev

Expiration Date 2/6/2025

Quote Number 00001988

Prepared By Kitty Lev

Email kitty@harbingersign.com

Bill To Name Cypress Bluff Community Development

Ship To Name ETOWN JAX

Bill To 475 West Town Place
St. Augustine, FL 32092
United States

Ship To 11003 ETOWN PARKWAY
JACKSONVILLE, FL 32256
United States

Quoted Items

| Product | Line Item Description | Quantity | Sales Price | Total Price |
|---------------------|---|----------|-------------|-------------|
| Repairs - Labor | PROVIDE LABOR TO REMOVE (4) EXISTING BATTERIES AND REPLACE (4) NEW 12 VOLT BATTERIES FOR SOLAR PANEL AT 9B ENTRANCE (GATE SIDE OF STREET) | 1.00 | \$1,197.50 | \$1,197.50 |
| Repairs - Materials | (4) 12 VOLT SOLAR PANEL BATTERIES. | 1.00 | \$1,093.72 | \$1,093.72 |

Totals

| | | |
|-------------|------------|---------------------------|
| Subtotal | \$2,291.22 | DEPOSIT AMOUNT \$1,145.61 |
| Discount | 0.00% | |
| Total Price | \$2,291.22 | |
| Grand Total | \$2,291.22 | |

This Proposal is not effective unless signed and dated by Harbinger and will automatically expire if not accepted by Customer in writing within 30 days of the Proposal Date. By signing, Customer (i) agrees that the proposed prices, specifications, and terms and conditions contained herein are satisfactory and accepted; (ii) authorizes Company enter onto the Job Location site and to furnish the materials and perform the Work as specified; and (iii) agrees that payment will be made as specified.

Work will not begin until a down payment of 50.0% of the total proposal amount listed above and a written acceptance is received by Harbinger. The "Additional Terms and Conditions" govern the parties' agreement. Please initial all pages.

Signatures

HARBINGER

CUSTOMER

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Terms and Conditions

1. Estimate; Proposal; Payments; Storage Fees. Unless specified, the total Proposal amount does not include electrical, hookup, Permits (defined below), Storage Fees (defined below), engineering costs, surveys, or tax, unless stated, so the final invoice amount ("Full Purchase Price") may change prior to completion. Harbinger and Customer shall determine a mutually agreeable date for delivery ("Delivery Date") of the specified work product

Customer Initials: _____

Date: _____



("Materials"). At Harbinger's sole discretion, upon completion of any line item or part of the Materials (each, "Item"), Harbinger may submit to Customer a progress payment invoice ("Invoice"), and Customer shall pay to Harbinger a progress payment attributable to such completed Item ("Progress Payment") within 30 days of receipt of the Invoice. The Invoice will include Harbinger's proof of completion of the Item and the amount specified on the Proposal for the Item, plus any applicable tax. No later than 5 days after Harbinger's delivery (or installation, if applicable) of the Materials, Customer shall notify Harbinger in writing of any quality not in conformance with this Proposal; if Customer fails to do so, Customer waives all rights to reject the Materials on such basis. No later than 30 days after Harbinger's delivery (or installation, if applicable) of all of the Materials, Customer shall pay to Harbinger the Full Purchase Price, less any down payment, deposit, and Progress Payments received. If Customer refuses or neglects to accept any of the Materials on the Delivery Date, or if Customer defaults on payment when due, Harbinger may declare the entire balance of the Full Purchase Price due and payable, and Customer shall pay Harbinger \$_____ per day (if left blank, \$25 per day) that Harbinger stores such Materials ("Storage Fees"). Harbinger will send Customer a monthly invoice for Storage Fees on the 30th day after the first day Storage Fees begin to accrue. 1.5% interest per month will be charged on any unpaid balance, including on any Storage Fees.

2. Permits; Junction Box; Drilling; Laws. Unless otherwise specified herein, Customer shall be responsible for obtaining any permits or permissions ("Permits") required to install or maintain the Materials. If installation of the Materials is included in the Proposal, and Harbinger obtains Permits, Customer shall pay all associated costs and legal fees. If installation of the Materials is included in the Proposal, and if applicable, Customer shall provide Harbinger access to a junction box of suitable capacity and approved by the National Electric Code then in effect ("Junction Box"), within 5 feet of the proposed display location of the Materials, prior to installation. Customer shall be responsible for any obstruction of delivery due to any delay in obtaining Permits or providing access to a suitable Junction Box; such an obstruction may result in Customer incurring Storage Fees. If Customer executes this Proposal without obtaining such Permits or providing such access to a Junction Box, then Customer waives any claim against Harbinger for failing to install the Materials within the agreed-upon timeframe. If Customer is responsible for installation of the Materials or if Customer otherwise makes the final connection of the Materials to the Junction Box, Harbinger shall not be liable for damage resulting to the Materials, related components, people, or property due to any such connection. If installation of the Materials is included in the Proposal, and if drilling is necessary for such installation, Harbinger will contact the necessary authorities to locate public underground utilities. Customer shall be solely responsible for identifying the location of private underground utilities or other items; Harbinger shall not be liable for any damage to utilities or items not identified by Customer. If rock or unforeseeable conditions are encountered, requiring special equipment or revisions for Harbinger to install the Materials, Customer shall pay to Harbinger any additional fees for such equipment or revisions. Customer shall be available at all applicable times to provide access to Harbinger and its contractors to allow inspection or repair of the Materials. Each party shall comply with all applicable federal, state, and local laws, ordinances, regulations, and orders, and Customer waives all rights to require Harbinger to adhere to any standards or regulations more restrictive than any applicable law.

3. Ownership. Harbinger retains all right, title, and interest to the Materials, including any signs, until Harbinger receives the Full Purchase Price, including payment of all Storage Fees (if payment is by check, upon deposit of the funds into Harbinger's bank account). Customer assumes all risks and liabilities relating to damage to the Materials after delivery (and installation, if applicable), and any such damage will not affect Harbinger's rights to enforce the Full Purchase Price.

4. Limited Warranties. Subject to the terms and conditions hereof, Harbinger warrants to Customer that the Materials (excluding any digital display sign ("EGP")) shall be in accordance with any drawings or specifications submitted, and free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger) for a period of 1 year after the Delivery Date. With regard to EGPs only, subject to the terms and conditions hereof, Harbinger warrants to Customer that EGPs and their related components shall be free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger) for a period of 2 years, or for such longer warranty period specified on the Purchase Order, after the Delivery Date. If any of the Materials, including EGPs, (or their installation, if included in the Proposal and installed by Harbinger) is found to be defective during such warranty periods, and if the warranty is still in effect, then Harbinger shall elect to either repair the defect or replace the applicable Materials, free of charge. After such warranty periods have expired, or if such warranty is no longer in effect, then Harbinger may charge Customer normal labor charges for any work performed by Harbinger or its contractors. All applicable warranties are not transferable to third parties. Harbinger will use commercially reasonable efforts to pass-through to Customer the benefit of any warranties on the Materials, including EGPs, to the extent Harbinger has the right to do so. **HARBINGER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE.**

5. Void of Warranties. All applicable warranties do not cover damages or destruction from the following: (i) acts of God, lightning, wind, rain, flood, fire, earthquake, hurricane, explosion, war, invasion, hostilities, terrorism or threats, or other civil unrest; (ii) abuse, misuse, modification, vandalism, or malfeasance by Customer or any other party except Harbinger; (iii) normal wear and tear; or (iv) Customer's failure to properly maintain, in accordance with Harbinger's then-existing instructions and manuals, Materials, including EGPs. Further, all warranties are voided if any of the following occurs: (i) Customer fails to pay to Harbinger the Full Purchase Price; (ii) Customer fails to promptly report to Harbinger a defect; (iii) anyone other than Harbinger provides materials, fabrication, or service for the Materials and/or EGPs. Harbinger will not reimburse any person or company for repairs not reported to or corrected by Harbinger, or (iv) if Harbinger does not install the Materials, Customer and its contractor(s) fail to comply with the following installation requirements ("Installation Requirements"): contemporaneously with the installation of the Materials, Customer or its contractor(s) shall comply with Harbinger's then-existing instructions and manuals;

Customer Initials: _____

Date: _____



take photographs of the installation, including the top, bottom, and inside of cabinets and all fans and/or vents ("Photographs"); and complete the warranty checklist and requirements thereon, including with part numbers and serial numbers ("Checklist"). Within 2 business days after installation of the Materials, Customer or its contractor(s) shall e-mail to Harbinger the Photographs and Checklist. Harbinger will not reimburse any person or company for repairs not reported to or corrected by Harbinger.

6. Indemnification; Limitation of Liability. CUSTOMER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS HARBINGER FROM ANY AND ALL CLAIMS OR DAMAGES RELATING TO THE MATERIALS OR WORK IF CUSTOMER ABUSES, MISUSES, MODIFIES, (FAILS TO COMPLY WITH THE INSTALLATION REQUIREMENTS, IF APPLICABLE) OR FAILS TO PROPERLY MAINTAIN, IN ACCORDANCE WITH HARBINGER'S THEN-EXISTING INSTRUCTIONS AND MANUALS, ANY MATERIALS DELIVERED, INSTALLED, OR REPAIRED BY HARBINGER, OR IF CUSTOMER ALLOWS OTHERS TO DO SO. Harbinger shall not be liable for consequential, special, or punitive damages arising herefrom.

7. Force Majeure. No party shall be deemed to have breached this agreement for failure or delay in fulfilling any term hereof (except for obligations to make payments) if such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including without limitation: (i) acts of God; (ii) flood, fire, earthquake, hurricane, or explosion; (iii) war, invasion, hostilities, terrorism or threats, or other civil unrest; (iv) government order or law, other than one delaying issuance of a Permit; (v) actions, embargoes, or blockades after the date of this agreement; (vi) national or regional emergency; or (vii) strikes, labor stoppages, slowdowns, or other industrial event; however, such party shall use diligent efforts to mitigate the effects of such force majeure event and shall give written notice to the other party within 10 days of such event, stating the estimated time delay caused by the event.

8. Miscellaneous. This Proposal, the terms and conditions of which apply to all purchase orders, contains the entire agreement between the parties relating to the Materials and Work contemplated herein, and supersedes any and all prior or conflicting proposals, agreements, or understandings. Any modification shall be valid only if it is in writing and signed by Harbinger and Customer, which modification is subject hereto to the extent its terms do not conflict herewith. Harbinger's failure to enforce at any time any terms or conditions of this agreement shall not constitute a waiver of such provision or any other provision hereof. The terms and conditions are binding upon Customer, its agents, successors, or assigns; however, Customer shall not assign this agreement without Harbinger's prior written consent. If any court of competent jurisdiction declares any provision hereof to be invalid, such determination shall not affect the validity of any other provision hereof, which shall remain in full force and effect. This agreement is governed by the laws of the State of Florida, without giving effect to the principles of conflicts of law. Any action relating hereto must be instituted in federal or state court in Duval County, Florida, and the parties hereby irrevocably submit to the jurisdiction of any such court. In connection with any litigation brought which arises out of or relates hereto, the prevailing party will be entitled to recover all costs associated with same, including reasonable attorneys' fees at trial and on appeal. THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING ARISING UNDER THIS PROPOSAL. TIME IS OF THE ESSENCE IN THE PERFORMANCE OF DUTIES UNDER THIS AGREEMENT.

Customer Initials: _____

Date: _____

SIXTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
December 31, 2024



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

| | General Fund | Debt Service Fund | Totals Governmental Funds |
|---|---------------------|----------------------|------------------------------|
| Assets: | | | |
| Cash: | | | |
| Operating Account | \$ 2,213,447 | \$ - | \$ 2,213,447 |
| Assessments Receivable | 13,570 | 20,488 | 34,057 |
| Due from Other | 775 | - | 775 |
| Due from General Fund | - | 1,657,098 | 1,657,098 |
| Investments: | | | |
| State Board of Administration (SBA) | 501,954 | - | 501,954 |
| Series 2019 | | | |
| Reserve | - | 362,316 | 362,316 |
| Principal | - | 164 | 164 |
| Revenue | - | 92,348 | 92,348 |
| Interest | - | 442 | 442 |
| Prepayment | - | 87 | 87 |
| Series 2020 | | | |
| Reserve | - | 247,300 | 247,300 |
| Principal | - | 252 | 252 |
| Revenue | - | 64,250 | 64,250 |
| Interest | - | 303 | 303 |
| Redemption | - | 2 | 2 |
| Series 2020A | | | |
| Reserve | - | 212,016 | 212,016 |
| Principal | - | 121 | 121 |
| Revenue | - | 55,983 | 55,983 |
| Interest | - | 227 | 227 |
| Prepayment | - | 916 | 916 |
| Series 2021 | | | |
| Reserve | - | 57,625 | 57,625 |
| Principal | - | 32 | 32 |
| Revenue | - | 11,566 | 11,566 |
| Interest | - | 61 | 61 |
| Prepaid Expenses | 151 | - | 151 |
| Total Assets | \$ 2,729,897 | \$ 2,783,595 | \$ 5,513,492 |
| Liabilities: | | | |
| Accounts Payable | \$ 6,291 | \$ - | \$ 6,291 |
| Due to Debt Service 2019 | 679,889 | - | 679,889 |
| Due to Debt Service 2020 | 467,148 | - | 467,148 |
| Due to Debt Service 2020A | 396,176 | - | 396,176 |
| Due to Debt Service 2021 | 113,885 | - | 113,885 |
| Total Liabilities | \$ 1,663,389 | \$ - | \$ 1,663,389 |
| Fund Balance: | | | |
| Nonspendable: | | | |
| Prepaid Items | \$ 151 | \$ - | \$ 151 |
| Restricted for: | | | |
| Debt Service - Series | - | 2,783,595 | 2,783,595 |
| Unassigned | 1,066,357 | - | 1,066,357 |
| Total Fund Balances | \$ 1,066,508 | \$ 2,783,595 | \$ 3,850,103 |
| Total Liabilities & Fund Balance | \$ 2,729,897 | \$ 2,783,595 | \$ 5,513,492 |

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

| | Adopted Budget | Prorated Budget Thru 12/31/24 | Actual Thru 12/31/24 | Variance |
|---|---------------------|----------------------------------|-------------------------|------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 1,063,877 | \$ 1,012,658 | \$ 1,012,658 | \$ - |
| Special Assessments - Direct Bill | 132,313 | 132,313 | 132,313 | - |
| Interest Income | 5,000 | 1,250 | 277 | (973) |
| Other Income | 20,000 | 5,000 | 5,025 | 25 |
| Total Revenues | \$ 1,221,190 | \$ 1,151,221 | \$ 1,150,272 | \$ (949) |
| Expenditures: | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 3,000 | \$ 1,800 | \$ 1,200 |
| FICA Expense | 918 | 230 | 138 | 92 |
| Engineering | 5,000 | 1,250 | 1,173 | 78 |
| Arbitrage | 2,400 | 600 | 600 | - |
| Dissemination Agent | 7,590 | 1,897 | 1,998 | (100) |
| Attorney | 13,000 | 3,250 | 1,441 | 1,809 |
| Annual Audit | 6,500 | - | - | - |
| Assessment Roll | 11,236 | 11,236 | 11,236 | - |
| Trustee Fees | 20,500 | 20,500 | 13,758 | 6,742 |
| Management Fees | 55,214 | 13,803 | 13,804 | (0) |
| Information Technology | 2,809 | 702 | 702 | 0 |
| Website Maintenance | 1,405 | 351 | 351 | (0) |
| Telephone | 500 | 125 | 17 | 108 |
| Postage | 1,500 | 375 | 424 | (49) |
| Printing & Binding | 2,500 | 625 | 465 | 160 |
| Insurance | 6,817 | 6,817 | 6,631 | 186 |
| Legal Advertising | 2,500 | 625 | 636 | (11) |
| Other Current Charges | 500 | 125 | 10 | 115 |
| Office Supplies | 600 | 150 | 50 | 100 |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Total General & Administrative | \$ 153,663 | \$ 65,837 | \$ 55,408 | \$ 10,429 |
| <u>Operations & Maintenance</u> | | | | |
| Ground Maintenance | | | | |
| Pond Maintenance (Water Quality) | \$ 1,500 | \$ 375 | \$ 300 | \$ 75 |
| Landscape Maintenance | 408,925 | 102,231 | 102,231 | 0 |
| Landscape Contingency | 13,000 | 3,250 | 2,672 | 578 |
| Pump Maintenance | 3,550 | 888 | - | 888 |
| Water & Sewer | 26,720 | 6,680 | 8,243 | (1,563) |
| Irrigation Repairs | 7,500 | 1,875 | 1,158 | 717 |
| Pest Control | 2,400 | 600 | 544 | 56 |
| Environmental Permit/Monitoring | 20,000 | 5,000 | - | 5,000 |
| Other Repairs and Maintenance | 5,000 | 1,250 | - | 1,250 |
| Subtotal Ground Maintenance | \$ 488,595 | \$ 122,149 | \$ 115,148 | \$ 7,001 |

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

| | Adopted Budget | Prorated Budget Thru 12/31/24 | Actual Thru 12/31/24 | Variance |
|--|---------------------|----------------------------------|-------------------------|------------------|
| Amenity Center | | | | |
| Insurance | \$ 60,517 | \$ 60,517 | \$ 56,502 | \$ 4,015 |
| Amenity Manager | 130,127 | 32,532 | 32,532 | (0) |
| Pool Maintenance | 9,876 | 2,469 | 2,469 | - |
| Pool Chemicals | 16,649 | 4,162 | 4,162 | (0) |
| Facility Attendant | 77,761 | 19,440 | 19,440 | 0 |
| Janitorial Services | 12,950 | 3,238 | 3,238 | (0) |
| Refuse | 2,160 | 540 | 479 | 61 |
| Security and Gate Maintenance | 10,000 | 2,500 | 1,080 | 1,420 |
| Facility Maintenance | 20,764 | 5,191 | 5,191 | 0 |
| Elevator Maintenance | 5,000 | 1,250 | 350 | 900 |
| Electric | 27,060 | 6,765 | 5,498 | 1,267 |
| Cable and Internet | 13,200 | 3,300 | 3,459 | (159) |
| Licenses and Permits | 1,000 | 250 | - | 250 |
| Repairs & Maintenance | 45,000 | 11,250 | 14,156 | (2,906) |
| Special Events | 35,000 | 8,750 | 9,093 | (343) |
| Holiday Decorations | 1,500 | 375 | 315 | 60 |
| Fitness Center R&M | 18,000 | 4,500 | 5,267 | (767) |
| Fitness Equipment Rentals | 25,368 | 6,342 | 4,651 | 1,691 |
| Reserve for Amenities | 55,000 | 13,750 | - | 13,750 |
| Mobile Application | 9,000 | 2,250 | 1,500 | 750 |
| Other Current Charges | 3,000 | 750 | - | 750 |
| Subtotal Amenity Center | \$ 578,932 | \$ 190,121 | \$ 169,383 | \$ 20,738 |
| Total Operations & Maintenance | \$ 1,067,527 | \$ 312,270 | \$ 284,530 | \$ 27,739 |
| Total Expenditures | \$ 1,221,190 | \$ 378,106 | \$ 339,938 | \$ 38,168 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (0) | \$ 773,115 | \$ 810,334 | \$ 37,219 |
| Net Change in Fund Balance | \$ (0) | \$ 773,115 | \$ 810,334 | \$ 37,219 |
| Fund Balance - Beginning | \$ - | | \$ 256,174 | |
| Fund Balance - Ending | \$ (0) | | \$ 1,066,508 | |

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

| | Adopted Budget | Prorated Budget Thru 12/31/24 | Actual Thru 12/31/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|--------------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 723,124 | \$ 689,123 | \$ 689,123 | \$ - |
| Interest Income | 5,000 | 5,000 | 7,353 | 2,353 |
| Total Revenues | \$ 728,124 | \$ 694,123 | \$ 696,476 | \$ 2,353 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 246,562 | \$ 246,562 | \$ 246,562 | \$ - |
| Principal Prepayment - 11/1 | - | - | 15,000 | (15,000) |
| Interest - 5/1 | 246,562 | - | - | - |
| Principal - 5/1 | 230,000 | - | - | - |
| Total Expenditures | \$ 723,124 | \$ 246,562 | \$ 261,562 | \$ (15,000) |
| Excess (Deficiency) of Revenues over Expenditures | \$ 5,000 | \$ 447,562 | \$ 434,914 | \$ (12,647) |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 5,000 | \$ 447,562 | \$ 434,914 | \$ (12,647) |
| Fund Balance - Beginning | \$ 335,466 | | \$ 709,565 | |
| Fund Balance - Ending | \$ 340,466 | | \$ 1,144,480 | |

Cypress Bluff

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 12/31/24 | Thru 12/31/24 | Variance |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 438,802 | \$ 416,938 | \$ 416,938 | \$ - |
| Special Assessments - Direct Bill | 55,798 | 55,798 | 55,798 | - |
| Interest Income | 10,000 | 2,500 | 5,968 | 3,468 |
| Total Revenues | \$ 504,600 | \$ 475,235 | \$ 478,703 | \$ 3,468 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 174,346 | \$ 174,346 | \$ 174,346 | \$ - |
| Principal - 11/1 | 145,000 | 145,000 | 145,000 | - |
| Interest - 5/1 | 171,519 | - | - | - |
| Total Expenditures | \$ 490,865 | \$ 319,346 | \$ 319,346 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 13,735 | \$ 155,889 | \$ 159,357 | \$ 3,468 |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 13,735 | \$ 155,889 | \$ 159,357 | \$ 3,468 |
| Fund Balance - Beginning | \$ 377,386 | | \$ 625,485 | |
| Fund Balance - Ending | \$ 391,121 | | \$ 784,841 | |

Cypress Bluff

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 12/31/24 | Thru 12/31/24 | Variance |
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 416,315 | \$ 401,557 | \$ 401,557 | \$ - |
| Interest Income | 5,000 | 1,250 | 4,131 | 2,881 |
| Total Revenues | \$ 421,315 | \$ 402,807 | \$ 405,687 | \$ 2,881 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 126,771 | \$ 126,771 | \$ 126,771 | \$ - |
| Interest - 5/1 | 126,771 | - | - | - |
| Principal - 5/1 | 165,000 | - | - | - |
| Total Expenditures | \$ 418,543 | \$ 126,771 | \$ 126,771 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 2,773 | \$ 276,035 | \$ 278,916 | \$ 2,881 |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 2,773 | \$ 276,035 | \$ 278,916 | \$ 2,881 |
| Fund Balance - Beginning | \$ 178,676 | | \$ 391,903 | |
| Fund Balance - Ending | \$ 181,449 | | \$ 670,819 | |

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

| | Adopted Budget | Prorated Budget Thru 12/31/24 | Actual Thru 12/31/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Special Assessments - Tax Roll | \$ 22,411 | \$ 21,332 | \$ 21,332 | \$ - |
| Special Assessments - Direct Bill | 92,039 | 92,039 | 92,839 | 800 |
| Interest Income | 2,000 | 500 | 885 | 385 |
| Total Revenues | \$ 116,450 | \$ 113,871 | \$ 115,055 | \$ 1,185 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 33,843 | \$ 33,843 | \$ 33,843 | \$ - |
| Interest - 5/1 | 33,843 | - | - | - |
| Principal - 5/1 | 45,000 | - | - | - |
| Total Expenditures | \$ 112,686 | \$ 33,843 | \$ 33,843 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ 3,764 | \$ 80,028 | \$ 81,212 | \$ 1,185 |
| Other Financing Sources/(Uses): | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 3,764 | \$ 80,028 | \$ 81,212 | \$ 1,185 |
| Fund Balance - Beginning | \$ 44,853 | | \$ 102,242 | |
| Fund Balance - Ending | \$ 48,616 | | \$ 183,454 | |

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) |
| Less: Principal Prepayment - 11/1/24 | (15,000) |
| Current Bonds Outstanding | \$ 10,035,000 |

| Series 2020, Special Assessment Bonds | |
|---------------------------------------|---------------------|
| Interest Rate: | 3.9% - 5.2% |
| Maturity Date: | 11/1/2049 |
| Reserve Fund Definition | 50% Max Annual Debt |
| Reserve Fund Requirement | \$ 247,300 |
| Reserve Fund Balance | 247,300 |
| Bonds outstanding - 4/15/2020 | \$ 7,705,000 |
| Less: Principal Payment - 11/1/20 | (290,000) |
| Less: Principal Payment - 11/1/21 | (130,000) |
| Less: Principal Payment - 11/1/22 | (135,000) |
| Less: Principal Payment - 11/1/23 | (140,000) |
| Less: Principal Payment - 11/1/24 | (145,000) |
| Current Bonds Outstanding | \$ 6,865,000 |

| Series 2020A, Special Assessment Bonds (Del Webb Project) | |
|---|---------------------|
| Interest Rate: | 2.7% - 3.8% |
| Maturity Date: | 5/1/2050 |
| Reserve Fund Definition | 50% Max Annual Debt |
| Reserve Fund Requirement | \$ 212,016 |
| Reserve Fund Balance | 212,016 |
| Bonds outstanding - 9/11/2020 | \$ 7,675,000 |
| Less: Principal Payment - 5/1/21 | (150,000) |
| Less: Principal Prepayment - 2/1/22 | (10,000) |
| Less: Principal Payment - 5/1/22 | (155,000) |
| Less: Principal Prepayment - 11/1/22 | (15,000) |
| Less: Principal Payment - 5/1/23 | (160,000) |
| Less: Principal Prepayment - 11/1/23 | (15,000) |
| Less: Principal Payment - 5/1/24 | (165,000) |
| Less: Principal Prepayment - 5/1/24 | (10,000) |
| Current Bonds Outstanding | \$ 6,995,000 |

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

B.

Cypress Bluff

Community Development District

Check Run Summary 11/1/24 thru 12/31/24

| Fund | Date | Check No. | Amount |
|---------------------|-------------|------------------|----------------------|
| Payroll | 12/2/24 | 50255-50258 | \$ 738.80 |
| | | Subtotal | <u>\$ 738.80</u> |
| General Fund | | | |
| | 11/5/24 | 1428-1434 | \$ 2,737.57 |
| | 11/20/24 | 1435-1449 | 46,615.14 |
| | 11/27/24 | 1450-1453 | 1,835.75 |
| | 12/13/24 | 1454-1467 | 86,690.58 |
| | 12/18/24 | 1468-1472 | 4,375.10 |
| | | Subtotal | <u>\$ 142,254.14</u> |
| Total | | | <u>\$ 142,992.94</u> |

| CHECK # | EMP # | EMPLOYEE NAME | CHECK AMOUNT | CHECK DATE |
|--------------------|-------|------------------|--------------|------------|
| 50255 | 7 | EDWARD J MUHL JR | 184.70 | 12/02/2024 |
| 50256 | 2 | JOHN S HEWINS JR | 184.70 | 12/02/2024 |
| 50257 | 8 | KIRK S BLOMGREN | 184.70 | 12/02/2024 |
| 50258 | 6 | WILLIAM J CELLAR | 184.70 | 12/02/2024 |
| TOTAL FOR REGISTER | | | 738.80 | |

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

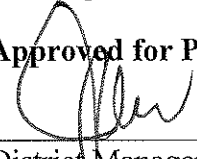
District Name: Cypress Bluff CDD

Board Meeting Date: November 19, 2024 Meeting

| | Name | In Attendance | Fee |
|---|--|-------------------------------------|-------------|
| 1 | Joe Muhl | <input checked="" type="checkbox"/> | YES-\$200 |
| 2 | John Hewins <i>Assistant Secretary</i> | <input checked="" type="checkbox"/> | YES - \$200 |
| 3 | Kirk Blomgren | <input checked="" type="checkbox"/> | YES - \$200 |
| 4 | William Cellar <i>Assistant Secretary</i> | <input checked="" type="checkbox"/> | YES - \$200 |
| 5 | Robert Feist <i>RD</i> | <input type="checkbox"/> | YES - \$200 |

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

Approved for Payment:



District Manager Signature

11/19/2024

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|--|--------|--------|----------------------------|
| 11/05/24 | 00120 | 10/25/24 2024-572 | 202410 320-57200-46000 | RPLC GYM FOUNTAIN FILTER ALDRIDGE & SONS PLUMBING | * | 308.00 | 308.00 001428 |
| 11/05/24 | 00018 | 10/24/24 299-9444 | 202410 320-57200-46000 | NEW POOL HOURS SIGN/FAIR FAST SIGNS #171701 | * | 372.09 | 372.09 001429 |
| 11/05/24 | 00002 | 10/24/24 24-06709 | 202410 310-51300-48000 | LANDOWNERS & ELECTION JACKSONVILLE DAILY RECORD | * | 339.50 | 339.50 001430 |
| 11/05/24 | 00095 | 10/31/24 3469801 | 202409 310-51300-31500 | SEP GENERAL COUNSEL KUTAK ROCK LLP | * | 907.00 | 907.00 001431 |
| 11/05/24 | 00065 | 10/22/24 105434 | 202410 320-57200-46500 | 10/22 DIAGNOSIS OR REPAIR SOUTHEAST FITNESS REPAIR | * | 75.00 | 75.00 001432 |
| 11/05/24 | 00065 | 10/28/24 100411 | 202410 320-57200-46500 | REPAIR-PARTS AT SHOP DEP SOUTHEAST FITNESS REPAIR | * | 582.98 | 582.98 001433 |
| 11/05/24 | 00160 | 10/26/24 10262024 | 202410 320-57200-49400 | 10/18 & 10/25 YOGA CLASS TREVOR GIBBS | * | 153.00 | 153.00 001434 |
| 11/20/24 | 00120 | 11/11/24 2024-573 | 202411 320-57200-46000 | 14 PLUMBING COMMERCIAL ALDRIDGE & SONS PLUMBING | * | 248.00 | 248.00 001435 |
| 11/20/24 | 00137 | 10/31/24 187015 | 202410 320-57200-46000 | RMV CURL PIECE BEAM COVER ALL WEATHER CONTRACTORS INC | * | 595.00 | 595.00 001436 |
| 11/20/24 | 00081 | 11/05/24 146889 | 202411 320-57200-47200 | NOV LAKE MAINT POND 1 CLEAR WATERS, INC | * | 100.00 | 100.00 001437 |
| 11/20/24 | 00134 | 10/16/24 10162024 | 202410 320-57200-49400 | MRS SUNSHINE SANTA CLAUS DEBRA ANNE WELLER | * | 150.00 | 150.00 001438 |
| 11/20/24 | 00018 | 11/06/24 299-9494 | 202411 320-57200-46000 | 24X24 YARD SIGNS FAST SIGNS #171701 | * | 95.00 | 95.00 001439 |

CYBL CYPRESS BLUFF OKUZMUK

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|----------------------------------|-------|--------------|-----------------|------------------|-----------------|-----|--------------------------|---------------------------|--------|-----------|--------------|---------|
| 11/20/24 | 00005 | 11/01/24 | 94 | 202411 | 310-51300-34000 | | | NOV MANAGEMENT FEES | * | 4,601.17 | | |
| 11/01/24 | 94 | 202411 | 310-51300-52100 | | | | NOV WEBSITE ADMIN | * | 117.08 | | | |
| 11/01/24 | 94 | 202411 | 310-51300-35200 | | | | NOV INFO TECH | * | 234.08 | | | |
| 11/01/24 | 94 | 202411 | 310-51300-31300 | | | | NOV DISSEM AGENT SRVCS | * | 632.50 | | | |
| 11/01/24 | 94 | 202411 | 310-51300-51000 | | | | OFFICE SUPPLIES | * | 18.97 | | | |
| 11/01/24 | 94 | 202411 | 310-51300-42000 | | | | POSTAGE | * | 220.40 | | | |
| 11/01/24 | 94 | 202411 | 310-51300-42500 | | | | COPIES | * | 151.80 | | | |
| 11/01/24 | 94 | 202411 | 310-51300-41000 | | | | TELEPHONE | * | 9.75 | | | |
| 11/01/24 | 94 | 202411 | 320-57200-47300 | | | | PEOPLEVINE-AMEX OCT 2024 | * | 750.00 | | | |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | | | | | 6,735.75 | 001440 |
| 11/20/24 | 00103 | 11/15/24 | 2970 | 202411 | 320-57200-46000 | | | SIGN CLOCKS ADJUSTED | * | 807.75 | | |
| HARBINGER | | | | | | | | | | | 807.75 | 001441 |
| 11/20/24 | 00128 | 11/12/24 | 3954 | 202411 | 320-57200-46000 | | | PRESSURE WASHING | * | 2,373.60 | | |
| HYDRO-KLEEN PRESSURE WASHING INC | | | | | | | | | | | 2,373.60 | 001442 |
| 11/20/24 | 00002 | 11/07/24 | 24-07005 | 202411 | 310-51300-48000 | | | 11/7 NTC OF BOS MTG | * | 96.50 | | |
| JACKSONVILLE DAILY RECORD | | | | | | | | | | | 96.50 | 001443 |
| 11/20/24 | 00102 | 11/03/24 | TAJ19454 | 202411 | 320-57200-46610 | | | ELEVATOR MAINTENANCE | * | 350.00 | | |
| OTIS ELEVATOR COMPANY | | | | | | | | | | | 350.00 | 001444 |
| 11/20/24 | 00012 | 11/05/24 | 16501 | 202411 | 320-57200-46100 | | | NOV LANDSCAPE MAINT AREA1 | * | 25,549.00 | | |
| SUN STATE NURSERY | | | | | | | | | | | 25,549.00 | 001445 |
| 11/20/24 | 00012 | 11/05/24 | 16502 | 202411 | 320-57200-46100 | | | NOV LANDSCAPE MAINT AREA2 | * | 1,808.08 | | |
| SUN STATE NURSERY | | | | | | | | | | | 1,808.08 | 001446 |
| 11/20/24 | 00012 | 11/05/24 | 16503 | 202411 | 320-57200-46100 | | | NOV LANDSCAPE MAINT AREA3 | * | 6,720.00 | | |
| SUN STATE NURSERY | | | | | | | | | | | 6,720.00 | 001447 |
| CYBL CYPRESS BLUFF OKUZMUK | | | | | | | | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|--|--|---|--------|----------|----------------------------|
| 11/20/24 | 00055 | 11/13/24 61975215 | 202411 320-57200-47000 | NOV PEST CONTROL TURNER PEST CONTROL LLC | * | 135.96 | 135.96 001448 |
| 11/20/24 | 00104 | 11/14/24 24-01320 | 202411 320-57200-46000 | RPLC CHLORINE FEEDER PUMP VAK PAK, INC | * | 850.50 | 850.50 001449 |
| 11/27/24 | 00006 | 11/04/24 216644 | 202410 310-51300-31100 | OCT ENGINEERING SERVICES ENGLAND, THIMS & MILLER, INC. | * | 837.50 | 837.50 001450 |
| 11/27/24 | 00065 | 11/19/24 105555 | 202411 320-57200-46500 | REPAIR-PARTS AT SHOP SOUTHEAST FITNESS REPAIR | * | 266.25 | 266.25 001451 |
| 11/27/24 | 00012 | 11/20/24 16526 | 202411 320-57200-46110 | INSTALL PLAYGROUND MULCH SUN STATE NURSERY | * | 432.00 | 432.00 001452 |
| 11/27/24 | 00161 | 11/15/24 24--MET 11/15 STEVUE FINGERS 3HR | 202411 320-57200-49400 | LADDIE J DWYER DBA A UNIQUE | * | 300.00 | 300.00 001453 |
| 12/13/24 | 00081 | 12/05/24 147716 | 202412 320-57200-47200 | DEC LAKE MAINT POND 1 CLEAR WATERS, INC | * | 100.00 | 100.00 001454 |
| 12/13/24 | 00162 | 12/06/24 12062024 | 202412 310-51300-49000 | ROBERT FEIST-COMM FEE DEPARTMENT OF STATE | * | 10.00 | 10.00 001455 |
| 12/13/24 | 00005 | 12/01/24 95 | 202412 310-51300-34000 | DEC MANAGEMENT FEES | * | 4,601.17 | |
| | | 12/01/24 95 | 202412 310-51300-52100 | DEC WEBSITE ADMIN | * | 117.08 | |
| | | 12/01/24 95 | 202412 310-51300-35200 | DEC INFO TECH | * | 234.08 | |
| | | 12/01/24 95 | 202412 310-51300-31300 | DEC DISSEM AGENT SRVCS | * | 632.50 | |
| | | 12/01/24 95 | 202412 310-51300-51000 | OFFICE SUPPLIES | * | 13.22 | |
| | | 12/01/24 95 | 202412 310-51300-42000 | POSTAGE | * | 16.56 | |
| | | 12/01/24 95 | 202412 310-51300-42500 | COPIES | * | 162.30 | |

CYBL CYPRESS BLUFF OKUZMUK

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|-----------------|--|----------------------------------|--------|-----------|--------------|---------|
| 12/01/24 | 95 | 202412 | 310-51300-41000 | TELEPHONE | GOVERNMENTAL MANAGEMENT SERVICES | * | 7.46 | 5,784.37 | 001456 |
| 12/13/24 | 00002 | 12/05/24 | 24-07453 | 202412 310-51300-48000 | JACKSONVILLE DAILY RECORD | * | 99.88 | 99.88 | 001457 |
| 12/13/24 | 00095 | 11/29/24 | 3485228 | 202410 310-51300-31500 | KUTAK ROCK LLP | * | 973.00 | 973.00 | 001458 |
| 12/13/24 | 00012 | 12/09/24 | 16576 | 202412 320-57200-46100 | SUN STATE NURSERY | * | 25,549.00 | 25,549.00 | 001459 |
| 12/13/24 | 00012 | 12/09/24 | 16577 | 202412 320-57200-46100 | SUN STATE NURSERY | * | 1,808.08 | 1,808.08 | 001460 |
| 12/13/24 | 00012 | 12/09/24 | 16578 | 202412 320-57200-46100 | SUN STATE NURSERY | * | 6,720.00 | 6,720.00 | 001461 |
| 12/13/24 | 00160 | 11/18/24 | 11182024 | 202411 320-57200-49400 | TREVOR GIBBS | * | 70.00 | 99.00 | 001462 |
| | | 11/18/24 | 11182024 | 202411 320-57200-49400 | | * | 40.00 | | |
| | | 11/18/24 | 11182024 | 202411 320-57200-49400 | | * | 11.00 | | |
| 12/13/24 | 00055 | 12/09/24 | 61992779 | 202412 320-57200-47000 | TURNER PEST CONTROL LLC | * | 135.96 | 135.96 | 001463 |
| 12/13/24 | 00104 | 11/27/24 | 24-01400 | 202411 320-57200-46000 | VAK PAK, INC | * | 350.00 | 350.00 | 001464 |
| 12/13/24 | 00037 | 10/31/24 | 423153 | 202410 320-57200-49500 | VESTA PROPERTY SERVICES, INC. | * | 260.10 | 373.45 | 001465 |
| | | 10/31/24 | 423153 | 202410 320-57200-49500 | | * | 55.34 | | |
| | | 10/31/24 | 423153 | 202410 320-57200-49400 | | * | 58.01 | | |

CYBL CYPRESS BLUFF OKUZMUK

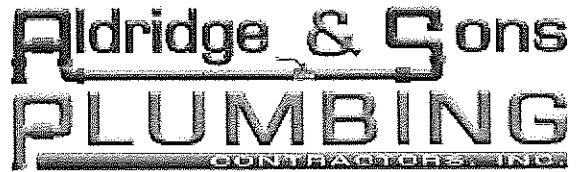
| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|-------------------------------|-------|-----------------------------------|--|---------------------------|--------|-----------|----------------------------|
| 12/13/24 | 00037 | 11/01/24 422624 | 202411 320-57200-45000 | NOV AMENITY MANAGER | * | 10,843.92 | |
| | | 11/01/24 422624 | 202411 320-57200-45100 | NOV FACILITY ATTENDANT | * | 6,480.08 | |
| | | 11/01/24 422624 | 202411 320-57200-46800 | NOV POOL MAINTENANCE | * | 823.00 | |
| | | 11/01/24 422624 | 202411 320-57200-46200 | NOV JANITORIAL | * | 1,079.17 | |
| | | 11/01/24 422624 | 202411 320-57200-46600 | NOV MAINTENANCE | * | 1,730.33 | |
| | | 11/01/24 422624 | 202411 320-57200-46810 | NOV POOL MAINTENANCE | * | 1,387.42 | |
| | | | | | | | |
| VESTA PROPERTY SERVICES, INC. | | | | | | | 22,343.92 001466 |
| 12/13/24 | 00037 | 12/01/24 423279 | 202412 320-57200-45000 | DEC AMENITY MANAGER | * | 10,843.92 | |
| | | 12/01/24 423279 | 202412 320-57200-45100 | DEC FACILITY ATTENDANT | * | 6,480.08 | |
| | | 12/01/24 423279 | 202412 320-57200-46800 | DEC POOL MAINTENANCE | * | 823.00 | |
| | | 12/01/24 423279 | 202412 320-57200-46200 | DEC JANITORIAL | * | 1,079.17 | |
| | | 12/01/24 423279 | 202412 320-57200-46600 | DEC MAINTENANCE | * | 1,730.33 | |
| | | 12/01/24 423279 | 202412 320-57200-46810 | DE POOL MAINTENANCE | * | 1,387.42 | |
| | | | | | | | |
| VESTA PROPERTY SERVICES, INC. | | | | | | | 22,343.92 001467 |
| 12/18/24 | 00137 | 12/11/24 188629 | 202412 320-57200-46000 | RMV DRYWALL FITNESS WALL | * | 395.00 | |
| | | | | | | | |
| ALL WEATHER CONTRACTORS INC | | | | | | | 395.00 001468 |
| 12/18/24 | 00080 | 12/16/24 4118 | 202411 320-57200-46000 | 50% DEP SPINETIC SPINNER | * | 2,333.34 | |
| | | | | | | | |
| TOP LINE RECREATION, INC | | | | | | | 2,333.34 001469 |
| 12/18/24 | 00104 | 12/13/24 24-01481 | 202412 320-57200-46000 | RPLC ROOF JACKS | * | 921.00 | |
| | | | | | | | |
| VAK PAK, INC | | | | | | | 921.00 001470 |
| 12/18/24 | 00037 | 11/30/24 423545 | 202411 320-57200-46500 | TV FOR ROOFTOP PATIO | * | 376.24 | |
| | | 11/30/24 423545 | 202411 320-57200-46500 | TV FOR ROOFTOP PATIO | * | 53.75 | |
| | | 11/30/24 423545 | 202411 320-57200-49400 | CHOCOLATES SANTA GIVE OUT | * | 51.56 | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|--------|-----------------------------------|--|-------------------------------|--------|------------|----------------------------|
| 11/30/24 | 423545 | 202411 320-57200-46500 | TRASH BAGS HOUSEKEEPING | VESTA PROPERTY SERVICES, INC. | * | 18.26 | 499.81 001471 |
| 12/18/24 | 00062 | 11/21/24 25064673 | 202411 320-57200-46500 JANITORIAL SERVICES | W.B. MASON CO., INC. | * | 225.95 | 225.95 001472 |
| TOTAL FOR BANK A | | | | | | 142,254.14 | |
| TOTAL FOR REGISTER | | | | | | 142,254.14 | |

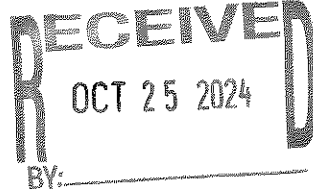
INVOICE

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

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



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



Ship to
Cypress Bluff CDD
eTown
10571 eTown Parkway
Jacksonville, FL 32256

Invoice details

Invoice no.: 2024-57285
Terms: Net 30
Invoice date: 10/25/2024
Due date: 11/24/2024

Service Technician: Zach Dennis

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------------|-------------------------------|--|-----|--------------|-----------------|
| 1. | 10/23/2024 | 14 Plumbing Commercial | Ticket: water fountain in gym filter needs replaced (Elkay 51300C) | 1 | | \$0.00 |
| 2. | | Services | Replaced water filter a thte gym water cooler | | | \$308.00 |
| | | | | | Total | \$308.00 |

Note to customer
THANKS, ANITA

fastsigns.com/299

Completed Date: 10/24/2024

Payment Terms: Net 30

Payment Due Date: 11/23/2024

Created Date: 10/15/2024

DESCRIPTION: Pool Rules Sign and Holiday Vendor Fair Yard Signs

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

Pickup At: FASTSIGNS of Jacksonville - Baymeadows
8535 Baymeadows Rd
Ste 7
Jacksonville, FL 32256
US

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

Salesperson: Dominic Byrne
Entered By: Dominic Byrne

| NO. | Product Summary | QTY | UNIT PRICE | TAXABLE | AMOUNT |
|-----|---|-----|------------|---------|----------|
| 1 | Double Sided Yard Signs | 4 | \$48.4175 | \$0.00 | \$193.67 |
| 1.1 | DS Coroplast 24X24 - Printed Coro, Double Sided, Strong Stakes Part Qty: 1 Width: 24.00" Height: 24.00" Sides: 2 | | | | |
| 2 | Fence Sign | 1 | \$178.42 | \$0.00 | \$178.42 |
| 2.1 | HQ OUTPUT TO RIGID MATERIAL - Printed Vinyl with Dry Erase Laminate mounted to 080 Aluminum - White Vinyl Mounted to Back of Sign Part Qty: 1 Width: 12.00" Height: 12.00" Sides: 1 | | | | |

RECEIVED
OCT 24 2024
BY: _____

| | |
|------------------------|----------|
| Subtotal: | \$372.09 |
| Taxable Amount: | \$0.00 |
| Taxes: | \$0.00 |
| Grand Total: | \$372.09 |
| Amount Paid: | \$0.00 |
| BALANCE DUE: | \$372.09 |

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

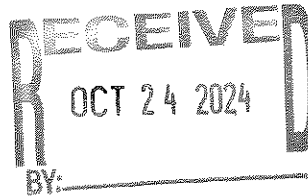
October 24, 2024

Date

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

| | | | | |
|--|-----------|-----------|--|------------------------|
| Serial # | 24-06709D | PO/File # | | \$339.50 |
| | | | | Payment Due |
| Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors | | | | \$339.50 |
| Cypress Bluff Community Development District | | | | Publication Fee |
| Case Number | | | | Amount Paid |
| Publication Dates | 10/24,31 | | | |
| County | Duval | | | |

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



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

If your payment is being mailed, please reference Serial # 24-06709D on your check or remittance advice.

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

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

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

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

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

DEVELOPMENT DISTRICT

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

DATE: November 19, 2024

TIME: 1:30 p.m.

PLACE: Southeast Regional
Library

10599 Deerwood Park Blvd.
Jacksonville, Florida

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of

Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jim Oliver

District Manager

Oct. 24/31 00 (24-06709D)

KUTAK ROCK LLP

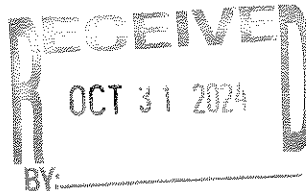
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2024



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3469801

Client Matter No. 4123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3469801

4123-1

Re: General Counsel

For Professional Legal Services Rendered

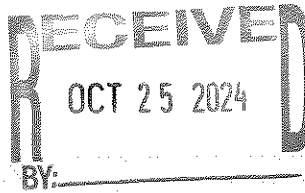
| | | | | |
|-----------------------------|-------------|------|--------|---|
| 09/05/24 | K. Haber | 0.40 | 102.00 | Correspond with Weeber regarding capital improvement permits; correspond with Oliver regarding same |
| 09/09/24 | K. Buchanan | 0.50 | 175.00 | Review matters relating to permitting and project completion |
| 09/12/24 | K. Buchanan | 0.30 | 105.00 | Confer with district engineer regarding status of project completion |
| 09/24/24 | K. Buchanan | 1.50 | 525.00 | Prepare for and attend board meeting |
| TOTAL HOURS | | 2.70 | | |
| TOTAL FOR SERVICES RENDERED | | | | \$907.00 |
| TOTAL CURRENT AMOUNT DUE | | | | <u>\$907.00</u> |



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

Invoice #105434
 Invoice Date: 10/22/2024

Account #100411
 Cypress Bluff Etown Amenity Center



Invoice

Billing Location Information

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

Service Information

| Services | Qty | Rate | Price |
|--|-----------|----------------|---------|
| 10571 E Town Pkwy, Jacksonville, FL 32256 | | | |
| 10/22/2024 Diagnosis or Repair -The middle treadmill will not find a Bluetooth connection -please look at the Functional Trainer again? Your last tech on site said there was nothing they could do about the noise....but I would like your team to take another look. | 1.00 hour | \$75.00 / hour | \$75.00 |
| Subtotal: | | | \$75.00 |
| Tax: | | | \$0.00 |
| Total: | | | \$75.00 |
| Amount Paid: | | | \$0.00 |
| Balance Due: | | | \$75.00 |



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

Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

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

Account [100411] Cypress Bluff Etown
Amenity Center

Invoice # 105434

Date Tuesday, October 22, 2024

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

Amount Paid _____

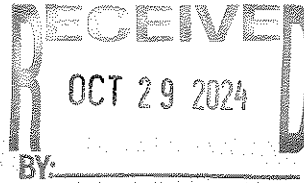
Check Number _____

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



Southeast Fitness Repair
 14476 Duval Place West #208
 Jacksonville, FL 32218
 (904) 683-1439

Created on: 10/28/2024



Account #100411
 Cypress Bluff Etown Amenity Center

Invoice - Parts Deposit

Service Location Information

Account [100411] Cypress Bluff Etown Amenity Center
Service Contact Marcy Pollicino
Service Address 10571 E Town Pkwy
 Jacksonville, FL 32256

Service Information

| Services | Qty | Rate | Price |
|---|------------|------------------|----------|
| Repair - Parts at Shop Precor TM SN: A594I2820D024 (place holder SN get with Robert on what unit needs the belt) Replace: Belt | 1.00 hour | \$75.00 / hour | |
| — Product: Travel <60 miles w/t | 1.00 Other | \$90.00 / Ea | |
| — Product: Precor - TM - RUNNING BELT, AMMERAAL, ROPANYL LAS - 303765105 | 1.00 Ea | \$582.98 / Ea | \$582.98 |
| — Product: Shipping | 1.00 Ea | \$45.00 / Ea | |
| | | Subtotal: | \$582.98 |
| | | Tax: | \$0.00 |
| | | Total: | \$582.98 |

*Labor hours are estimated and subject to change

To accept this estimate, please reply to the original email with your approval. We look forward to working with you!

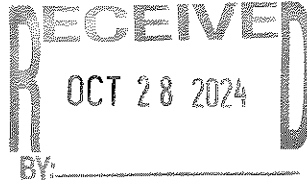
Thank you for the opportunity to serve you!

Trevor Gibbs
Yoga Instructor

INVOICE

Cypress Bluff CDD
475 West Town Place
Suite 114
St Augustine, FL 32256

INVOICE
OCTOBER 26, 2024



TO:
Trevor Gibbs
20 Ponte Vedra Court, Unit C
Ponte Vedra Beach, FL 32082

SHIP TO:
Trevor Gibbs
20 Ponte Vedra Court, Unit C
Ponte Vedra Beach, FL 32082

| DESCRIPTION | UNIT PRICE | TOTAL |
|--|------------------|-------------------|
| Gentle Yoga – 10/18/24 (6 students) | \$10/student | \$60.00 |
| Beginner Yoga – 10/18/24 (5 students) | \$10/student | \$50.00 |
| Slow Flow Yoga – 10/25/24 (6 students) | \$10/student | \$60.00 |
| | SUBTOTAL | \$170.00 |
| | CDD FEE | 10% (\$17) |
| | TOTAL DUE | \$153.00 |

Make all checks payable to Trevor Gibbs.

OCTOBER 26, 2024

INVOICE

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

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



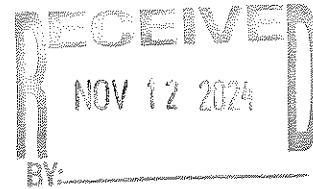
Cypress Bluff CDD:eTown
Bill to
Cypress Bluff CDD
475 West Town Place
St Augustine, FL

Ship to
Cypress Bluff CDD
eTown
10571 eTown Parkway
Jacksonville, FL 32256

Invoice details

Invoice no.: 2024-57398
Terms: Net 30
Invoice date: 11/11/2024
Due date: 12/11/2024

Service Technician: James Cole



| # | Date | Product or service | Description | Qty | Rate | Amount |
|--------------|------------|-------------------------------|--|-----|----------|-----------------|
| 1. | 11/04/2024 | 14 Plumbing Commercial | Ticket: ADA sink battery not working | | | |
| 2. | | 14 Plumbing Commercial | Women's ADA sink faucet not working , changed battery | 1 | \$248.00 | \$248.00 |
| Total | | | | | | \$248.00 |

Note to customer
THANKS, ANITA



Invoice

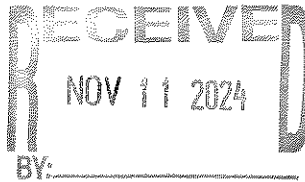
| | |
|--------------|-------------------|
| Date: | Invoice #: |
| 10/31/2024 | 187015 |

1702 Lindsey Road
 Jacksonville, FL 32221-6791
 Office 904-781-7060

| | |
|--|------------------|
| Bill To | |
| Cypress Bluff CDD 475 West Town Place Vesta Property Services Suite 114 St Augustine, FL 32092 | |
| Email | Terms |
| mpollicino@vestapropertyservices.com | Due Upon Receipt |

| | | |
|--|-----------------|-------------------|
| Work Performed At | | |
| Cypress Bluff CDD 10571 eTown Parkway Jacksonville, FL 32256 | | |
| Marcy | | |
| Purchase Order | Rep | Work Order |
| | PM SCOTT HAINES | 245804 |

| Item | Description | Amount |
|------|---|----------|
| | <p>Final Billing</p> <p>Etown Recharge Center Cypress Bluff CDD Attn: Marci Pollicino - Vesta Property Services 10 824 Re: misc reapis-10571 E Town Parkway 32256</p> <p>>saw cut and remove the curled piece of beam cover (approx. 12" x 12") in location per management >supply and install a new approx. 12" x 12" piece of smooth finish thin hardi panel and attach where removed using liquid nail >paint any new work to match the existing as close as possible >clean up job site *if any extra work is wanted we will show proper authority before pricing</p> <p>Total Price \$595.00</p> | \$595.00 |



ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof. In any action to collect past due amounts, customer shall pay all reasonable attorney's fees incurred.

| | |
|------------------------------|----------|
| Subtotal: | \$595.00 |
| Sales Tax: | \$0.00 |
| Invoice Total: | \$595.00 |
| Payments and Credits: | \$0.00 |
| Total Due: | \$595.00 |

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

Invoice

| DATE | INVOICE # |
|-----------|-----------|
| 11/5/2024 | 146889 |

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

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

| ITEM | DESCRIPTION | RATE | AMOUNT |
|------------|-------------|--------|--------|
| Lake Mgmt. | Pond 1 | 100.00 | 100.00 |

RECEIVED
NOV 05 2024
BY: _____

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

Debra Weller, Storyteller

DEBRA WELLER-EDUCATOR, STORYTELLER, CONSULTANT
510 Los Caminos Street, St. Augustine, Florida 32095

949-295-7634 debteller136@gmail.com

<https://story-tellingcourses.com>



Oct. 16, 2024

To : Cypress Bluff CDD

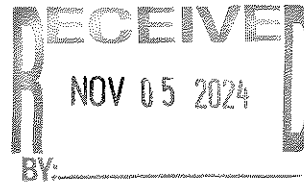
475 West Town Place

Suite 114

St. Augustine, FL 32902

Attention- Mary Pollicino

Vesta Property Services, 904-710-9348



INVOICE

December 21, 2024

Mrs. Sunshine Santa Claus will provide an hour,
performance of Holiday Stories, songs and
movement activities- "Snacks and Stories"

1 hour performance 10:00 a.m -11:00 a.m.

Recharge Amenity Center, 10571 eTown Parkway,

Jacksonville

Fee: \$150.00

Total \$150.00

Make check payable to: Debra Weller



8535 Baymeadows Rd
 Ste 7
 Jacksonville, FL 32256
 (904) 443-7446

INVOICE

299-94940

fastsigns.com/299

Payment Terms: Net 30

Created Date: 11/6/2024

DESCRIPTION: Yard Signs (More Vendors)

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

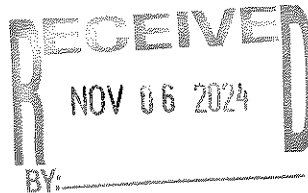
Pickup At: FASTSIGNS of Jacksonville - Baymeadows
 8535 Baymeadows Rd
 Ste 7
 Jacksonville, FL 32256
 US

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

Salesperson: Zac Davis
 Entered By: Zac Davis

| NO. | Product Summary | QTY | UNIT PRICE | TAXABLE | AMOUNT |
|-----|--|-----|------------|---------|---------|
| 1 | 24X24 Yard Signs | 2 | \$47.50 | \$0.00 | \$95.00 |
| 1.1 | SS Coroplast 24X24 - Direct Print to Coro SINGLE SIDED with Strong Yard Stakes Part Qty: 1 Width: 24.00" Height: 24.00" | | | | |

| | |
|------------------------|---------|
| Subtotal: | \$95.00 |
| Taxable Amount: | \$0.00 |
| Taxes: | \$0.00 |
| Grand Total: | \$95.00 |
| Amount Paid: | \$0.00 |
| BALANCE DUE: | \$95.00 |



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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 94

Invoice Date: 11/1/24

Due Date: 11/1/24

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 -November 2024 | | 4,601.17 | 4,601.17 |
| Website Administration - November 2024 | | 117.08 | 117.08 |
| Information Technology - November 2024 | | 234.08 | 234.08 |
| Dissemination Agent Services - November 2024 | | 632.50 | 632.50 |
| Office Supplies | | 18.97 | 18.97 |
| Postage | | 220.40 | 220.40 |
| Copies | | 151.80 | 151.80 |
| Telephone | | 9.75 | 9.75 |
| AMEX Charge - PeopleVine - 10/12/24 | | 750.00 | 750.00 |

RECEIVED
By Todd Polvere at 1:43 pm, Nov 07, 2024

Total \$6,735.75

Payments/Credits \$0.00

Balance Due \$6,735.75

Harbinger

2756 Park St
Jacksonville, FL 32205



INVOICE

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

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

INVOICE 2970
DATE 11/15/2024
TERMS Due on receipt
DUE DATE 11/15/2024

SALES REP
Kitty Lev

| DESCRIPTION | QTY | RATE | AMOUNT |
|---|------|--------|--------|
| PROVIDE LABOR TO ADJUST/RESET TIME CLOCKS TO WINTER HOURS FOR SIGNS BY ATLANTIC COAST HIGH SCHOOL ENTRANCE & 9B ENTRANCE. | 4.50 | 179.50 | 807.75 |

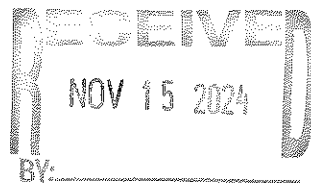
| | | | |
|--|---|------|------|
| Sales Tax calculated by AvaTax on Fri Nov 15 02:11:59 UTC 2024 | 1 | 0.00 | 0.00 |
|--|---|------|------|

*****PLEASE NOTE CHANGE OF ADDRESS. SEND ALL PAYMENTS TO 2756 PARK STREET, JACKSONVILLE, FL 32205*****

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

Michelle May
mmay@harbingersign.com

| | |
|-------------|-----------------|
| SUBTOTAL | 807.75 |
| TAX | 0.00 |
| TOTAL | 807.75 |
| BALANCE DUE | \$807.75 |





INVOICE #3954

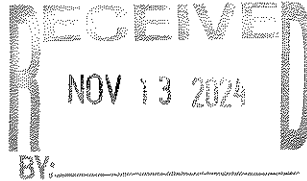
ISSUED:
Nov 12, 2024

DUE:
Dec 12, 2024

RECIPIENT:

Cypress Bluff CDD
10571 E Town Parkway
Jacksonville, Florida 32256

11318 Distribution Avenue West
Suite 3
Jacksonville, Florida 32256



Phone: (904) 329-5279
Email: info@HydroKleenPW.com
Website: https://HydroKleenPW.com

For Services Rendered

| Product/Service | Description | Qty. | Unit Price | Total |
|---------------------|--|------|------------|----------|
| Nov 12, 2024 | | | | |
| Pressure Wash | Clean roof top Bar area tile floor and stairs both sides | 1809 | \$0.16 | \$289.44 |
| Pressure Wash | Clean upper pool deck concrete lounge area, breezeway, both ramps and stairs to playground entrance | 3857 | \$0.16 | \$617.12 |
| Pressure Wash | Clean Top, inside, outside of all white knee walls | 1 | \$150.00 | \$150.00 |
| Pressure Wash | clean outside sidewalk from left side exit to past bike rack and island at rotunda. Dog park entry side walk and ramp across from dog park and dumpster pad. | 4169 | \$0.16 | \$667.04 |
| Pressure Wash | Clean louvers over gym windows both sides | 1 | \$125.00 | \$125.00 |
| WINDOWS - SPOT FREE | Gym windows | 25 | \$5.00 | \$125.00 |
| Pressure Wash | Clean recharge and three other signs | 4 | \$100.00 | \$400.00 |

Total **\$2,373.60**

Thank you for your business, and be sure to schedule your recurring appointment for the best appointment times.

Please contact us with any questions regarding this invoice.



Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

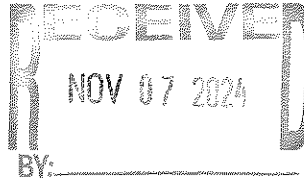
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

November 7, 2024

Date

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



| | | | | |
|-------------------|---|-----------|-------|------------------------|
| Serial # | <u>24-07005D</u> | PO/File # | _____ | \$96.50 |
| | | | | Payment Due |
| | Notice of Meeting of the Board of Supervisors | | | |
| | _____ | | | \$96.50 |
| | Cypress Bluff Community Development District | | | Publication Fee |
| | _____ | | | |
| Case Number | _____ | | | Amount Paid |
| Publication Dates | <u>11/7</u> | _____ | | |
| County | <u>Duval</u> | _____ | | |

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

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

If your payment is being
mailed, please reference
Serial # 24-07005D on your
check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, November 19, 2024 at 1:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

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

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

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

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

Jim Oliver
District Manager

Nov. 7 00 (24-07005D)

Otis Elevator Company
11760 US Hwy 1 Suite W600
Palm Beach Gardens, FL 33408

Customer No.
66614678

Statement Date
11/6/2024

Amount Due
350.00

STATEMENT

Mail payment to:
Otis Elevator Company
PO Box 730400
Dallas, TX 75373-0400

CYPRESS BLUFF COO
475 WEST TOWN PLACE
SAINT AUGUSTINE, FL 32092

Please provide your name, phone number and/or email address should we have any questions on how to apply your payment:

STATEMENT

For any questions concerning this statement, please contact:
860-676-6901 or Aishwarya.AdhiP@otis.com

Page 1 of 1

| | | | | |
|----------------------------|----------------------|---------------------|-----------------------|-------------------|
| Building Reference: | ETOWN SWIM & FITNESS | Customer No. | Statement Date | Amount Due |
| | | 66614678 | 11/6/2024 | 350.00 |

| Invoice Number | Document Type | Invoice Date | Gross Amount | Open Amount |
|-----------------------|----------------------|---------------------|---------------------|--------------------|
| TAJ19454 001 | Service T Invoice | 10/3/2024 | 350.00 | 350.00 |

Please visit <https://Otis.payinvoicedirect.com> for the following:

- Request Invoice Copies
- Update AP Contact Information
- Update Billing Address/Switch to email invoice and statements
- Set up direct debit/Make a one-time payment

Unless you have directed payments to be applied to specific invoices, any unapplied cash or credits will be applied to outstanding invoices on account, oldest to newest.

Above, please find your latest statement of account. This statement does not include invoices turned over to a third party for collection. Disputed Invoices are under investigation. Please remit payment to the address above. If you have already paid, thank you. Collection data is reported to Dun & Bradstreet.

RECEIVED

By Todd Polvere at 8:49 am, Nov 08, 2024



Maintenance Invoice

Invoice#: 16501

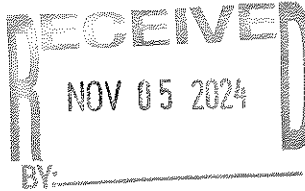
Date: 11/05/2024

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

| Description | Quantity | Price | Ext Price | Sales Tax |
|--------------------------------|----------|-----------|-----------|-----------|
| November 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 Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 16502

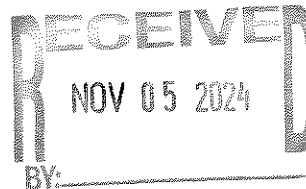
Date: 11/05/2024

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

| Description | Quantity | Price | Ext Price | Sales Tax |
|--------------------------------|----------|----------|-----------|-----------|
| November 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

| | |
|-------------------|-----------------|
| Amount Due | 1,808.08 |
|-------------------|-----------------|

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 16503

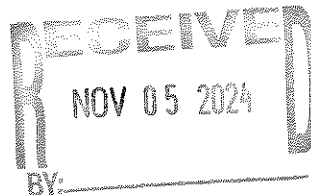
Date: 11/05/2024

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

| Description | Quantity | Price | Ext Price | Sales Tax |
|--------------------------------|----------|----------|-----------|-----------|
| November Landscape Maintenance | 1.00 | 6,720.00 | 6,720.00 | |



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

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

Amount Due

6,720.00

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

THANK YOU FOR YOUR BUSINESS!!



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1489 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 619752153
DATE: 11/13/2024
ORDER: 619752153

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 |
|----------------|----------|-------------------|------------|----------|
| 11/13/2024 | 02:42 PM | ANTS, ROACH, WASP | | 02:42 PM |
| Purchase Order | Terms | Last Service | Map Code | Time Out |
| | NET 30 | 11/13/2024 | | 03:22 PM |

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

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

AMOUNT DUE \$135.96

RECEIVED
 NOV 14 2024
 BY: _____

[Signature]

 TECHNICIAN SIGNATURE

[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

4/25 10/20/2024 10:58:58 AM 10/20/2024 10:58:58 AM 10/20/2024 10:58:58 AM



1824 Phoenix Avenue
Jacksonville, FL 32206

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

Invoice

| | |
|------------|-----------|
| Date | Invoice # |
| 11/14/2024 | 24-01320 |

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

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

| | | | | |
|--------------------|----------------|------------|------------|----------------------|
| P.O. Number | Terms | Rep | Via | Project |
| | Due on receipt | JW | | Chlorine Feeder Pump |

| Description | Quantity | Price Each | U/M | Amount |
|---------------------------------------|----------|------------|-----|--------|
| ROLACHEM, RC307-SC | 1 | 655.50 | ea | 655.50 |
| REPLACE CHLORINE FEEDER PUMP AND TEST | | 195.00 | | 195.00 |
| Sales Tax - Florida | | 6.00% | | 0.00 |

RECEIVED
NOV 14 2024
BY: _____

| | |
|--------------------|-----------------|
| Total | \$850.50 |
| Payments | \$0.00 |
| Balance Due | \$850.50 |

PLEASE NOTE:
DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS STARTED.
CREDIT CARD PAYMENTS ARE SUBJECT TO A 3.5% PROCESSING FEE.



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

November 04, 2024
Invoice No: 216644

Total This Invoice \$837.50

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

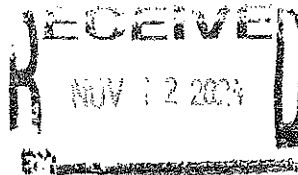
Tasks this month included:
- Project close out documentation

Professional Services rendered through October 26, 2024

Labor

| | | Hours | Rate | Amount | |
|-----------------------------|------------|-------|--------|--------|---------------|
| Executive VP/Chief Engineer | | | | | |
| Weeber, Bradley | 10/19/2024 | 1.00 | 335.00 | 335.00 | |
| Weeber, Bradley | 10/26/2024 | 1.50 | 335.00 | 502.50 | |
| Totals | | 2.50 | | 837.50 | |
| Total Labor | | | | | 837.50 |

Total This Invoice \$837.50





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

Invoice #105555
 Invoice Date: 11/19/2024

Account #100411
 Cypress Bluff Etown Amenity Center

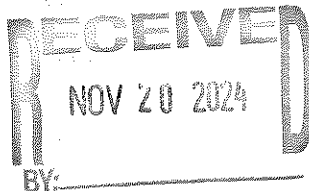
Invoice

Billing Location Information

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

Service Information

| Services | Qty | Rate | Price |
|--|------------|---------------------|----------|
| 10571 E Town Pkwy, Jacksonville, FL 32256 | | | |
| 11/19/2024 Repair - Parts at Shop Precor TM SN: A594I2820D024 (place holder SN get with Robert on what unit needs the belt) Replace: Belt | 1.00 hour | \$75.00 / hour | \$75.00 |
| — Product: Travel <60 miles w/t | 1.00 Other | \$90.00 / Other | \$90.00 |
| — Product: Precor - TM - RUNNING BELT, AMMERAAL, ROPANYL LAS - 303765105 | 1.00 Ea | \$582.98 / Ea | \$582.98 |
| — Product: Shipping | 1.00 Ea | \$45.00 / Ea | \$45.00 |
| — Product: Labor over 1 hour | 0.75 Ea | \$75.00 / Ea | \$56.25 |
| | | Subtotal: | \$849.23 |
| | | Tax: | \$0.00 |
| | | Total: | \$849.23 |
| | | Amount Paid: | \$582.98 |
| | | Balance Due: | \$266.25 |



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

Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

| | | | |
|------------------|---|---------------------|--|
| Bill To: | Marget Brodson 10571 Etown Pkwy Jacksonville, FL 32256 | Account | [100411] Cypress Bluff Etown Amenity Center |
| | | Invoice # | 105555 |
| | | Date | Tuesday, November 19, 2024 |
| Remit To: | Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218 | Amount Paid | _____ |
| | | Check Number | _____ |

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



Maintenance Invoice

Invoice#: 16526

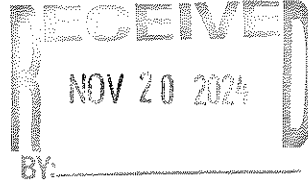
Date: 11/20/2024

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

| Description | Quantity | Price | Ext Price | Sales Tax |
|---|----------|--------|-----------|-----------|
| Installation of Playground Mulch in the playground (6 cu ya | 1.00 | 432.00 | 432.00 | |



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

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

Amount Due

432.00

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

THANK YOU FOR YOUR BUSINESS!!

INVOICE

A Unique Entertainment, Inc.
1133 Morgan Circle West
Orange Park, FL 32073

laddlebooksem@att.net
+1 (904) 278-5454
www.webookem.com

Bill to
CYPRESS BLUFF CDD
CYPRESS BLUFF CDD

Ship to
CYPRESS BLUFF CDD
CYPRESS BLUFF CDD

Invoice details

Invoice no.: 24--MET
Terms: Due on receipt
Invoice date: 11/15/2024
Due date: 11/15/2024

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------------|--------------------|--------------------------------------|-----|----------|----------|
| 1. | 11/15/2024 | Music | STEVUE FINGERS. 5 TO 8 BACKGROUND | | \$300.00 | \$300.00 |

Total **\$300.00**

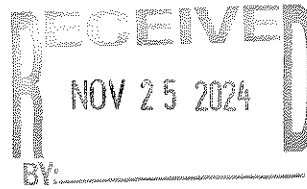
Ways to pay

BANK

I TAKE DIRECT DEPOSIT AND CHECKS...063114030...0001058397

Overdue 11/15/2024

Pay Invoice



View invoice online

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

[View invoice](#)



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

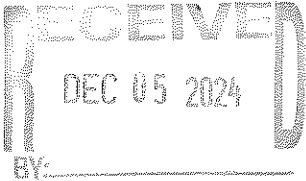
Invoice

| DATE | INVOICE # |
|-----------|-----------|
| 12/5/2024 | 147716 |

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

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

| ITEM | DESCRIPTION | RATE | AMOUNT |
|------------|-------------|--------|--------|
| Lake Mgmt. | Pond 1 | 100.00 | 100.00 |



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

From: Courtney Hogge chogge@gmsnf.com
Subject: Cypress Bluff CDD Check Request - Robert Feist Commission Fee
Date: December 6, 2024 at 4:58 PM
To: Todd Polvere tpolvere@gmsnf.com

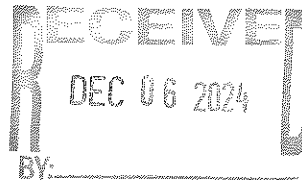


Good afternoon Todd,
Please process a check in the amount of \$10 for Robert Feist's Florida Department of State commission fee. Please include his name and "commission fee" in the memo line of the check so they know who to apply it to. The check should be made payable to Department of State.

I think it would also help to include a copy of this email in the envelope, as well as a copy of the attached oath of office in the envelope with the check, as the original oath of office is being sent to the State separately.

Please mail the check to the following address:

Division of Elections
R.A. Gray Building, Room 316
500 South Bronough Street
Tallahassee, FL 32399



Thank you!
Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
chogge@gmsnf.com

R. Feist 11.19.24.pdf
197 KB



Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

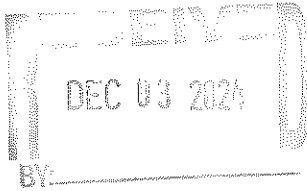
Invoice

Invoice #: 95
Invoice Date: 12/1/24
Due Date: 12/1/24
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 -December 2024 | | 4,601.17 | 4,601.17 |
| Website Administration - December 2024 | | 117.08 | 117.08 |
| Information Technology - December 2024 | | 234.08 | 234.08 |
| Dissemination Agent Services - December 2024 | | 632.50 | 632.50 |
| Office Supplies | | 13.22 | 13.22 |
| Postage | | 16.56 | 16.56 |
| Copies | | 162.30 | 162.30 |
| Telephone | | 7.46 | 7.46 |



| | |
|-------------------------|-------------------|
| Total | \$5,784.37 |
| Payments/Credits | \$0.00 |
| Balance Due | \$5,784.37 |

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

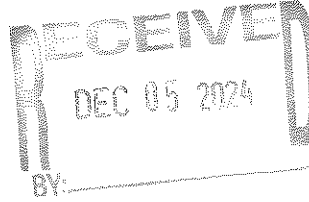
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

December 5, 2024

Date

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



| | | | | |
|-------------------|---|-----------|-------|------------------------|
| Serial # | <u>24-07453D</u> | PO/File # | _____ | \$99.88 |
| | | | | Payment Due |
| | Notice of Meeting of the Board of Supervisors | | | |
| | _____ | | | \$99.88 |
| | Cypress Bluff Community Development District | | | Publication Fee |
| | _____ | | | |
| Case Number | _____ | | | Amount Paid |
| Publication Dates | <u>12/5</u> | _____ | | |
| County | <u>Duval</u> | _____ | | |

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

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

If your payment is being
mailed, please reference
Serial # 24-07453D on your
check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, December 17, 2024 at 1:00 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, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office") during normal business hours, and will be available on the District's website, www.CypressBluffCDD.com.

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

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

Jim Oliver
District Manager
Dec. 5 00 (24-07453D)

KUTAK ROCK LLP

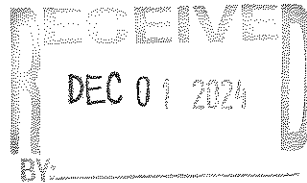
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 29, 2024



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3485228

Client Matter No. 4123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3485228
4123-1

Re: General Counsel

For Professional Legal Services Rendered

| | | | | |
|-------------|-------------|------|--------|--|
| 10/04/24 | K. Haber | 1.40 | 357.00 | Prepare deed for storm water pond; prepare easement for storm water maintenance |
| 10/08/24 | K. Haber | 0.30 | 76.50 | Correspond with Oliver regarding storm water maintenance easement |
| 10/10/24 | J. Gillis | 0.10 | 17.50 | Receive and review Florida Commerce Special District fee and profile update form |
| 10/10/24 | K. Haber | 0.20 | 51.00 | Correspond with Weeber regarding transfer of permits for project completion |
| 10/11/24 | K. Haber | 0.20 | 51.00 | Correspond with Weeber regarding transfer of permits for project completion |
| 10/22/24 | K. Buchanan | 0.80 | 280.00 | Prepare for and attend board meeting |
| 10/25/24 | K. Buchanan | 0.40 | 140.00 | Review outstanding items |
| TOTAL HOURS | | 3.40 | | |

KUTAK ROCK LLP

Cypress Bluff CDD

November 29, 2024

Client Matter No. 4123-1

Invoice No. 3485228

Page 2

TOTAL FOR SERVICES RENDERED \$973.00

TOTAL CURRENT AMOUNT DUE \$973.00



Maintenance Invoice

Invoice#: 16576

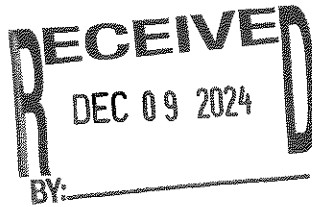
Date: 12/09/2024

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

| Description | Quantity | Price | Ext Price | Sales Tax |
|--------------------------------|----------|-----------|-----------|-----------|
| December 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 Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 16577

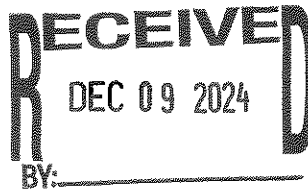
Date: 12/09/2024

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

| Description | Quantity | Price | Ext Price | Sales Tax |
|--------------------------------|----------|----------|-----------|-----------|
| December 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

Amount Due

1,808.08

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 16578

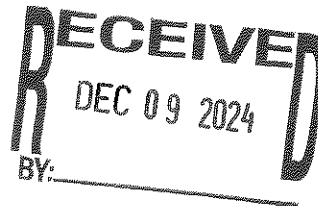
Date: 12/09/2024

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

| Description | Quantity | Price | Ext Price | Sales Tax |
|--------------------------------|----------|----------|-----------|-----------|
| December Landscape Maintenance | 1.00 | 6,720.00 | 6,720.00 | |



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

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

| | |
|-------------------|-----------------|
| Amount Due | 6,720.00 |
|-------------------|-----------------|

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

THANK YOU FOR YOUR BUSINESS!!

TREVOR GIBBS - YOGA INSTRUCTOR

INVOICE

Trevor Gibbs
20 Ponte Vedra Court,
Unit C
Ponte Vedra Beach, FL
32082

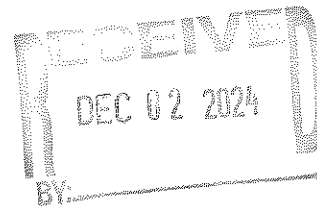
Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, FL, 32256
Date: 11/18/24

| Description | Unit Price | Total |
|---|------------------|----------------|
| All Levels Yoga - 11/15/24 (7 students) | \$10.00/student | \$70.00 |
| All Levels Yoga - 11/29/24 (4 students) | \$10.00/student | \$40.00 |
| | | |
| | | |
| | Subtotal | \$110.00 |
| | CDD Fee (10%) | -\$11 |
| | TOTAL DUE | \$99.00 |

Make all checks payable to Trevor Gibbs.

Thank you!

Trevor Gibbs





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

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

Service Slip/Invoice

INVOICE: 619927792
DATE: 12/09/2024
ORDER: 619927792

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 |
|----------------|----------|-------------------|------------|----------|
| 12/09/2024 | 03:36 PM | ANTS, ROACH, WASP | | 03:36 PM |
| Purchase Order | Terms | Last Service | Maj Code | Time Out |
| | NET 30 | 12/09/2024 | | 04:08 PM |

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

CPCM Commercial Pest Control - Monthly Service \$135.96

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

AMOUNT DUE \$135.96

RECEIVED
 DEC 10 2024
 BY: _____

[Signature]

 TECHNICIAN SIGNATURE

[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



1824 Phoenix Avenue
Jacksonville, FL 32206

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

Invoice

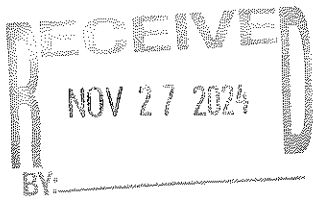
| | |
|------------|-----------|
| Date | Invoice # |
| 11/27/2024 | 24-01400 |

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

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

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

| Description | Quantity | Price Each | U/M | Amount |
|---|----------|------------|-----|--------|
| Perform Quarterly Inspection | | 350.00 | | 350.00 |
| Inspection performed by JT | | | | |
| Combined Sales Tax for Duval County, FL | | | | 0.00 |



| | | |
|-----------------------|--------------|-----------------|
| All work is complete! | Total | \$350.00 |
|-----------------------|--------------|-----------------|

| | |
|-----------------|--------|
| Payments | \$0.00 |
|-----------------|--------|

| | |
|--------------------|-----------------|
| Balance Due | \$350.00 |
|--------------------|-----------------|

PLEASE NOTE:
DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS STARTED.
CREDIT CARD PAYMENTS ARE SUBJECT TO A 3.5% PROCESSING FEE.



Invoice

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

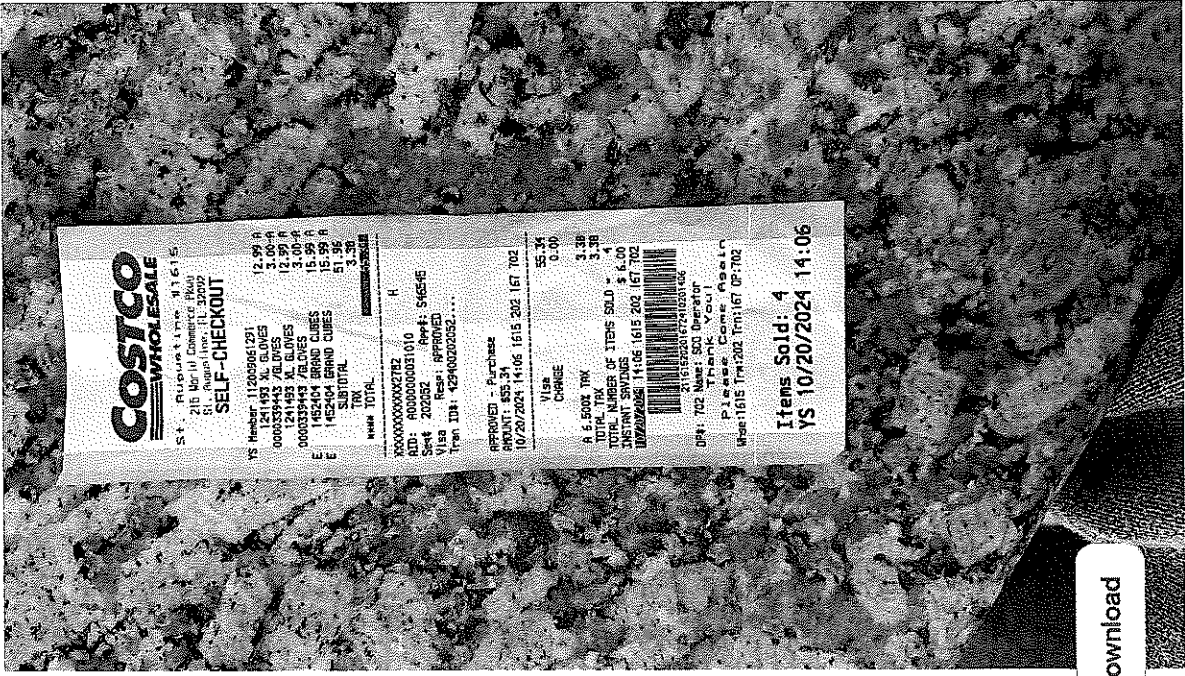
Invoice # 423153
Date 10/31/2024
Terms
Due Date 11/30/2024
Memo

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

| Description | Quantity | Rate | Amount |
|---|----------|------|--------|
| Billable Expenses | | | |
| Marcy Pollicino - 2024-10-16 - COSTCO WHSE #0357 - Billable to Cypress Bluff CDD | | | 260.10 |
| Marcy Pollicino - 2024-10-21 - COSTCO WHSE#1615 - Gloves for housekeeping and chocolates for Christmas golf cart decorating contest | | | 55.34 |
| Marcy Pollicino - 2024-10-16 - COSTCO WHSE #0357 - This is billable to Cypress Bluff CDD | | | 58.01 |
| Total Billable Expenses | | | 373.45 |

Total 373.45

RECEIVED
NOV 11 2024
BY: _____



 Download

COSTCO WHOLESALE

E Jacksonville 4357
1901 Gate Parkway
East Jacksonville, FL 32216

LIQUOR

| | |
|--------------------------------|---------|
| NA Number 111975317638 | |
| 639271 KS AM VODKA | 13.49 A |
| Date of Birth = xx/xx/xx KEYED | |
| 639271 KS AM VODKA | 13.49 A |
| 639271 KS AM VODKA | 13.49 A |
| 639271 KS AM VODKA | 13.49 A |
| SUBTOTAL | 53.96 |
| TAX | 4.05 |
| **** TOTAL | 58.01 |

XXXXXXXXXXXX2782 CHIP Read
 AID: A0000000031010
 Seq# 100705 App#: S18262
 Visa Resp: APPROVED
 Tran ID#: 428900100705....

APPROVED - Purchase
 AMOUNT: \$58.01
 10/15/2024 10:46 357 100 8 20

| | |
|--------|-------|
| Visa | 58.01 |
| CHANGE | 0.00 |

| | |
|-------------------------------|------|
| A 7.500% TAX | 4.05 |
| TOTAL TAX | 4.05 |
| TOTAL NUMBER OF ITEMS SOLD = | 4 |
| 10/15/2024 10:46 357 100 8 20 | |



21035710000082410151046

OP#: 20 Name: Joe Minix
 Thank You!
 Please Come Again
 Whse:357 Trn:100 Trn:8 OP:20

Items Sold: 4
 NA 10/15/2024 10:46





Invoice

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

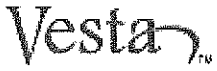
Invoice # 422624
Date 11/01/2024
Terms
Due Date 12/01/2024
Memo Monthly Fees

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

RECEIVED
OCT 29 2024
BY: _____

| Description | Quantity | Rate | Amount |
|--------------------|----------|-----------|-----------|
| Amenity Manager | 1 | 10,843.92 | 10,843.92 |
| Facility Attendant | 1 | 6,480.08 | 6,480.08 |
| Pool Maintence | 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



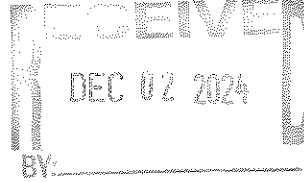
Invoice

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

Invoice # 423279
Date 12/01/2024
Terms
Due Date 12/31/2024
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 Maintanace | 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



Invoice

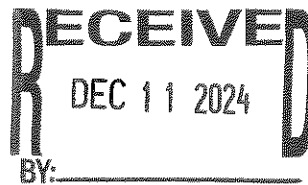
| | |
|--------------|-------------------|
| Date: | Invoice #: |
| 12/11/2024 | 188629 |

1702 Lindsey Road
 Jacksonville, FL 32221-6791
 Office 904-781-7060

| | |
|--|------------------|
| Bill To | |
| Cypress Bluff CDD 475 West Town Place Vesta Property Services Suite 114 St Augustine, FL 32092 | |
| Email | Terms |
| mpollicino@vestapropertyservices.com | Due Upon Receipt |

| | | |
|---|-----------------|-------------------|
| Work Performed At | | |
| Cypress Bluff CDD 10571 eTown Parkway Jacksonville, FL 32256 Marcy Pollicino | | |
| Purchase Order | Rep | Work Order |
| | PM SCOTT HAINES | 247628 |

| Item | Description | Amount |
|------|--|----------|
| | <p>Final Billing</p> <p>Etown Recharge Center Attn: Marci Pollicino - Vesta Property Services 11 14 24 Re: demo and investigation -10571 E Town Parkway 32256</p> <p>>saw cut and remove up to 3 sq ft of drywall on the fitness wall in front of bicycles below the windows >after the drywall we will investigate for any leak issues or damages where the drywall is removed >we will send photos and a written bid to make any repairs needed found from the investigation and to include the repairs of the drywall where the investigation was done >clean up job site</p> <p>Total Price \$395.00 demo and investigation</p> | \$395.00 |



ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof. In any action to collect past due amounts, customer shall pay all reasonable attorney's fees incurred.

| | |
|------------------------------|----------|
| Subtotal: | \$395.00 |
| Sales Tax: | \$0.00 |
| Invoice Total: | \$395.00 |
| Payments and Credits: | \$0.00 |
| Total Due: | \$395.00 |

Top Line Recreation, Inc.
2922 HOWLAND BLVD -
SUITE 4
Deltona, FL 32725
(800)921-4509
soniap@toplinerec.com
http://www.toplinerec.com



INVOICE

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

SHIP TO
Marcy Pollicino
ETown Recharge
10571 ETown Parkway
Jacksonville, FL 32256

INVOICE # 4118
DATE 12/16/2024
DUE DATE 12/16/2024
TERMS Due on receipt

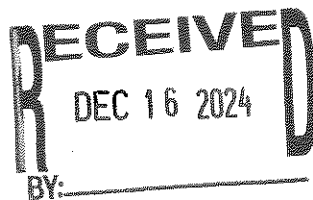
SALES REP
TERRI ANN

QUOTE
TLRQ5806-01

| ACTIVITY | QTY | RATE | AMOUNT |
|---|------|----------|----------|
| NSP NSP Park Services Complete replacement of Burke Spinetic w/Speed Limiter | 0.50 | 4,666.67 | 2,333.34 |

50% Deposit for installation #TLRQ5806-01.
Balance remaining upon install \$2,333.33.
Thank you for your business!

SUBTOTAL 2,333.34
TAX (6%) 0.00
TOTAL 2,333.34
BALANCE DUE **\$2,333.34**





1824 Phoenix Avenue
Jacksonville, FL 32206

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

Invoice

| | |
|------------|-----------|
| Date | Invoice # |
| 12/13/2024 | 24-01481 |

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

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

| P.O. Number | Terms | Rep | Via | Project |
|---|----------------|------------|-----|-----------------------------|
| | Due on receipt | JW | | Roof Jacks/Pinch Tubes |
| Description | Quantity | Price Each | U/M | Amount |
| (6) HOSE, TYGON 13.5 CLAMP & FIT for ROLACHEM | 1 | 726.00 | | 726.00 |
| (6) ROOF JACK, SS 95# 20" | | | | |
| Replace 2 roof jacks in collector tank and 4 roof jack on equipment cabinet | | 195.00 | | 195.00 |
| Combined Sales Tax for Duval County, FL | | | | 0.00 |
| | | | | Total \$921.00 |
| | | | | Payments \$0.00 |
| | | | | Balance Due \$921.00 |

RECEIVED
DEC 13 2024
BY: _____

PLEASE NOTE:
DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS STARTED.
CREDIT CARD PAYMENTS ARE SUBJECT TO A 3.5% PROCESSING FEE



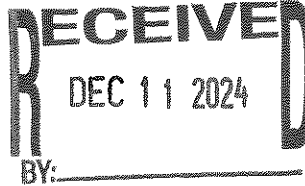
Invoice

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

Invoice # 423545
Date 11/30/2024
Terms
Due Date 12/31/2024
Memo

Bill To

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



| Description | Quantity | Rate | Amount |
|--|----------|------|--------|
| Billable Expenses | | | |
| Marcy Pollicino - 2024-11-19 - COSTCO WHSE #0357 - TV for rooftop patio | | | 376.24 |
| Marcy Pollicino - 2024-11-22 - COSTCO WHSE #0357 - TV for rooftop patio | | | 53.75 |
| Marcy Pollicino - 2024-11-17 - COSTCO WHSE #0357 - Chocolates for Santa to give out. | | | 51.56 |
| Marcy Pollicino - 2024-11-11 - COSTCO WHSE #0357 - Trash bags for housekeeping. | | | 18.26 |
| Total Billable Expenses | | | 499.81 |

Total 499.81



1234567890
E Jacksonville, FL 32216
1901 Gate Parkway
East Jacksonville, FL 32216

SELF-CHECKOUT

KE Member 11208961291
9465065 68 00651F 4088888888888888
SUBTOTAL 349.97
TAX 26.25
TOTAL 376.22

XXXXXXXXXX2782 CHIP Head
AID: A000000031010
Seq: 202023 (App: 564032
Vis: Resp: APPROVED
Trn: ID#: 432300202023....

APPROVED - Purchase
AMOUNT: 376.24
11/18/2024 09:53 357 202 2 702

Visa 376.24
CHANGE 0.00
@ 7.500% TAX 26.25
TOTAL TAX 26.25
TOTAL NUMBER OF ITEMS SOLD = 1
11/18/2024 09:53 357 202 2 702

Electronics Return
Policy Information

THE RETURN POLICY FOR TELEVISIONS,
TUNER-FREE DISPLAYS, PROJECTORS,
COMPUTERS, MAJOR APPLIANCES,
DIGITAL/SCREEN TABLETS, CAMERAS,
CAMCORDER, MP3 PLAYERS, CELLULAR
PHONES, AND SMART WATCHES IS 90 DAYS
FROM DATE OF PURCHASE.

Manufacturer's warranty service is
available on all electronics products.
See manufacturer's warranty for
specific coverage terms.

For TELEVISIONS, TUNER-FREE DISPLAYS,
PROJECTORS, COMPUTERS (excluding
TABLETS) and MAJOR APPLIANCES, Costco
extends the MANUFACTURER'S WARRANTY
to two years from date of purchase.
Please call Costco Technical and
Warranty Services @ 1-866-861-0450 for
warranty assistance.

PLEASE RETAIN YOUR RECEIPT FOR PROOF
OF WARRANTY ENTITLEMENT.

For FREE technical support, set-up
help, or warranty assistance for
televisions, tuner-free displays,
projectors, computers, major
appliances, tablets, cameras,
camcorders, and MP3 players,
call Costco Technical and Warranty
Services @ 1-866-861-0450.



OP#: 702 Home SCO
210367202002241180953
Thank You!
Please Come Again
Misc:357 Trn:202 Trn:2 OP:702

Items Sold: 1
KE 11/18/2024 09:53



COSTCO WHOLESALE

E Jacksonville #357
4901 Gate Parkway
East Jacksonville, FL 32246

| | |
|-------------------------|---------|
| 50 Member: 112009061291 | |
| E 1847295 KITKAT SANTA | 11.99 A |
| E 1847295 KITKAT SANTA | 11.99 A |
| E 1847295 KITKAT SANTA | 11.99 A |
| E 1847295 KITKAT SANTA | 11.99 A |
| SUBTOTAL | 47.96 |
| TAX | 3.60 |
| **** TOTAL | 51.56 |

XXXXXXXXXXXX2782 CHIP Read
 AID: A000000031010
 Ser# 8728 App#: S48312
 Visa Resp: APPROVED
 Tran ID#: 432100008728....

APPROVED - Purchase
 AMOUNT: \$51.56
 11/16/2024 16:11 357 8 352 121

| | |
|--------|-------|
| Visa | 51.56 |
| CHANGE | 0.00 |

| | |
|--------------|------|
| A 7.500% TAX | 3.60 |
| TOTAL TAX | 3.60 |

TOTAL NUMBER OF ITEMS SOLD = 4
 11/16/2024 16:11 357 8 352 121



21035700803522411161611

OP#: 121 Name: Artu W
 Thank You!
 Please Come Again
 Whse:357 Trn:8 Trn:352 OP:121

Items Sold: 4
 50 11/16/2024 16:11



COSTCO WHOLESALE

E Jacksonville 111e 11357
4901 Gate Parkway
East Jacksonville, FL 32246

2R Member: 112009061291
1300658 KS SCENT BAG 16.99 A
SUBTOTAL 16.99
TAX 1.27
**** TOTAL **18.26**

XXXXXXXXXXXX2782 CHIP Read
AID: A000000031010
Seq# 4461 App#: S54520
Visa Resp: APPROVED
Tran ID#: 43160004461....

APPROVED - Purchase
AMOUNT: \$18.26
11/10/2024 13:44 357 4 269 194

Visa 18.26
CHANGE 0.00

A 7.500% TAX 1.27
TOTAL TAX 1.27
TOTAL NUMBER OF ITEMS SOLD = 1
11/10/2024 13:44 357 4 269 194



21036700402692411101344

OP#: 194 Name: Hiram B.
Thank You!
Please Come Again
Whse: 357 Trn: 4 Trn: 269 OP: 194

Items Sold: 1
2R 11/10/2024 13:44





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

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



13530 1 AB 0.593 E0100X I0179 D13666751384 S2 P10574954 0001:0001



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

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

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

| | |
|-----------------|------------|
| Invoice Number | 250646739 |
| Customer Number | C2943565 |
| Invoice Date | 11/21/2024 |
| Due Date | 12/21/2024 |
| Order Date | 11/20/2024 |
| Order Number | S148550274 |
| Order Method | WEB |

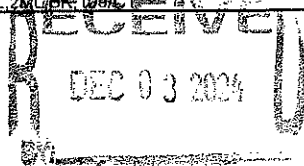
Important Messages

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

Looking for an easier way to see and pay bills?

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

| ITEM NUMBER | DESCRIPTION | QTY | U/M | UNIT PRICE | EXT PRICE |
|-------------|--------------------------------------|-----|-----|------------|-----------|
| GPC16880 | TISSUE,TOILET,2PLY,WH(16580),80/CT | 1 | CT | 79.99 | 79.99 |
| HERX8046QK | LINER,REPRO,40X46,45GL,2ML,BK,100/CT | 2 | CT | 72.98 | 145.96 |



SUBTOTAL: 225.95
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 225.95
Total Due: 225.95

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



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

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

| Remittance Section | |
|--------------------|---------------|
| Customer Number | C2943565 |
| Invoice Number | 250646739 |
| Invoice Date | 11/21/2024 |
| Terms | Net 30 |
| Total Due | 225.95 |

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

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