July 22, 2025



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

July 15, 2025

Board of Supervisors Cypress Bluff Community Development District Staff Call In #: 1-877-304-9269 Code 1655232

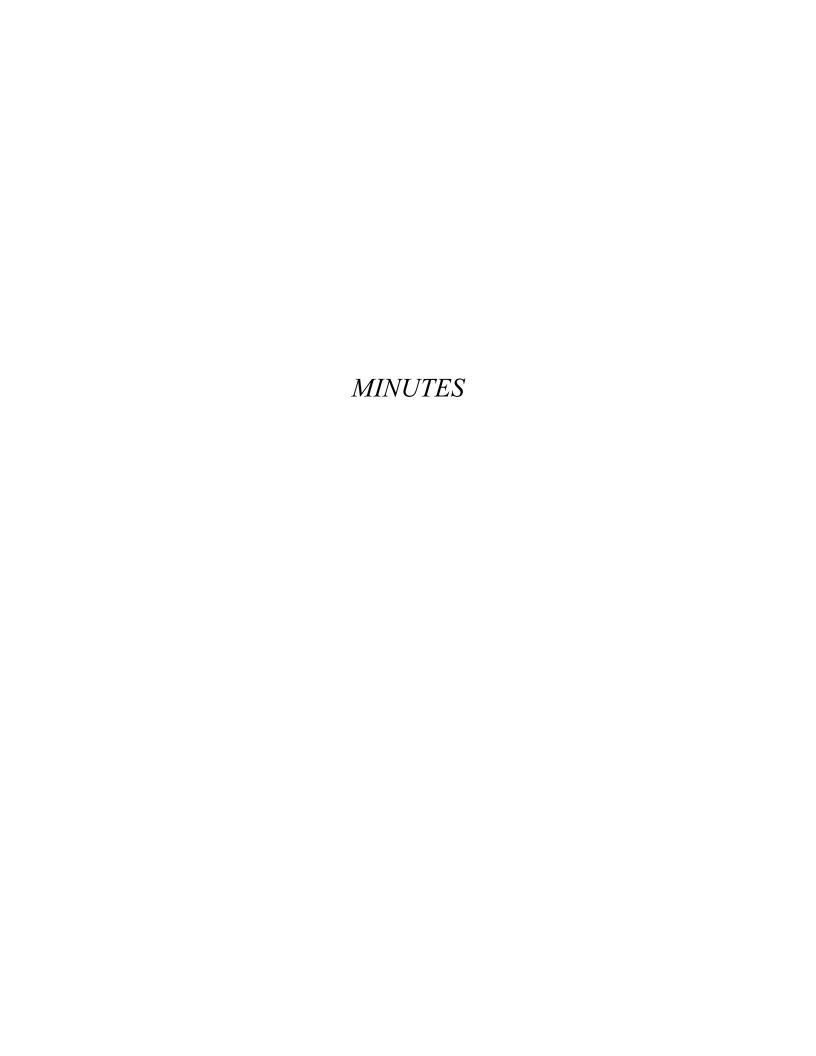
Dear Board Members:

The Cypress Bluff Community Development District Board of Supervisors Meeting is scheduled for Tuesday, July 22, 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. Approval of Minutes of the June 24, 2025 Board of Supervisors Meeting
- IV. Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget and Imposing Special Assessments
 - A. Consideration of Resolution 2025-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Consideration of Resolution 2025-06, Imposing Special Assessments and Certifying an Assessment Roll
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026
 - D. General Manager Report
- VI. Financial Reports
 - A. Financial Statements as of June 30, 2025

- B. Assessment Receipts Schedule
- C. Check Register
- VII. Discussion of Security Matters and Consideration of Security Proposals* (to be provided under separate cover)
- VIII. Other Business
 - IX. Supervisor's Requests and Audience Comments
 - X. Next Scheduled Meeting August 26, 2025 at 1:00 p.m. at the Southeast Regional Library
 - XI. Adjournment
 - * Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.



MINUTES OF MEETING CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, June 24, 2025 at 1:00 p.m. at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Joe MuhlChairmanJohn HewinsVice ChairmanWilliam CellarSupervisorRobert FeistSupervisor

Also present were:

Jim Oliver District Manager Katie Buchanan *by phone* District Counsel

Matt Biagetti GMS

Marcy Pollicino General Manager

Jay King Vesta

The following is a summary of the discussions and actions taken at the June 24, 2025 meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. Oliver called the meeting to order at 1:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS Public Comment

There were no comments at this time.

THIRD ORDER OF BUSINESS Approval of Minutes of the May 20, 2025 Meeting

Mr. Oliver presented the minutes of the May 20, 2025 meeting to the board. He asked for any questions, comments, or concerns. Hearing none, he asked for a motion to approve.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the minutes of the May 20, 2025 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS Discussion of the Fiscal Year 2026 Budget

Mr. Oliver presented the FY 26 budget. He stated this budget is in the same form as was approved at the last meeting, and this will be the final discussion of the budget before the mailed notices for the raised assessments get sent out. He added once the notices get sent out, the public will have the opportunity to provide their opinions at the public hearing and the board will decide if they want to make changes after hearing public comments. He noted the Board can decrease the assessments but cannot increase the assessments.

Mr. Muhl asked if they could reallocate the line items. Mr. Oliver responded they are able to move money throughout the line items freely, as long as there is enough money. Mr. Cellar noted they have on their agenda an option to upgrade the fitness equipment and that may be what they have to do in order to fund that project.

Mr. Oliver asked the board if there was anything they would like to change throughout their budget.

Mr. Muhl suggested moving \$9,000 from the Repairs and Maintenance line item to Fitness Equipment Rentals.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor, Directing Staff to move \$9,000 from the repairs and Maintenance line item to Fitness Equipment Rentals, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated she did not have anything further for the board and offered to answer any questions.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Oliver reminded the Board members that they will need to file the financial disclosure Form 1 by July 1st with the Commission on Ethics, and they will also need to complete four hours of ethics training by December 31st.

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D. General Manager

1. Report

Ms. Pollicino provided an overview of the report. She stated a male and female pair of teenagers were seen jumping the fence on May 25 and police arrived as they were leaving and learned they were residents. The police sent the pair home. She added on June 3rd, a club attendant on duty became aware of a party scheduled at recharge for 8:30 p.m. and stayed until 10 p.m. to ensure a party was not held. The attendant caught seven male teenagers trying the use the rooftop past hours and shut it down before there were more. On June 8th teenagers held a party at Recharge from 9-10p.m. and no damage was incurred, however trash was found in the parking lot and a minor resident was identified. She noted the emergency after hours number has been posted in the fitness center and the pool passed the Florida Stated health Department Inspection on May 16, 2025. She added the Vesta team patched the expansion joints with pool putty, which cost \$118.

Ms. Pollicino reported there was rust on the bottom of the pool and Village Pool determined there is no steel protruding from the bottom. The team will monitor if rust comes back. She added there was a cave-in within the landscape median along eTown Parkway and it was determined the cave-in was not a result of the roadway storm drain infrastructure. Sun State believes this issue may be residential.

2. Rooftop Patio Countertop Options

Ms. Pollicino presented the rooftop patio countertop options to the board. She stated part of the countertop lip fell off and the stone is unable to be repaired. She added the proposal from Universal Stone is to demolish the existing countertop and replace it for \$8,500 and the proposal from All Weather is to demo the countertop for \$495. She recommends going with All Weather to allow for the entire surface to match.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor, the All Weather Contractors Quote to Remove Trim on the Upper Patio Countertop for \$495, was approved.

3. Fitness Equipment Upgrade Options

Ms. Pollicino presented the fitness equipment upgrade options to the board. She stated the first proposal is from Advantage, who they currently use, and has many different options for the board to choose from. She noted there are four different stationary bikes with subscriptions on them and she has never seen more than two being used at the same time. By replacing two of the bikes with subscriptions with other equipment that has been requested to add, the board can save money.

Mr. Muhl stated he believes the 60-month lease is the best deal.

Ms. Pollicino stated from her research, she has found they get the highest quality equipment from Advantage and Commercial Fitness Lease products come second, although they are more expensive.

Mr. Muhl asked if the parts for the equipment are included in the yearly cost. Ms. Pollicino stated some are under warranty, however if a part breaks that is not, they will have to pay for the replacement.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor, the 60-month Lease with Advantage Fitness for \$776 per month, was approved.

4. Proposal for Tree Removals

Ms. Pollicino presented the proposal for tree removals at the dog park. She stated there are four dead trees in the dog park that were recommended to be removed. She noted it would be \$1,400 to remove the trees.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor, the Proposal from Sun State to Remove Trees at the Dog Park for \$1,400, was approved.

Ms. Pollicino stated they have finished mulching throughout the district and they installed the 550-foot pipe for the pool deck irrigation water line. She added the district paid for 120 plants of Jasmin; however, they installed 220 in that area.

Financial Reports

SIXTH ORDER OF BUSINESS

A. Financial Statements as of April 30, 2025

Mr. Oliver presented the financial statements as of May 31, 2025. A copy of which was provided in the agenda package.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 99.6% collected was included in the agenda package.

C. Check Register

Copies of the check registers for May, totaling \$101,769.14, 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.

SEVENTH ORDER OF BUSINESS Discussion of Security Matters and Consideration of Security Proposals*

Mr. Oliver stated this portion of the meeting was closed and asked the audience to leave the room.

The Board entered the closed session at 1:33 p.m.

The Board exited the closed session at 2:07 p.m.

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There were no comments at this time.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 22, 2025 at

1:00 p.m. at the Southeast Regional Library

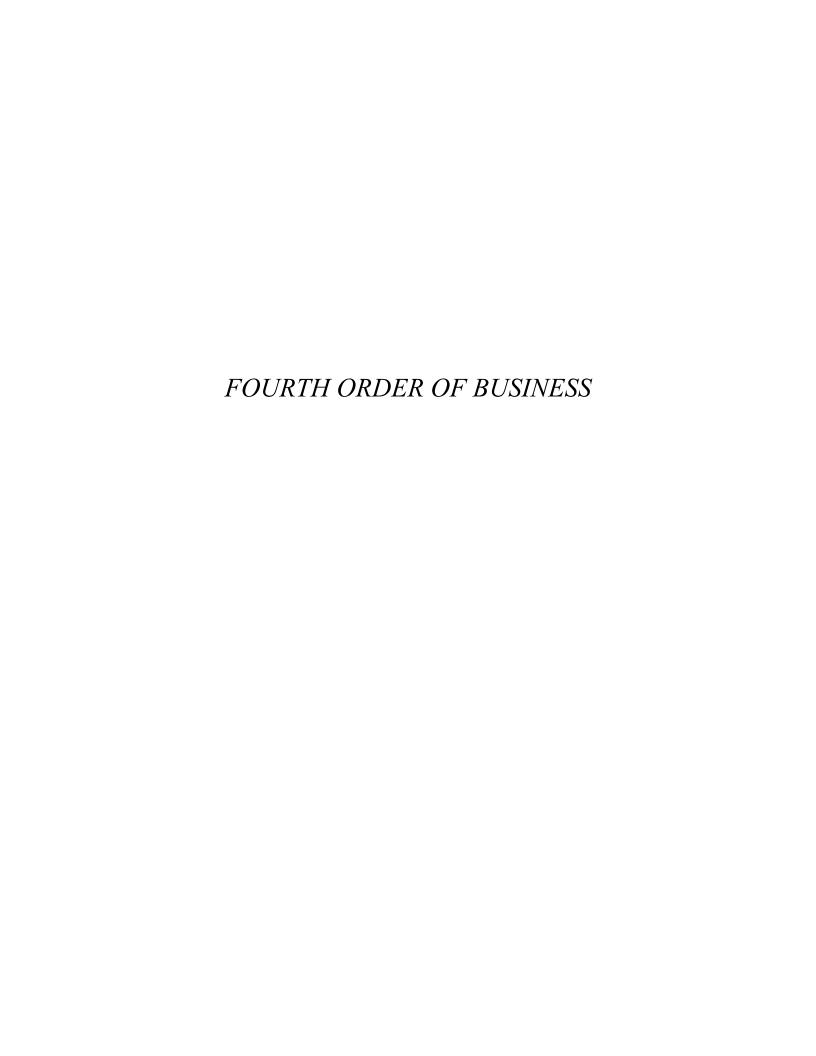
ELEVENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman

Cypress Bluff CDD

June 24, 2025



Community Development District

Approved Budget FY 2026

Presented by:



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Approved Budget General Fund

Dogovinting	Adopted Budget	A	ctuals Thru		Pr	ojected Thru	I	Approved Budget
Description	FY 2025		6/30/25	3 Months		9/30/25		FY 2026
REVENUES:								
Special Assessments	\$ 1,196,190	\$	1,200,488	\$ -	\$	1,200,488	\$	1,339,699
Interest income	5,000		14,069	3,000		17,069		10,200
Other Revenues (Event Fees)	20,000		14,823	5,177		20,000		20,000
TOTAL REVENUES	\$ 1,221,190	\$	1,229,380	\$ 8,177	\$	1,237,557	\$ 1	1,369,899
EXPENDITURES:								
Administrative								
Supervisor Fees	\$ 12,000	\$	5,400	\$ 3,000	\$	8,400	\$	12,000
FICA Expense	918		413	230		643		918
Engineering	5,000		4,645	4,000		8,645		9,500
Arbitrage Rebate	2,400		1,200	1,200		2,400		2,400
Dissemination Agent	7,590		5,793	1,797		7,590		7,969
Attorney	13,000		4,345	8,655		13,000		13,000
Annual Audit	6,500		6,600	-		6,600		6,700
Assessment Roll Administration	11,236		11,236	-		11,236		11,798
Trustee Fees	20,500		22,158	-		22,158		23,000
Management Fees	55,214		41,411	13,803		55,214		57,974
Information Technology	2,809		2,107	702		2,809		2,949
Website Maintenance	1,405		1,054	351		1,405		1,475
Telephone	500		58	442		500		500
Postage & Delevery	1,500		2,934	150		3,084		1,500
Printing & Binding	2,500		2,562	150		2,712		2,500
Insurance General Liability	6,817		6,631	-		6,631		7,460
Legal Advertising	2,500		2,340	160		2,500		2,500
Other Current Charges	500		10	500		510		500
Office Supplies	600		82	518		600		600
Dues, Licenses & Subscriptions	175		175	-		175		175
TOTAL ADMINISTRATIVE	\$ 153,663	\$	121,153	\$ 35,658	\$	156,811	\$	165,418
Operations & Maintenance								
Grounds Maintenance								
Lake Maintenance	\$ 1,500	\$	900	\$ 300	\$	1,200	\$	1,500
Landscape Maintenance	408,925		306,694	102,231		408,925		417,103
Landscape Contingency	13,000		6,806	5,000		11,806		13,000
Pump Maintenance	3,550		-	2,500		2,500		3,550
Water & Sewer	26,720		23,361	9,000		32,361		32,500
Irrigation Repairs	7,500		12,515	2,500		15,015		10,000
Pest Control Environmental Pounit / Manitoning	2,400		1,664	736		2,400		2,400
Environmental Permit/Monitoring Other Repairs and Maintenance	20,000 5,000		-	20,000 2,500		20,000 2,500		20,000 5,000
				2,300				
TOTAL GROUNDS MAINTENANCE	\$ 488,595	\$	351,940	\$ 144,767	\$	496,707	\$	505,053

Community Development District

Approved Budget General Fund

Description	Adopted Budget FY 2025	ctuals Thru 6/30/25	ojected Next 3 Months	Pro	ojected Thru 9/30/25		approved Budget FY 2026
——————————————————————————————————————	11 2023	0730723	5 MOHUIS		7/30/23		1 1 2020
Amenity Expenditures							
Insurance	\$ 60,517	\$ 56,563	\$ -	\$	56,563	\$	61,650
Amenity Manager (Vesta)	130,127	97,595	27,527		125,122		134,031
Pool Maintenance (Vesta)	9,876	7,407	2,469		9,876		10,172
Pool Chemicals (Vesta)	16,649	12,487	4,162		16,649		17,148
Facility Attendant (Vesta)	77,761	58,321	19,440		77,761		98,500
Janitorial Services (Vesta)	12,950	9,713	3,237		12,950		13,339
Refuse	2,160	1,490	670		2,160		3,000
Security and Gate Maintenance	10,000	1,910	8,090		10,000		10,000
Security Patrol	-	-	-		-		20,000
Facility Maintenance (Vesta)	20,764	15,573	5,191		20,764		21,387
Elevator Maintenance	5,000	4,019	981		5,000		5,000
Electric	27,060	16,783	4,500		21,283		25,500
Cable and Internet	13,200	9,032	2,400		11,432		10,200
Licenses and Permits	1,000	-	1,000		1,000		1,000
Repairs & Maintenance	45,000	54,686	25,314		80,000		71,000
Special Events	35,000	25,651	9,349		35,000		35,000
Holiday Decorations	1,500	1,019	481		1,500		1,500
Fitness Center R&M	18,000	14,043	5,957		20,000		20,000
Fitness Equipment Rentals	25,368	5,074	-		5,074		9,000
Reserve for Amenities	55,000	19,450	35,550		55,000		100,000
Mobile Application	9,000	5,250	3,750		9,000		9,000
Other Current Charges	3,000	1,398	1,500		2,898		3,000
8	2,222	_,,	_,,		_,		-,
TOTAL AMENITY EXPENDITURES	\$ 578,932	\$ 417,464	\$ 161,568	\$	579,031	\$	679,427
Capital Reserve							
Capital Reserve Funding	\$ -	\$ -	\$ -	\$	-	\$	20,000
TOTAL CAPITAL RESERVE	\$ -	\$ -	\$ -	\$	-	\$	20,000
TOTAL EXPENDITURES	\$ 1,221,190	\$ 890,556	\$ 341,992	\$	1,232,549	\$ 1	,369,899
		,	, <u>-</u>		, ,		,
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 338,824	\$ (333,815)	\$	5,009	\$	-

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Other Revenues (Event Fees)

Income received from resident rental of Rooftop patio, amenity access fobs, fitness class, etc.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated

\$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer, England-Thims & Miller, Inc will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2019, 2020, 2020A and 2021 Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

The District's legal counsel, Kutak Rock LLP will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau and Associates currently serves as the District's Independent Auditor.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Trustee Fees

The Trustee at The Bank of New York Mellon administers the District's Series 2019, 2020, 2020A, and 2021 Special Assessment Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field

Lake Maintenance

Maintenance costs to maintain lakes and control vegetation and algae. The District currently uses Clear Waters, Inc. and Aerostar SES for storm water inspection services.

Landscape Maintenance

The District has contracted with Sun State Nursery & Landscaping Estimated costs related to maintain the common areas of the District.

<u>Vendor</u>	<u>Decription</u>	Monthly	Annual
Sun State Nursery & Landscaping	E-Town Area 1, 2 & 3	\$ 34.759	\$ 417.103

Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

Pump Maintenance

Estimated costs related to maintain the irrigation pumps in the District.

Water & Sewer

Estimated costs for irrigation by the district for water, sewer and irrigation billed by JEA.

Account #	Location	Monthly	<u>Annual</u>
Fire Sprinkler 1	10571 E-Town PY	\$ 70	\$ 840
P405621600-Water	11399 Square ST Apt IR01	900	10,800
88781372-Water	10571 E-Town PY	100	1,200
88634656-Irrigation	10571 E-Town PY	1,400	16,800
88781372-Sewer	10571 E-Town PY	130	1,560
	Contingency		1,300
	Total	\$ 2 600	\$ 32 500

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Field (continued)

Pest Control

The estimated costs for Turner's Pest Control to provide monthly pest control services.

<u>Vendor</u>	Decription	<u>Monthly</u>	Annual
Turner Pest Control	Pest Contol	\$ 200 \$	2.400

Environmental Permit/Monitoring

An Environmental Resource Permit (ERP) is required for development or construction activities to reduce increased flooding, protect the water quality of Florida's lakes and streams from stormwater pollution, and protect wetlands and other surface waters.

Other Repairs & Maintenance

Estimated costs for other repairs and maintenance incurred by the district.

Expenditures - Amenity

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Amenity Manager (Vesta)

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

Pool Maintenance (Vesta)

The District has contracted with Vesta to maintain the Amenity swimming pools.

Pool Chemicals (Vesta)

The District has contracted with Vesta for purchase and delivery of pool chemicals for the maintenance of the Amenity Center swimming pools.

Facility Attendant (Vesta)

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

Janitorial Services (Vesta)

The District utilizes the services of Vesta Property Services to provide janitorial services.

Refus

This item includes Waste Pro Management picking up trash from the receptacles at the Amenity Center.

<u>Vendor</u>	Decription	Monthly	Annual
Waste Pro	Refuse	\$ 250 \$	3.000

Security and Gate Maintenance

Estimated maintenance costs of the security cameras and gate.

Security Patrol

Estimates costs for security patrols and mileage reimbursement on District property for off-duty patrols.

Facility Maintenance (Vesta)

The District utilizes the services of Vesta Property Services to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Elevator Maintenance

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Center elevator.

Electric

JEA provides for electric services for the District. The cost of electric associated with the Recreation Facilities:

Account #	Location	Monthly	Annual
22970659	10923 E-Town PY Apt IR01	\$ 30	\$ 360
23679519	11145 Square ST Apt IR01	140	1,680
24059037	11399 Square St Apt IR02	30	360
22972246	10505 E-Town PY Apt IR01	30	360
21277318	10571 E-Town PY	750	9,000
23408499	11399 Square St Apt IR03	1,100	13,200
	Contingency	45	540
	Total	\$ 2,125	\$ 25,500

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity (continued)

Cable and Internet

The District has contracted with Comcast for cable and internet in the Amenity Center.

Account #	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
8495741213305280	10571 E-Town Pkwy (Fitness)	\$ 850 \$	10,200

Licenses and Permits

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Special Events

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

Holiday Decorations

 $Represents\ estimated\ costs\ for\ the\ District\ to\ decorate\ the\ Amenity\ center\ for\ the\ holidays.$

Fitness Center R&M

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Fitness Center.

Fitness Equipment Rentals

The District has contracted with Macrolease to rent fitness equipment

<u>Vendor</u>	<u>Decription</u>	<u>Monthly</u>	<u>Annual</u>		
Macrolease	Fitness Equipment Rental	\$ 750	\$ 9,000		

Reserve for Amenities

Establishment of general reserve to fund future replacement.

Mobile Application

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District.

Other Current Charges

Represents miscellaneous costs incurred by the District.

Expenditures - Reserves

General Reserves

Establishment of general reserve to fund future replacements of Capital items.

Approved Budget

Debt Service Series 2019 Special Assessment Bonds

Description		Adopted Budget FY 2025	etuals Thru 6/30/25	ojected Next 3 Months	Pr	ojected Thru 9/30/25		Approved Budget FY 2026
REVENUES:								
Special Assessments	\$	723,124	\$ 726,903	\$ -	\$	723,981	\$	723,981
Interest Earnings		5,000	25,037	5,000		30,037		5,000
Carry Forward Surplus ⁽¹⁾		335,466	349,057	-		349,057		360,334
TOTAL REVENUES	\$:	1,063,590	\$ 1,100,997	\$ 5,000	\$	1,103,075	\$:	1,089,315
EXPENDITURES:								
Interest - 11/1	\$	246,562	\$ 246,562	\$ -	\$	246,562	\$	241,313
Principal Prepayment - 11/1		-	15,000	-		15,000		-
Interest - 5/1		246,562	246,179	-		246,179		241,313
Principal - 5/1		230,000	230,000	-		230,000		240,000
Principal Prepayment - 5/1		-	5,000	-		5,000		-
TOTAL EXPENDITURES	\$	723,124	\$ 742,741	\$ -	\$	742,741	\$	722,626
Other Sources/(Uses)								
Interfund transfer In/(Out)	\$	-	\$ -	\$ -	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$ -	\$ -	\$	-	\$	-
TOTAL EXPENDITURES	\$	723,124	\$ 742,741	\$ -	\$	742,741	\$	722,626
EXCESS REVENUES (EXPENDITURES)	\$	340,466	\$ 358,256	\$ 5,000	\$	360,334	\$	366,689
(1) Carry Forward is Net of Reserve Requir	reme	nt		Interest	: Du	e 11/1/26	\$	236,363

AMORTIZATION SCHEDULE

Debt Service Series 2019 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 9,800,000			\$ 241,313	\$ 241,313
05/01/26	9,800,000	4.125%	240,000	241,313	
11/01/26	9,560,000			236,363	717,676
05/01/27	9,560,000	4.125%	250,000	236,363	
11/01/27	9,310,000			231,207	717,570
05/01/28	9,310,000	4.125%	260,000	231,207	
11/01/28	9,050,000			225,844	717,051
05/01/29	9,050,000	4.125%	275,000	225,844	
11/01/29	8,775,000			220,173	721,017
05/01/30	8,775,000	4.900%	285,000	220,173	
11/01/30	8,490,000			213,190	718,363
05/01/31	8,490,000	4.900%	300,000	213,190	
11/01/31	8,190,000			205,840	719,030
05/01/32	8,190,000	4.900%	315,000	205,840	
11/01/32	7,875,000			198,123	718,963
05/01/33	7,875,000	4.900%	330,000	198,123	
11/01/33	7,545,000			190,038	718,160
05/01/34	7,545,000	4.900%	345,000	190,038	
11/01/34	7,200,000			181,585	716,623
05/01/35	7,200,000	4.900%	365,000	181,585	
11/01/35	6,835,000			172,643	719,228
05/01/36	6,835,000	4.900%	385,000	172,643	,
11/01/36	6,450,000		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	163,210	720,853
05/01/37	6,450,000	4.900%	400,000	163,210	, , , , , , , , , , , , , , , , , , , ,
11/01/37	6,050,000		,	153,410	716,620
05/01/38	6,050,000	4.900%	420,000	153,410	
11/01/38	5,630,000		,,,,,,	143,120	716,530
05/01/39	5,630,000	4.900%	445,000	143,120	, , , , , , , , , , , , , , , , , , , ,
11/01/39	5,185,000		,	132,218	720,338
05/01/40	5,185,000	5.100%	465,000	132,218	,
11/01/40	4,720,000	21227,0	,	120,360	717,578
05/01/41	4,720,000	5.100%	490,000	120,360	,
11/01/41	4,230,000	21227,0	,	107,865	718,225
05/01/42	4,230,000	5.100%	515,000	107,865	,
11/01/42	3,715,000	5.20070	515,000	94,733	717,598
05/01/43	3,715,000	5.100%	545,000	94,733	, 1, 1, 1, 1, 1
11/01/43	3,170,000	5.10070	5 15,000	80,835	720,568
05/01/44	3,170,000	5.100%	570,000	80,835	720,000
11/01/44	2,600,000	5.10070	370,000	66,300	717,135
05/01/45	2,600,000	5.100%	600,000	66,300	717,100
11/01/45	2,000,000	5.10070	000,000	51,000	717,300
05/01/46	2,000,000	5.100%	635,000	51,000	, 17,550
11/01/46	1,365,000	5.10070	000,000	34,808	720,808
05/01/47	1,365,000	5.100%	665,000	34,808	720,000
11/01/47	700,000	5.10070	003,000	17,850	717,658
05/01/48	700,000	5.100%	700,000	17,850	717,850
03/01/40	700,000	3.100 /0	700,000	17,030	717,030
Total		\$	9,800,000	\$ 6,964,050	\$ 16,764,050

Approved Budget

Debt Service Series 2020 Special Assessment Bonds

Description		Adopted Budget FY 2025		tuals Thru 6/30/25		ojected Next 3 Months	Pro	ojected Thru 9/30/25		Approved Budget FY 2026
REVENUES:										
Special Assessments Prepayments Interest Earnings	\$	494,600 - 10,000	\$	495,593 4,773 18,210	\$	3,000	\$	495,593 4,773 21,210	\$	495,593 - 10,000
Carry Forward Surplus ⁽¹⁾		367,386		378,265		-		378,265		398,976
TOTAL REVENUES	\$	871,986	\$	896,841	\$	3,000	\$	899,841	\$	904,569
EXPENDITURES:										
Interest - 11/1	\$	174,346	\$	174,346	\$	-	\$	174,346	\$	171,259
Principal - 11/1	•	145,000	,	145,000	•	-	,	145,000	•	150,000
Interest - 5/1		171,519		171,519		-		171,519		168,334
Principal Prepayment - 5/1		-		10,000		-		10,000		-
TOTAL EXPENDITURES	\$	490,865	\$	500,865	\$	-	\$	500,865	\$	489,593
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$		\$		\$		\$	-
TOTAL EXPENDITURES	\$	490,865	\$	500,865	\$	-	\$	500,865	\$	489,593
EXCESS REVENUES (EXPENDITURES)	\$	381,121	\$	395,976	\$	3,000	\$	398,976	\$	414,976
⁽¹⁾ Carry Forward is Net of Reserve Requi	reme	ent						e 11/1/26 e 11/1/26	\$	168,334 155,000 323,334
									Ψ	323,334

AMORTIZATION SCHEDULE

Debt Service Series 2020 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 6,855,000	3.900%	\$ 150,000	\$ 171,259	\$ 321,259
05/01/26	6,705,000		4 150,000	168,334	Ψ 021,203
11/01/26	6,705,000	4.350%	155,000	168,334	491,667.50
05/01/27	6,550,000			164,963	
11/01/27	6,550,000	4.350%	160,000	164,963	489,925.00
05/01/28	6,390,000	1.550 70	100,000	161,483	103,320.00
11/01/28	6,390,000	4.350%	170,000	161,483	492,965.00
05/01/29		4.550%	170,000	157,785	492,903.00
11/01/29	6,220,000	4.2500/	175 000	157,785	490,570.00
, ,	6,220,000 6,045,000	4.350%	175,000		490,570.00
05/01/30 11/01/30	6,045,000	4.350%	185,000	153,979 153,979	492,957.50
05/01/31	5,860,000	4.550%	103,000	149,955	472,737.30
11/01/31	5,860,000	5.000%	190,000	149,955	489,910.00
05/01/32	5,670,000	3.000%	190,000	145,205	409,910.00
11/01/32	5,670,000	5.000%	200,000	145,205	400 410 00
05/01/33	5,470,000	3.000%	200,000	140,205	490,410.00
11/01/33	5,470,000	5.000%	210,000	140,205	490,410.00
05/01/34	5,260,000	3.000%	210,000	134,955	490,410.00
11/01/34		5.000%	220,000	134,955	489,910.00
	5,260,000 5,040,000	3.000%	220,000	129,455	409,910.00
05/01/35 11/01/35	5,040,000	5.000%	235,000	129,455	493,910.00
, ,		5.000%	235,000	123,580	493,910.00
05/01/36 11/01/36	4,805,000 4,805,000	5.000%	245,000	123,580	492,160.00
05/01/37	4,560,000	3.000%	243,000	117,455	492,100.00
	4,560,000	5.000%	255,000	117,455	489,910.00
11/01/37 05/01/38	4,305,000	3.000%	255,000	111,080	409,910.00
11/01/38	4,305,000	5.000%	270,000	111,080	492,160.00
05/01/39	4,035,000	3.00070	270,000	104,330	492,100.00
11/01/39	4,035,000	5.000%	285,000	104,330	493,660.00
05/01/40	3,750,000	3.00070	203,000	97,205	493,000.00
11/01/40	3,750,000	5.000%	295,000	97,205	489,410.00
05/01/41	3,455,000	3.000 /0	275,000	89,830	407,410.00
11/01/41	3,455,000	5.200%	310,000	89,830	489,660.00
05/01/42	3,145,000	3.20070	310,000	81,770	107,000.00
11/01/42	3,145,000	5.200%	325,000	81,770	488,540.00
05/01/43	2,820,000	3.20070	323,000	73,320	100,5 10.00
11/01/43	2,820,000	5.200%	345,000	73,320	491,640.00
05/01/44	2,475,000	3.20070	5 15,000	64,350	171,010.00
11/01/44	2,475,000	5.200%	360,000	64,350	488,700.00
05/01/45	2,115,000	5.20070	550,000	54,990	100,7 00100
11/01/45	2,115,000	5.200%	380,000	54,990	489,980.00
05/01/46	1,735,000		,	45,110	,
11/01/46	1,735,000	5.200%	400,000	45,110	490,220.00
05/01/47	1,335,000	00,0	100,000	34,710	0,220.00
11/01/47	1,335,000	5.200%	420,000	34,710	489,420.00
05/01/48	915,000	00,0	120,000	23,790	,120.00
11/01/48	915,000	5.200%	445,000	23,790	492,580.00
05/01/49	470,000	. === ,0	,-30	12,220	_,,
11/01/49	470,000	5.200%	470,000	12,220	494,440.00
m 1			.	A FOELOS:	. 40.400.071
Total			\$ 6,855,000	\$ 5,251,374	\$ 12,106,374

Approved Budget

Debt Service Series 2020A Special Assessment Bonds (Del Webb Project)

		Adopted Budget		tuals Thru		jected Next	Pro	ojected Thru	approved Budget
Description		FY 2025		6/30/25	3	3 Months		9/30/25	FY 2026
REVENUES:									
Special Assessments	\$	416,315	\$	423,571	\$	-	\$	421,869	\$ 421,869
Special Assessments - Prepayments		-		10,291		-		10,291	-
Interest Earnings		5,000		14,510		3,000		17,510	5,000
Carry Forward Surplus ⁽¹⁾		178,676		181,113		-		181,113	197,240
TOTAL REVENUES	\$	599,991	\$	629,485	\$	3,000	\$	630,782	\$ 624,108
EXPENDITURES:									
Interest - 11/1	\$	126,771	\$	126,771	\$	-	\$	126,771	\$ 124,259
Interest - 5/1		126,771		126,771		-		126,771	124,259
Principal - 5/1		165,000		165,000		-		165,000	175,000
Principal Prepayment - 5/1		-		15,000		-		15,000	-
TOTAL EXPENDITURES	\$	418,543	\$	433,543	\$	-	\$	433,543	\$ 423,518
Other Sources/(Uses)									
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$ -
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$		\$ -
TOTAL EXPENDITURES	\$	418,543	\$	433,543	\$	-	\$	433,543	\$ 423,518
EXCESS REVENUES (EXPENDITURES)	\$	181,449	\$	195,942	\$	3,000	\$	197,240	\$ 200,591
(1) Carry Forward is Net of Reserve Requirement					Interest	: Due	11/1/26	\$ 121,524	

Cypress Bluff Community Development District AMORTIZATION SCHEDULE

Debt Service Series 2020A Special Assessment Bonds (Del Webb Project)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 6,815,000		\$	124,259	\$ 124,259
05/01/26	6,815,000	3.125%	175,000	124,259	,
11/01/26	6,640,000		,	121,524	420,783.13
05/01/27	6,640,000	3.125%	180,000	121,524	, , , , , , , , , , , , , , , , , , , ,
11/01/27	6,460,000		,	118,712	420,236.25
05/01/28	6,460,000	3.125%	185,000	118,712	120,200.20
11/01/28	6,275,000	5.12570	105,000	115,821	419,533.13
05/01/29	6,275,000	3.125%	190,000	115,821	117,555.15
11/01/29	6,085,000	3.12370	170,000	112,853	418,673.75
05/01/30	6,085,000	3.125%	195,000	112,853	410,073.73
11/01/30	5,890,000	3.12370	193,000	109,806	417,658.13
05/01/31	5,890,000	3.625%	205,000	109,806	417,030.13
11/01/31	5,685,000	3.02370	203,000	106,090	420,895.63
05/01/32	5,685,000	3.625%	210,000	106,090	420,075.05
11/01/32	5,475,000	3.023 /0	210,000	102,284	418,373.75
05/01/33	5,475,000	3.625%	220,000	102,284	410,373.73
11/01/33	5,255,000	3.02370	220,000	98,296	420,580.00
05/01/34	5,255,000	3.625%	225,000	98,296	120,500.00
11/01/34	5,030,000	3.02370	223,000	94,218	417,514.38
05/01/35	5,030,000	3.625%	235,000	94,218	117,511.50
11/01/35	4,795,000	5.02570	200,000	89,959	419,176.88
05/01/36	4,795,000	3.625%	245,000	89,959	117,170.00
11/01/36	4,550,000	3.02570	2 13,000	85,518	420,476.88
05/01/37	4,550,000	3.625%	255,000	85,518	120,170.00
11/01/37	4,295,000	5.02570	200,000	80,896	421,414.38
05/01/38	4,295,000	3.625%	260,000	80,896	121,111.00
11/01/38	4,035,000			76,184	417,080.00
05/01/39	4,035,000	3.625%	270,000	76,184	,
11/01/39	3,765,000		,	71,290	417,473.75
05/01/40	3,765,000	3.625%	280,000	71,290	,
11/01/40	3,485,000		,	66,215	417,505.00
05/01/41	3,485,000	3.800%	290,000	66,215	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
11/01/41	3,195,000			60,705	416,920.00
05/01/42	3,195,000	3.800%	305,000	60,705	
11/01/42	2,890,000			54,910	420,615.00
05/01/43	2,890,000	3.800%	315,000	54,910	
11/01/43	2,575,000			48,925	418,835.00
05/01/44	2,575,000	3.800%	330,000	48,925	
11/01/44	2,245,000			42,655	421,580.00
05/01/45	2,245,000	3.800%	340,000	42,655	
11/01/45	1,905,000			36,195	418,850.00
05/01/46	1,905,000	3.800%	355,000	36,195	
11/01/46	1,550,000			29,450	420,645.00
05/01/47	1,550,000	3.800%	365,000	29,450	
11/01/47	1,185,000			22,515	416,965.00
05/01/48	1,185,000	3.800%	380,000	22,515	
11/01/48	805,000			15,295	417,810.00
05/01/49	805,000	3.800%	395,000	15,295	
11/01/49	410,000			7,790	418,085.00
05/01/50	410,000	3.800%	410,000	7,790	417,790.00
Total		\$	6,815,000 \$	3,784,729	\$ 10,599,729

Approved Budget

Debt Service Series 2021 Special Assessment Bonds

Description		Adopted Budget FY 2025		tuals Thru 6/30/25		ojected Next 3 Months	Pro	ojected Thru 9/30/25	Approved Budget FY 2026
REVENUES:									
Special Assessments Interest Earnings	\$	114,450 2,000	\$	115,340 3,721	\$	- 750	\$	115,340 4,471	\$ 115,340 2,000
Carry Forward Surplus (1)		44,853		44,617		-		44,617	51,742
TOTAL REVENUES	\$	161,303	\$	163,679	\$	750	\$	164,429	\$ 169,083
EXPENDITURES:									
Interest - 11/1 Interest - 5/1 Principal - 5/1	\$	33,843 33,843 45,000	\$	33,843 33,843 45,000	\$	- - -	\$	33,843 33,843 45,000	\$ 33,326 33,326 45,000
TOTAL EXPENDITURES	\$	112,686	\$	112,686	\$		\$	112,686	\$ 111,651
Other Sources/(Uses)									
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$ -
TOTAL OTHER SOURCES/(USES)	\$		\$		\$	-	\$	-	\$ -
TOTAL EXPENDITURES	\$	112,686	\$	112,686	\$		\$	112,686	\$ 111,651
EXCESS REVENUES (EXPENDITURES)	\$	48,616	\$	50,992	\$	750	\$	51,742	\$ 57,432
(1) Carry Forward is Net of Reserve Requirement				Interest	: Due	11/1/26	\$ 32,808		

AMORTIZATION SCHEDULE

Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 1,870,000		9	33,326	\$ 33,326
05/01/26	1,870,000	2.300%	45,000	33,326	,,
11/01/26	1,825,000		,	32,808	111,133.75
05/01/27	1,825,000	2.875%	50,000	32,808	111,100.70
11/01/27	1,775,000	2.07570	30,000	32,089	114,897.50
05/01/28	1,775,000	2.875%	50,000	32,089	114,077.30
		2.673%	30,000		112 460 00
11/01/28	1,725,000	2.0750/	F0.000	31,371	113,460.00
05/01/29	1,725,000	2.875%	50,000	31,371	440,000,50
11/01/29	1,675,000	0.0550/	F 0.000	30,652	112,022.50
05/01/30	1,675,000	2.875%	50,000	30,652	440 505 00
11/01/30	1,625,000	0.0550/	FF 000	29,933	110,585.00
05/01/31	1,625,000	2.875%	55,000	29,933	444.075.60
11/01/31	1,570,000	0.0000/	FF 000	29,143	114,075.63
05/01/32	1,570,000	3.300%	55,000	29,143	
11/01/32	1,515,000			28,235	112,377.50
05/01/33	1,515,000	3.300%	55,000	28,235	
11/01/33	1,460,000			27,328	110,562.50
05/01/34	1,460,000	3.300%	60,000	27,328	
11/01/34	1,400,000			26,338	113,665.00
05/01/35	1,400,000	3.300%	60,000	26,338	
11/01/35	1,340,000			25,348	111,685.00
05/01/36	1,340,000	3.300%	65,000	25,348	
11/01/36	1,275,000			24,275	114,622.50
05/01/37	1,275,000	3.300%	65,000	24,275	
11/01/37	1,210,000			23,203	112,477.50
05/01/38	1,210,000	3.300%	70,000	23,203	
11/01/38	1,140,000			22,048	115,250.00
05/01/39	1,140,000	3.300%	70,000	22,048	
11/01/39	1,070,000			20,893	112,940.00
05/01/40	1,070,000	3.300%	70,000	20,893	
11/01/40	1,000,000			19,738	110,630.00
05/01/41	1,000,000	3.300%	75,000	19,738	
11/01/41	925,000			18,500	113,237.50
05/01/42	925,000	4.000%	75,000	18,500	
11/01/42	850,000			17,000	110,500.00
05/01/43	850,000	4.000%	80,000	17,000	
11/01/43	770,000			15,400	112,400.00
05/01/44	770,000	4.000%	85,000	15,400	
11/01/44	685,000			13,700	114,100.00
05/01/45	685,000	4.000%	85,000	13,700	
11/01/45	600,000			12,000	110,700.00
05/01/46	600,000	4.000%	90,000	12,000	
11/01/46	510,000			10,200	112,200.00
05/01/47	510,000	4.000%	95,000	10,200	
11/01/47	415,000			8,300	113,500.00
05/01/48	415,000	4.000%	100,000	8,300	
11/01/48	315,000			6,300	114,600.00
05/01/49	315,000	4.000%	100,000	6,300	
11/01/49	215,000			4,300	110,600.00
05/01/50	215,000	4.000%	105,000	4,300	
11/01/50	110,000			2,200	111,500.00
05/01/51	110,000	4.000%	110,000	2,200	112,200.00
Total		\$	1,870,000	1,089,248	\$ 2,959,248
			, , , , , , , , , , , , , , , , , , , ,	, , , , -	

Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	0&M Units	Annual Maintenance Assessments					
		FY 2026	FY 2025	Increase/	(decrease)		
Active Adult Residential	519 1479	\$391.89 \$841.74	\$368.62 \$745.01	\$23.28 \$96.74	6.31% 12.98%		
Total	1998						

Approved Budget Capital Reserve Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Interest Income	\$	- \$ -	\$ -	\$ -	\$ 500
Capital Reserve Funding Carry Forward Balance		- -	-	-	20,000
TOTAL REVENUES	\$	- \$ -	\$ -	\$ -	\$ 20,500
EXPENDITURES:					
Repairs and Replacements	\$	- \$ -	\$ -	\$ -	\$ 16,000
TOTAL EXPENDITURES	\$	- \$ -	\$ -	\$ -	\$ 16,000
Other Sources/(Uses)					
Transfer in/(Out)	\$	- \$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$	- \$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$	- \$ -	\$ -	\$ -	\$ 16,000
EXCESS REVENUES (EXPENDITURES)	\$	- \$ -	\$ -	\$ -	\$ 4,500

Capital Reserve Study

Description	7 2026 rve Study
Reserves Beginning of Year	\$ -
Contributions	119,428
Interest Income	3,103
Expenditures	(16,000)
Anticipated Balance	\$ 106,530

Description	= = :	2026 dget
Reserves Beginning of Year	\$	-
Contributions		20,000
Interest Income		500
Expenditures		(16,000)
Anticipated Balance	\$	4,500

Variance Reserve Study Vs Actual (\$102,030) A.

RESOLUTION 2025-05 [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONSAND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Cypress Bluff Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website, https://cypressbluffcdd.com/, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cypress Bluff Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, Florida Statutes, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF JULY 2025.

ATTEST:		CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
Secretary / As	sistant Secretary	Chair/Vice Chair, Board of Supervisors
Exhibit A:	FY 2026 Budget	

Exhibit A



RESOLUTION 2025-06 [FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cypress Bluff Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in the City of Jacksonville, Duval County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("Assessment Roll").

2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

a. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibit A and Exhibit B and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition. Pursuant to Chapter 190, Florida Statutes, a special assessment for operations and maintenance ("O&M Assessment(s)") is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. DEBT SERVICE SPECIAL ASSESSMENTS. The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("Debt Assessments," and together with the O&M Assessments, the "Assessments") in accordance with this Resolution and as further set forth in Exhibit A and Exhibit B, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.
 - a. Tax Roll Assessments. To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, Florida Statutes ("Uniform Method"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - **b.** Future Collection Methods. The District's decision to collect Assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7.	EFFECTIVE DATE.	This Resolution shall take effect upon the passage and adoption of this
Resolution by	the Board.	

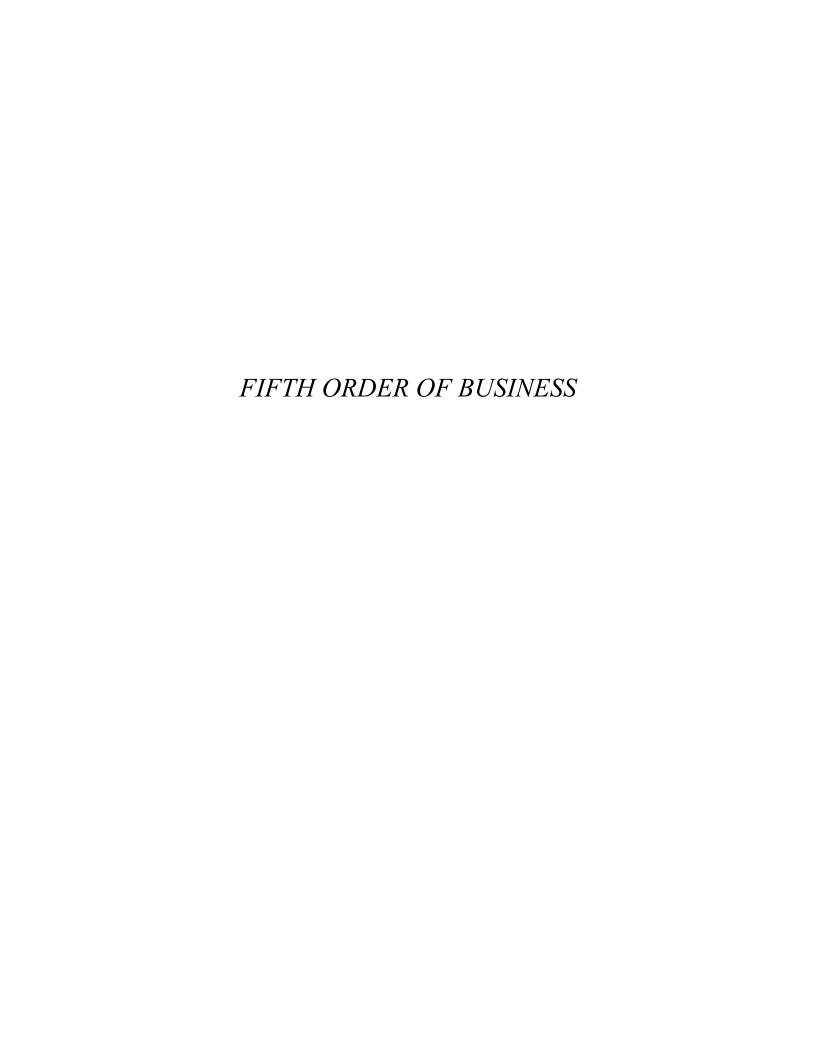
PASSED AND ADOPTED THIS 22nd DAY OF JULY 2025.

ATTEST:		CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
Secretary / Ass	sistant Secretary	By:
Exhibit A: Exhibit B:	Adopted Budget Assessment Roll	

Exhibit AAdopted Budget

Exhibit B

Assessment Roll



C.

NOTICE OF BOARD OF SUPERVISORS MEETING DATES

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2025-2026

The Board of Supervisors of the Cypress Bluff Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256 at 1:30 p.m. on the fourth Tuesday of each month unless otherwise indicated as follows:

October 28, 2025

November 18, 2025 (*third Tuesday)

December 16, 2025 (*third Tuesday)

January 27, 2026

February 24, 2026

March 24, 2026

April 28, 2026

May 19, 2025 (*third Tuesday)

June 23, 2026

July 28, 2026

August 25, 2026

September 22, 2026





COMMUNITY MANAGER REPORT 7/22/25 SUBMITTED BY MARCY POLLICINO

RECHARGE UPDATE:

July 4th

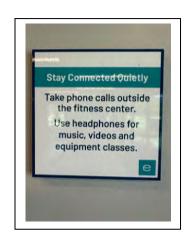
An off duty JSO police officer patrolled Recharge on July 4th to ensure there was no misbehavior. All was quiet and the officer saw nothing out of the ordinary.

Fitness Center Signs

Fitness center signs were changed out to reflect community concerns.



OLD SIGN



NEW SIGN 1



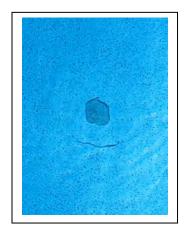
NEW SIGN 2

Gates

The main gate and all pool gates had sustained wear, and some were not closing properly. Hinges and locks needed replacement and/or adjustment, and the rear pool gate needed the push bar fixed. Edwards Ornamental serviced the gates @ \$5,559.

Pool Marcite

There was a pool marcite crack by the lap lanes. Village Pools fixed this at no cost.



RUST



PATCH

Rooftop Patio Countertop

Part of the rooftop patio countertop lip fell off. The porcelain stone lip was unable to be repaired, and the color obsolete. Therefore, All Weather Contractors removed the lip and smoothed the porcelain surface. Cost: \$2,880



BEFORE



BEFORE



AFTER

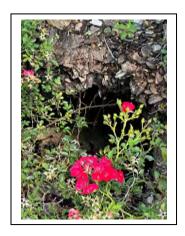


AFTER

eTOWN PARKWAY UPDATE

Cave In Update

There was a cave in within the landscape median along eTown Parkway in front of the Gate gas station. Mikey White, The PARC Group, sent Vallencourt out to troubleshoot. Vallencourt determined that the cave in was not a result of the roadway storm drain infrastructure. After consulting with Sun State, the cave in may have been residual (from the previous cave in at this location). Sun State filled in the area with dirt.



CAVE IN



CAVE IN FILLED

June Amenity Use:

Gym door was opened 3,160 times.

Rear gym door was opened 96 times.

Main entry gate was opened 3,541 times.

Main pool gate was opened 1,641 times.

Side pool gate was opened 200 times.

EVENTS UPDATE:

Pandan Leaves Food Truck Pop Up

Pandan Leaves held a special pop up at Recharge. The food truck did fairly well with sales. Pandan Leaves is the same owner as Mochi Café.

Jumbo Shrimp Discount Game

Residents were given the opportunity to purchase discount tickets to one Jumbe Shrimp game for the 2025 season. 8 residents purchased tickets.

Adult Swim

eTown favorites Rob & Julie performed poolside and Cousins Maine Lobster was on site for dinner. Pool closed to adults only from 6-8pm. The weather was not agreeable, however many residents dropped in for lobster and to hang with Rob & Julie!

Social Media Reaction:







July 4th Celebration

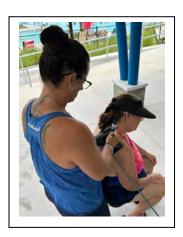
We celebrated the USA with live music by Stephen Quinn, airbrush tattoos and water tag! Emas Bites food truck on site for lunch. 150 +/- attended

Social Media Reaction:















<u>JULY EVENTS:</u> DJ Poolside, Double D's Wings, Dogs and Goodness Food Truck Pop Up, Steel Drum Music <u>AUGUST EVENTS:</u> Adult Swim, Foam Party, DJ Poolside, Ice Cream Party

ACTION ITEMS UPDATE

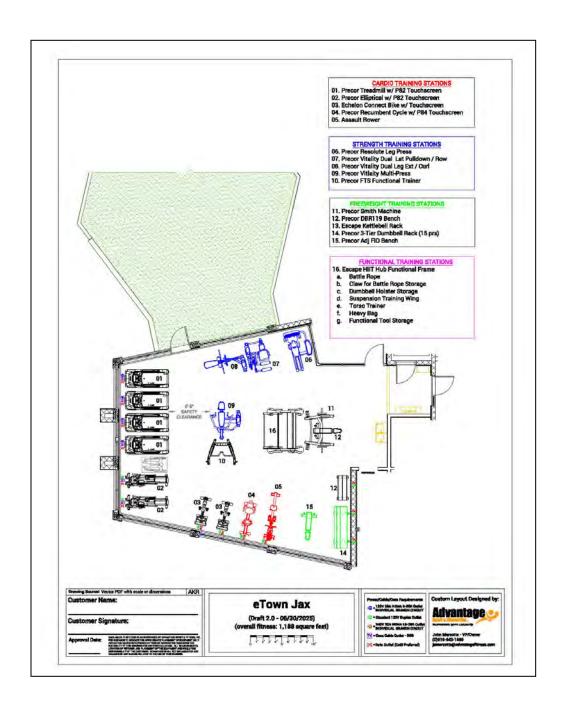
Fitness Center Equipment Upgrade

Advantage Fitness is currently finalizing the equipment plan and costs.

Factors:

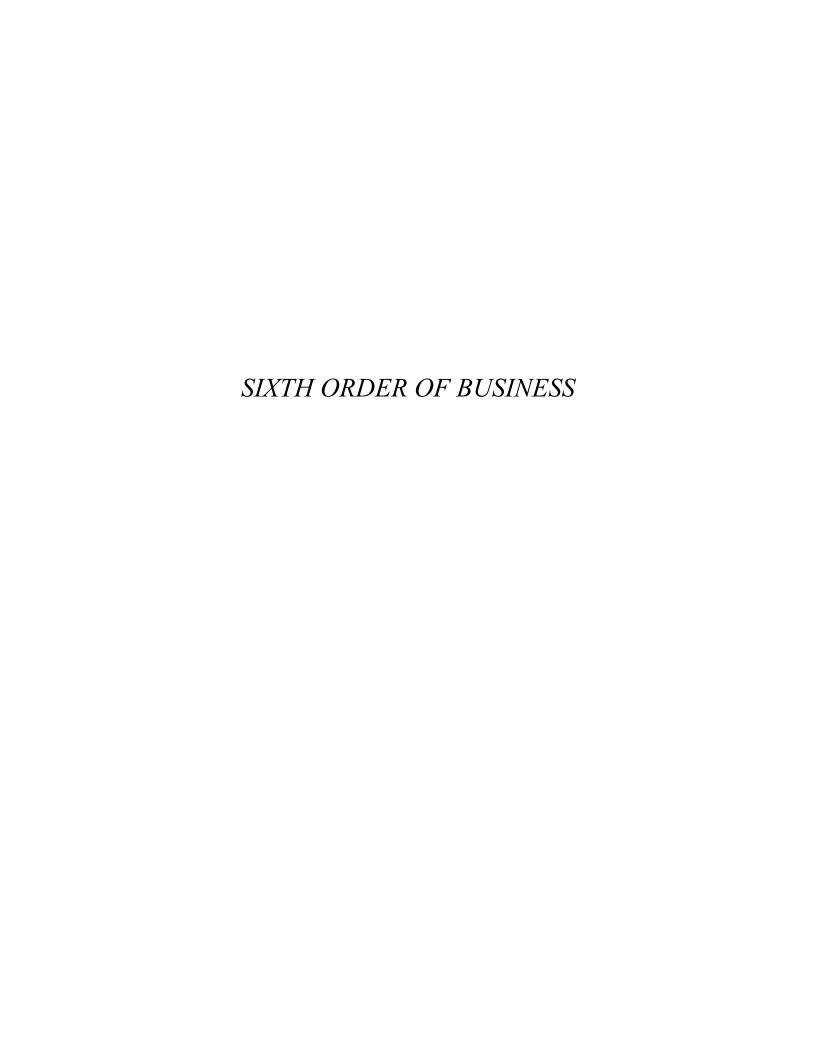
- 1. Two Echelon bikes have a current subscription. Hold off replacing those. This can be revisited for 2027.
- 2. The mirrors no longer have a subscription. Therefore, Advantage is researching any trade in value for the mirrors and the other two Echelon bikes.
- 3. If the mirrors have trade in value, the suggestion would be to place "regular mirrors" in this location.

Sample Layout:



LANDSCAPE REPORT

- 1. Ongoing weeding and trimming at Recharge and along eTown Parkway.
- 2. Sprayed all small weeds with Herbicide.
- 3. Hand pulled weeds in flower beds.
- 4. All contracted mulch has been laid.
- 5. Playground mulch installed.
- 6. Damaged fence panel was replaced at Recharge. Currently working on replacing the gate panel. Damage occurred from the mower.
- 7. Raked playground mulch.



A.

Community Development District

Unaudited Financial Reporting June 30, 2025



Cypress Bluff Community Development District Combined Balance Sheet

June 30, 2025

Assets: Cash: Operating Account Due from Other Due from General Fund Investments: State Board of Administration (SBA) Series 2019 Reserve Principal Revenue Interest Prepayment Series 2020 Reserve Principal Revenue Interest Prepayment Series 2020A Reserve Principal Revenue Interest Prepayment Series 2021A Reserve Principal Revenue Interest Prepayment Series 2021 Reserve Principal Revenue Interest Prepayment Series 2021 Reserve Principal Revenue Interest Prepad Expenses Total Assets \$ Liabilities: Accounts Payable Due to Debt Service 2020 Due to Debt Service 2020 Due to Debt Service 2020 Total Liabilites: S Fund Balance: Nonspendable:	79,783 775 - 565,747	335,9 1 247,2 2 382,6	- \$ - 3661 508 - 508 - 506 - 507 - 168 - 18	79,783 775 47,361 565,747 360,508 806 335,917 168 18 247,220 259 382,649
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Reserve Principal Revenue Interest Prepaid Expenses Total Assets S Liabilities: Accounts Payable Due to Debt Service 2019 Due to Debt Service 2020 Due to Debt Service 2020 Total Liabilites \$ Fund Balance: Nonspendable:	-		69	69
Reserve Principal Revenue Interest Prepaid Expenses Total Assets S Liabilities: Accounts Payable Due to Debt Service 2019 Due to Debt Service 2020 Due to Debt Service 2020 Total Liabilites \$ Fund Balance: Nonspendable:				
Principal Revenue Interest Prepaid Expenses Total Assets Liabilities: Accounts Payable Due to Debt Service 2019 Due to Debt Service 2020 Due to Debt Service 2021 Total Liabilites \$ Fund Balance: Nonspendable:	-	57,€	525	57,625
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Nonspendable:		.	Ψ	
-	51,484			
Prepaid Items \$		¢	- \$	177
•	51,484	\$	- \$	176
Restricted for:			200	1 077 200
Debt Service - Series	51,484 176		509	1,877,309
Unassigned	51,484 176	1,877,3	-	594,821
Total Fund Balances \$	51,484 176			2,472,307
Total Liabilities & Fund Balance \$	51,484 176		09 \$	2,523,791

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	rated Budget		Actual		
	Budget		Thru 06/30/25		Thi	ru 06/30/25	V	ariance
Revenues:								
<u>Revenues.</u>								
Special Assessments - Tax Roll	\$	1,063,877	\$	1,063,877	\$	1,068,175	\$	4,298
Special Assessments - Direct Bill		132,313		132,313		132,313		-
Interest Income		5,000		5,000		14,069		9,069
Other Income		20,000		15,000		14,823		(177)
Total Revenues	\$	1,221,190	\$	1,216,190	\$	1,229,380	\$	13,190
Expenditures:								
General & Administrative:								
upervisor Fees	\$	12,000	\$	9,000	\$	5,400	\$	3,600
FICA Expense		918		689		413		275
Engineering		5,000		3,750		4,645		(895)
Arbitrage		2,400		1,800		1,200		600
Dissemination Agent		7,590		5,692		5,793		(100)
Attorney		13,000		9,750		4,345		5,405
Annual Audit		6,500		6,500		6,600		(100)
Assessment Roll		11,236		11,236		11,236		(100)
'rustee Fees		20,500		20,500		22,158		(1,658)
Management Fees		55,214		41,410		41,411		(0)
nformation Technology		2,809		2,107		2,107		0
Vebsite Maintenance		1,405		1,053		1,054		(0)
		500		375		58		317
'elephone		1,500						
Postage				1,500		2,934		(1,434)
rinting & Binding		2,500		2,500		2,562		(62)
nsurance		6,817		6,817		6,631		186
egal Advertising		2,500		1,875		2,340		(465)
Other Current Charges		500		375		10		365
Office Supplies		600		450		82		368
ues, Licenses & Subscriptions		175		175		175		-
otal General & Administrative	\$	153,663	\$	127,554	\$	121,153	\$	6,401
<u>perations & Maintenance</u>								
Ground Maintenance								
ond Maintenance (Water Quality)	\$	1,500	\$	1,125	\$	900	\$	225
andscape Maintenance		408,925		306,694		306,694		0
andscape Contingency		13,000		9,750		6,806		2,944
rump Maintenance		3,550		2,663		-		2,663
Vater & Sewer		26,720		20,040		23,361		(3,321)
rrigation Repairs		7,500		7,500		12,515		(5,015)
est Control		2,400		1,800		1,664		136
Environmental Permit/Monitoring		20,000		15,000		-		15,000
Other Repairs and Maintenance		5,000		3,750		-		3,750

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	u 06/30/25	V	ariance
Amenity Center							
Insurance	\$ 60,517	\$	60,517	\$	56,563	\$	3,954
Amenity Manager	130,127		97,595		97,595		(0)
Pool Maintenance	9,876		7,407		7,407		-
Pool Chemicals	16,649		12,487		12,487		(0)
Facility Attendant	77,761		58,321		58,321		0
Janitorial Services	12,950		9,713		9,713		(0)
Refuse	2,160		1,620		1,490		130
Security and Gate Maintenance	10,000		7,500		1,910		5,590
Facility Maintenance	20,764		15,573		15,573		0
Elevator Maintenance	5,000		3,750		4,019		(269)
Electric	27,060		20,295		16,783		3,512
Cable and Internet	13,200		9,900		9,032		868
Licenses and Permits	1,000		750		-		750
Repairs & Maintenance	45,000		45,000		54,686		(9,686)
Special Events	35,000		26,250		25,651		599
Holiday Decorations	1,500		1,125		1,019		106
Fitness Center R&M	18,000		13,500		14,043		(543)
Fitness Equipment Rentals	25,368		19,026		5,074		13,952
Reserve for Amenities	55,000		41,250		19,450		21,800
Mobile Application	9,000		6,750		5,250		1,500
Other Current Charges	3,000		2,250		1,398		852
Subtotal Amenity Center	\$ 578,932	\$	460,578	\$	417,464	\$	43,114
Total Operations & Maintenance	\$ 1,067,527	\$	828,900	\$	769,404	\$	59,496
Total Expenditures	\$ 1,221,190	\$	956,454	\$	890,556	\$	65,897
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$	259,736	\$	338,824	\$	79,088
							·
Net Change in Fund Balance	\$ (0)	\$	259,736	\$	338,824	\$	79,088
Fund Balance - Beginning	\$ -			\$	256,174		
Fund Balance - Ending	\$ (0)			\$	594,998		

Community Development District Month to Month

	0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	163,469 \$	849,189 \$	12,333 \$	7,842 \$	10,278 \$	5,650 \$	11,334 \$	8,081 \$	- \$	- \$	- \$	1,068,175
Special Assessments - Direct Bill	-	132,313	-	-	-	=	-	-	-	-	_	-	132,313
Interest Income	261	8	8	1,009	2,843	3,010	2,613	2,248	2,070	-	-	-	14,069
Other Income	2,029	1,553	1,443	1,371	1,574	1,657	1,133	2,573	1,492	-	-	-	14,823
Total Revenues	\$ 2,290 \$	297,343 \$	850,639 \$	14,712 \$	12,259 \$	14,945 \$	9,395 \$	16,154 \$	11,642 \$	- \$	- \$	- \$	1,229,380
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	800 \$	- \$	1,000 \$	800 \$	- \$	600 \$	600 \$	600 \$	- \$	- \$	- \$	5,400
FICA Expense	77	61	-	77	61	-	46	46	46	-	-	-	413
Engineering	838	335	2,173	-	-	1,300	-	-	-	-	-	-	4,645
Arbitrage	600	-	-	-	-	-	600	-	-	-	-	-	1,200
Dissemination Agent	733	633	633	633	633	633	633	633	633	-	-	-	5,793
Attorney	973	468	-	-	1,767	-	784	-	353	-	-	-	4,345
Annual Audit	-	-	-	-	-	-	3,500	3,100	-	-	-	-	6,600
Assessment Roll	11,236	-	-	-	-	-	-	-	-	-	-	-	11,236
Trustee Fees	13,758	-	-	-	-	-	8,400	-	-	-	-	-	22,158
Management Fees	4,601	4,601	4,601	4,601	4,601	4,601	4,601	4,601	4,601	-	-	-	41,411
Information Technology	234	234	234	234	234	234	234	234	234	-	-	-	2,107
Website Maintenance	117	117	117	117	117	117	117	117	117	-	-	-	1,054
Telephone	-	10	7	7	-	2	19	-	14	-	-	-	58
Postage	187	220	17	17	114	158	37	246	1,938	-	-	-	2,934
Printing & Binding	150	152	162	19	130	179	-	171	1,598	-	-	-	2,562
Insurance	6,631	-	-	-	-	-	-	-	-	-	-	-	6,631
Legal Advertising	439	97	100	104	104	104	104	104	1,187	-	-	-	2,340
Other Current Charges	-	-	10	-	-	-	-	-	-	-	-	-	10
Office Supplies	18	19	13	1	14	15	1	1	1	-	-	-	82
Dues, Licenses & Subscriptions	175	-	-	-	-	=	-	-	-	-	-	=	175
Total General & Administrative	\$ 41,767 \$	7,746 \$	8,067 \$	6,808 \$	8,575 \$	7,342 \$	19,674 \$	9,852 \$	11,321 \$	- \$	- \$	- \$	121,153
Operations & Maintenance													
Ground Maintenance													
Pond Maintenance (Water Quality)	\$ 100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	- \$	- \$	- \$	900
Landscape Maintenance	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	-	-	-	306,694
Landscape Contingency	-	432	2,240	-	1,400	-	1,834	-	900	-	-	-	6,806
Pump Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	
Water & Sewer	3,086	1,669	3,488	2,189	3,836	2,419	2,241	2,039	2,394	-	-	-	23,361
Irrigation Repairs	-	-	1,158	-	-	4,772	-	6,585	-	-	-	-	12,515
Pest Control	272	272	-	140	140	280	140	280	140	-	-	-	1,664
Environmental Permit/Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	
Other Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center													
Insurance	\$ 56,502 \$	- \$	- \$	- \$	- \$	- \$	61 \$	- \$	- \$	- \$	- \$	- \$	56,563
Amenity Manager	10,844	10,844	10,844	10,844	10,844	10,844	10,844	10,844	10,844	-	-	-	97,595
Pool Maintenance	823	823	823	823	823	823	823	823	823	-	-	-	7,407
Pool Chemicals	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	-	-	-	12,487
Facility Attendant	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	-	-	-	58,321
Janitorial Services	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	-	-	-	9,713
Refuse	161	159	160	159	159	173	173	171	175	-	-	-	1,490
Security and Gate Maintenance	900	-	180	-	-	180	-	650	-	-	-	-	1,910
Facility Maintenance	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	-	-	-	15,573
Elevator Maintenance	-	350	=	-	-	3,544	-	-	125	-	-	-	4,019
Electric	2,073	1,559	1,867	1,760	1,742	1,102	1,473	2,537	2,670	-	-	-	16,783
Cable and Internet	1,125	1,126	1,208	1,208	1,252	608	1,405	332	769	-	-	-	9,032
Licenses and Permits	-	-	-	-	-	=	-	-	-	-	-	-	-
Repairs & Maintenance	4,679	7,058	2,419	5,762	2,667	9,420	7,560	9,231	5,890	-	-	-	54,686
Special Events	6,453	724	1,916	4,139	2,214	2,071	1,531	1,921	4,682	-	-	-	25,651
Holiday Decorations	315	-	=	704	-	-	-	-	-	-	-	-	1,019
Fitness Center R&M	2,700	1,667	900	1,370	1,521	1,172	2,097	1,493	1,124	-	-	-	14,043
Fitness Equipment Rentals	2,114	2,114	423	322	101	-	-	-	-	-	-	-	5,074
Reserve for Amenities	-	-	=	-	-	16,550	2,900	-	-	-	-	-	19,450
Mobile Application	750	750	750	750	-	=	750	750	750	-	-	-	5,250
Other Current Charges	-	-	-	-	-	-	-	1,398	-	-	=	-	1,398
Subtotal Amenity Center	\$ 100,115 \$	37,850 \$	32,167 \$	38,518 \$	32,000 \$	57,164 \$	40,293 \$	40,828 \$	38,529 \$	- \$	- \$	- \$	417,464
Total Operations & Maintenance	\$ 137,651 \$	74,400 \$	73,229 \$	75,023 \$	71,553 \$	98,812 \$	78,686 \$	83,910 \$	76,140 \$	- \$	- \$	- \$	769,404
Total Expenditures	\$ 179,418 \$	82,147 \$	81,296 \$	81,831 \$	80,128 \$	106,154 \$	98,360 \$	93,761 \$	87,461 \$	- \$	- \$	- \$	890,556
Excess (Deficiency) of Revenues over Expenditures	\$ (177,128) \$	215,197 \$	769,343 \$	(67,119) \$	(67,869) \$	(91,209) \$	(88,965) \$	(77,607) \$	(75,819) \$	- \$	- \$	- \$	338,824
Net Change in Fund Balance	\$ (177,128) \$	215,197 \$	769,343 \$	(67,119) \$	(67,869) \$	(91,209) \$	(88,965) \$	(77,607) \$	(75,819) \$	- \$	- \$	- \$	338,824

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 06/30/25	Thr	u 06/30/25	,	Variance
Revenues:								
Special Assessments - Tax Roll	\$	723,124	\$	723,124	\$	726,903	\$	3,779
Interest Income		5,000		5,000		25,037		20,037
Total Revenues	\$	728,124	\$	728,124	\$	751,940	\$	23,816
Expenditures:								
Interest - 11/1	\$	246,562	\$	246,562	\$	246,562	\$	-
Principal Prepayment - 11/1		-		-		15,000		(15,000)
Interest - 5/1		246,562		246,179		246,179		-
Principal - 5/1		230,000		230,000		230,000		-
Principal Prepayment - 5/1		-		-		5,000		(5,000)
Total Expenditures	\$	723,124	\$	722,741	\$	742,741	\$	(20,000)
Excess (Deficiency) of Revenues over Expenditures	\$	5,000	\$	5,383	\$	9,199	\$	3,816
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	5.000	\$	5,383	\$	9,199	\$	3,816
0	-	-,3	-		-	-,,	-	
Fund Balance - Beginning	\$	335,466			\$	709,565		
Fund Balance - Ending	\$	340,466			\$	718,764		
- una Daminet Blumg	Ψ	310,100			Ψ _	7 10,7 0 1		

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	ru 06/30/25	V	Variance
Revenues:							
Special Assessments - Tax Roll	\$ 438,802	\$	438,802	\$	439,795	\$	993
Special Assessments - Direct Bill	55,798		55,798		55,798		-
Special Assessments - Prepayments	-		-		4,773		4,773
Interest Income	10,000		10,000		18,210		8,210
Total Revenues	\$ 504,600	\$	504,600	\$	518,576	\$	13,976
Expenditures:							
Interest - 11/1	\$ 174,346	\$	174,346	\$	174,346	\$	-
Principal - 11/1	145,000		145,000		145,000		-
Interest - 5/1	171,519		171,519		171,519		-
Principal Prepayment - 5/1	-		-		10,000		(10,000)
Total Expenditures	\$ 490,865	\$	490,865	\$	500,865	\$	(10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 13,735	\$	13,735	\$	17,711	\$	3,976
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 13,735	\$	13,735	\$	17,711	\$	3,976
Fund Balance - Beginning	\$ 377,386			\$	625,485		
Fund Balance - Ending	\$ 391,121			\$	643,195		

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 06/30/25	Thr	u 06/30/25	1	Variance
Revenues:								
Special Assessments - Tax Roll	\$	416,315	\$	416,315	\$	423,571	\$	7,256
Special Assessments - Prepayments		-		-		10,291		10,291
Interest Income		5,000		5,000		14,510		9,510
Total Revenues	\$	421,315	\$	421,315	\$	448,372	\$	27,056
Expenditures:								
Interest - 11/1	\$	126,771	\$	126,771	\$	126,771	\$	-
Interest - 5/1		126,771		126,771		126,771		-
Principal - 5/1		165,000		165,000		165,000		-
Principal Prepayment - 5/1		-		-		15,000		(15,000)
Total Expenditures	\$	418,543	\$	418,543	\$	433,543	\$	(15,000)
Excess (Deficiency) of Revenues over Expenditures	\$	2,773	\$	2,773	\$	14,829	\$	12,056
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	2,773	\$	2,773	\$	14,829	\$	12,056
change in t unu bunnee	Ψ	2,7,73	Ψ	2,773	Ψ	11,027	Ψ	12,000
Fund Balance - Beginning	\$	178,676			\$	391,903		
Fund Balance - Ending	\$	181,449			\$	406,732		
I und Datanet Bruing	Ψ	101,117			Ψ	100,732		

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	u 06/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 22,411	\$	22,411	\$	22,502	\$	90
Special Assessments - Direct Bill	92,039		92,039		92,839		800
Interest Income	2,000		2,000		3,721		1,721
Total Revenues	\$ 116,450	\$	116,450	\$	119,062	\$	2,612
Expenditures:							
Interest - 11/1	\$ 33,843	\$	33,843	\$	33,843	\$	-
Interest - 5/1	33,843		33,843		33,843		-
Principal - 5/1	45,000		45,000		45,000		-
Total Expenditures	\$ 112,686	\$	112,686	\$	112,686	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 3,764	\$	3,764	\$	6,375	\$	2,612
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 3,764	\$	3,764	\$	6,375	\$	2,612
Fund Balance - Beginning	\$ 44,853			\$	102,242		
Fund Balance - Ending	\$ 48,616			\$	108,617		

Community Development District Long Term Debt Report

Series 2019, Specia	al Assessment Bonds	
Interest Rate:	3.75% - 5.1%	
Maturity Date:	5/1/2048	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	\$ 360,508	
Reserve Fund Balance	360,508	
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
Less: Principal Payment - 5/1/25		(230,000
Less: Principal Prepayment - 5/1/25		(5,000
Current Bonds Outstanding	\$	9,800,000

Series 2020, Specia	l Assessment Bor	ias		
Interest Rate:	3.9	9% - 5.2%		
Maturity Date:	11	1/1/2049		
Reserve Fund Definition	50%	Max Annua	Debt	
Reserve Fund Requirement	\$	247,220		
Reserve Fund Balance		247,220		
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
Less: Principal Prepayment - 5/1/25				(10,000
Current Bonds Outstanding			\$	6,855,000

Interest Rate:	2.7	% - 3.8%	
Maturity Date:	5/	1/2050	
Reserve Fund Definition	50% 1	Max Annual Debt	
Reserve Fund Requirement	\$	210,790	
Reserve Fund Balance		210,790	
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
Less: Principal Payment - 5/1/25			(165,000
Less: Principal Prepayment - 5/1/25			(15,000

Interest Rate:	3.7	19951%		
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
Less: Principal Payment - 5/1/25				(45,000



CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025 Assessment Receipts

				ASSESSED			
	# UNITS	SERIES 2019	SERIES 2020	SERIES 2020A	SERIES 2021		TOTAL NET
ASSESSED TO	ASSESSED	DEBT NET	DEBT NET	DEBT NET	DEBT NET	O&M NET	ASMTS
DRP CND ICI LLC / WEEKLEY	192	-	55,797.54		92,838.64	132,313.39	280,949.57
NET ASSESSMENTS BULK LANDS (1)	192	-	55,797.54	-	92,838.64	132,313.39	280,949.57
TAX ROLL	1,806	723,981.35	438,027.50	421,868.55	22,411.23	1,063,881.03	2,670,169.66
TOTAL DISTRICT	1,998	723,981.35	493,825.04	421,868.55	115,249.87	1,196,194.42	2,951,119.23

(1) Direct Invoices are due 50% 12/1/24, 25% 2/1/25, 25% 5/1/25

% COLLECTED TAX ROLL

				RECEIPTS			
	BALANCE DUE						
	(DISCOUNTS NOT	SERIES 2019	SERIES 2020	SERIES 2020A	SERIES 2021		TOTAL ASMTS
ASSESSED TO	TAKEN)	DEBT PAID	DEBT PAID	DEBT PAID	PAID	O&M PAID	PAID
DRP CND ICI LLC / WEEKLEY	-	-	55,797.54		92,838.64	132,313.39	280,949.57
BULK LANDS	-	-	55,797.54	-	92,838.64	132,313.39	280,949.57
TAX ROLL	(10,776.31)	726,903.19	439,795.29	423,571.14	22,501.67	1,068,174.68	2,680,945.97
TOTAL DISTRICT	(10,776.31)	726,903.19	495,592.83	423,571.14	115,340.31	1,200,488.07	2,961,895.54

		SUMMARY OF TAX ROLL COLLECTIONS					
DUVAL COUNTY DISTRIBUTION	DATE	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	SERIES 2021 PAID	O&M PAID	TOTAL ASMTS PAID
1	11/6/2024	3,778.53	2,286.11	2,201.77	116.97	5,552.50	13,935.88
2	11/15/2024	37,581.08	22,737.53	21,898.74	1,163.34	55,224.91	138,605.60
3	11/21/2024	33,946.99	20,538.81	19,781.13	1,050.85	49,884.65	125,202.42
J 3	11/21/2024	35,935.70	21,742.03	20,939.96	1,112.41	52,807.04	132,537.14
	12/5/2024	40.624.46	24,578.85	23,672.13	1,257.55	59,697.11	149,830.12
6	12/10/2024	501,569.88	303,462.79	292,267.97	15,526.37	737,050.32	1,849,877.33
7	12/19/2024	26,452.57	16,004.49	15,414.08	818.85	38,871.70	97,561.69
8	1/7/2025	9,234.24	5,586.95	5,380.85	285.85	13,569.59	34,057.48
9	1/21/2025	3,857.44	2,333.85	2,247.76	119.41	5,668.46	14,226.93
10	2/6/2025	4,534.98	2,743.78	2,642.56	140.38	6,664.09	16,725.80
11	2/21/2025	1,234.07	746.65	719.10	38.20	1,813.46	4,551.48
12	3/6/2025	4,102.15	2,481.91	2,390.35	126.98	6,028.05	15,129.44
13	3/18/2025	2,704.68	1,636.40	1,576.04	83.72	3,974.50	9,975.35
14	4/3/2025	4,289.70	2,595.38	2,499.64	132.79	6,303.66	15,821.18
15	4/21/2025	2,611.04	1,579.75	1,521.47	80.83	3,836.89	9,629.98
16	5/6/2025	5,528.66	3,344.98	3,221.58	171.14	8,124.29	20,390.66
17	5/21/2025	2,184.29	1,321.55	1,272.80	67.62	3,209.79	8,056.06
18	6/6/2025	1,233.77	746.46	718.93	38.19	1,813.01	4,550.37
TAX CERTIFICATES	6/26/2025	5,498.96	3,327.02	3,204.28	170.22	8,080.66	20,281.14
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		726,903.19	439,795.29	423,571.14	22,501.67	1,068,174.68	2,680,946.05
% COLLECTED DIRECT INVOICE		0.0%	100.0%	0.0%	100.0%	100.0%	100.0%

100.4%

100.4%

100.4%

100.4%

100.4%

100.4%

C.

Community Development District

Check Run Summary June 30, 2025

Fund	Date	Check No.	Amount
Payroll	6/25/25	50274-50276	\$ 554.10
		Subtotal	\$ 554.10
General Fund	6/6/25 6/17/25 6/26/25	1626-1638 1639-1652 1653-1655	\$ 38,969.97 39,092.53 4,294.55
		Subtotal	\$ 82,357.05
Total			\$ 82,911.15

PR300R PAYROLL CHECK REGISTER				6/25/25	PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHE(DA'		
50274	7	EDWARD J MUHL JR	184.70	6/25/20	25	
50275	2	JOHN S HEWINS JR	184.70	6/25/20	25	
50276	6	WILLIAM J CELLAR	184.70	6/25/20	25	
	TOT.	AL FOR REGISTER	554.10			

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: June 24, 2025 Meeting

	Name	In Attendance	Fee
1	Joe Muhl Chairman		YES-\$200
2	John Hewins Vice Chairman		YES - \$200
3	Kirk Blomgren Assistant Secretary		YES - \$200
4	William Cellar Assistant Secretary		YES - \$200
5	Robert Feist Assistant Secretary		NO

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

Approved for Payment:	6/24/2025
District Manager Signature	Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/14/25 PAGE 1
*** CHECK DATES 06/01/2025 - 06/30/2025 *** CYPRESS BLUFF-GENERAL FUND

		ANK A CYPRESS BLUFF CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/06/25 00051	6/03/25 135 202506 320-57200- 7/4 3HR AIRTATS	49400	*	450.00	
	7/4 3HR AIRIAIS	STACIE MIGLIORE			450.00 001626
6/06/25 00081	6/01/25 152530 202506 320-57200-	47200	*	100.00	
	JUN LAKE MAINT POND 1	CLEAR WATERS INC			100.00 001627
6/06/25 00086	11/18/24 25612A 202506 320-57200-	CLEAR WATERS INC 	*	850.00	
	SLOTH PAINT CLASS 1HR 6/7				
6/06/25 00149	6/02/25 6134 202506 320-57200-	49400	*	688.85	
	7/4 2HR WATER TAG	FIRST COAST FUN AND GAMES			688.85 001629
6/06/25 00005	6/01/25 101 202506 310-51300-	34000	*	4,601.17	
	JUN MANAGEMENT FEES 6/01/25 101 202506 310-51300-	52100	*	117.08	
	JUN WEBSITE ADMIN 6/01/25 101 202506 310-51300-	35200	*	234.08	
	JUN INFO TECH 6/01/25 101 202506 310-51300-	31300	*	632.50	
	JUN DISSEM AGENT SRVCS 6/01/25 101 202506 310-51300-	51000	*	1.17	
	OFFICE SUPPLIES 6/01/25 101 202506 310-51300-	42000	*	167.10	
	POSTAGE 6/01/25 101 202506 310-51300-	42500	*	379.20	
	COPIES 6/01/25 101 202506 310-51300-	41000	*	13.66	
	TELEPHONE 6/01/25 101 202506 320-57200-		*	750.00	
	PEOPLEVINE-AMEX MAR 2025 6/01/25 101 202506 320-57200-	47300	*	750.00	
	PEOPLEVINE-AMEX APR 2025	GOVERNMENTAL MANAGEMENT SERVICES			7,645.96 001630
6/06/25 00064	6/04/25 BP640197 202506 330-57200-		*	131.20	
	UNIFORMS & NAME TAGS	PROFORMA			131.20 001631
6/06/25 00088	5/29/25 25-61046 202505 320-57200-	46000	*	650.00	
	VIZPIN LOCK CHANGED	SECURITY ENGINEERING & DESIGNS, I	NC		650.00 001632

CYBL CYPRESS BLUFF OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/14/25 PAGE 2

*** CHECK DATES 06/01/2025 - 06/30/2025 ***

CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

	В	ANK A CYPRESS BLUFF CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/06/25 00146	4/27/25 110A 202506 320-57200-	49400	*	250.00	
	7/26 2HR MUSICAL PERFORM	SHAUN BENNETT			250.00 001633
6/06/25 00170	3/12/25 1 202506 320-57200-		*	375.00	
	7/4 PERFORMANCE	STEPHEN QUINN HIPSHER			375.00 001634
6/06/25 00012	5/30/25 17044 202505 320-57200-	46400	*		
	POOL AREA IRRIGATION RPR	SUN STATE NURSERY			4,995.00 001635
6/06/25 00055	4/16/25 62049777 202504 320-57200-		*	140.04	
	APR PEST CONTROL				140.04 001636
6/06/25 00104	5/02/25 25-00706 202505 320-57200-	TURNER PEST CONTROL LLC	*	350.00	
2, 22, 22	QUARTERLY PM INSPECTION	VAK PAK, INC			350.00 001637
6/06/25 00037	6/01/25 426741 202506 320-57200-		*	10,843.92	
0,00,25 00057	JUN AMENITY MANAGER 6/01/25 426741 202506 320-57200-		*	6,480.08	
	JUN FACILITY ATTENDANT 6/01/25 426741 202506 320-57200-		*	823.00	
	JUN POOL MAINTENANCE				
	6/01/25 426741 202506 320-57200- JUN JANITORIAL			1,079.17	
	6/01/25 426741 202506 320-57200- JUN MAINTENANCE		*	1,730.33	
	6/01/25 426741 202506 320-57200- JUN POOL CHEMICALS		*	1,387.42	
		VESTA PROPERTY SERVICES INC			22,343.92 001638
6/17/25 00016	6/13/25 144714 202506 310-51300- PRINT/MAIL NOTICES	42500	*	1,218.84	
	6/13/25 144714 202506 310-51300- POSTAGE	42000	*	1,770.52	
		ADVANCED DIRECT MARKETING SERVICES			2,989.36 001639
6/17/25 00002	6/12/25 25-03176 202506 310-51300- 6/24 NTC BOS/PVT SEC SESS	48000	*	135.00	
		JACKSONVILLE DAILY RECORD			135.00 001640
6/17/25 00095	6/05/25 3579332 202503 310-51300- MAR GENERAL COUNSEL	31500	*	353.00	
	MAR GENERAL COUNSEL	KUTAK ROCK LLP			353.00 001641

CYBL CYPRESS BLUFF OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/14/25 PAGE 3
*** CHECK DATES 06/01/2025 - 06/30/2025 *** CYPRESS BLUFF-GENERAL FUND

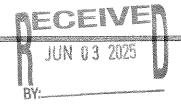
*** CHECK	DATES	06/01/2025 - 0	06/30/2025 ***	CYPRESS BLUFF-GENERAL FUND BANK A CYPRESS BLUFF CDD			
CHECK DATE	VEND#	INVOICE DATE INVOI	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
6/17/25	00038		94 202506 320-572 8 DJ ROSS POOLSIDE	00-49400	*	300.00	
		7/10		LIVE ENTERTAINMENT SOLUTIONS			300.00 001642
6/17/25	00102		0023 202505 320-572 VATOR MAINTENANCE		*	125.00	
		71177	VAIOR MAINIENANCE	OTIS ELEVATOR COMPANY			125.00 001643
6/17/25	00118	0/00/23 233	202506 320-572 1 EVENT DJ	00-49400	*	300.00	
				PIERRE MAURICE KENDRICK			300.00 001644
6/17/25	00096	6/09/25 7225	202506 320-572 2HR POOL DECK		*	300.00	
		7/2	ZIIK FOOL DECK	ROBERT LEMAY			300.00 001645
6/17/25	00065	6/11/25 1633 BIKE	202506 320-572	00-46000	*	95.00	
				SOUTHEAST FITNESS REPAIR			95.00 001646
6/17/25	00012	6/09/25 17091	1 202506 320-572 LANDSCAPE MAINT AR	00-46100	*	25,549.00	
				SUN STATE NURSERY			25,549.00 001647
6/17/25	00012		2 202506 320-572 LANDSCAPE MAINT AR	00-46100		1,808.08	
				SUN STATE NURSERY			1,808.08 001648
6/17/25	00012		3 202506 320-572 LANDSCAPE MAINT AR	00-46100	*	6,720.00	
				SUN STATE NURSERY			6,720.00 001649
6/17/25	00055		3953 202506 320-572 PEST CONTROL	00-47000	*	140.04	
				TURNER PEST CONTROL LLC			140.04 001650
6/17/25	00037		28 202505 320-572 DDIN MAGIC LUBE TUB	00-49400	*	93.70	
		5/31/25 42712	28 202505 320-572 IDENT TROUBLE SHOOT	00-46000	*	30.41-	
		5/31/25 42712			*	53.74-	
		5/31/25 42712	28 202505 320-572 SEKEEPING GLOVES	00-46000	*	42.96	
				VESTA PROPERTY SERVICES INC			52.51 001651

CYBL CYPRESS BLUFF OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER C *** CHECK DATES 06/01/2025 - 06/30/2025 *** CYPRESS BLUFF-GENERAL FUND BANK A CYPRESS BLUFF CDD	CHECK REGISTER	RUN 7/14/25	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/17/25 00062 6/13/25 25491132 202506 320-57200-46500 JANITORIAL SERVICES	*	225.54	
W.B. MASON CO., INC.			225.54 001652
6/26/25 00171 6/19/25 9684 202506 320-57200-46000 INSTALL HINGES ONSITE	*	3,049.00	
EDWARDS ORNAMENTAL IRON INC			3,049.00 001653
6/26/25 00094 4/14/25 39141C 202504 320-57200-46000 INSTALL COMBO SIGN	*	1,000.00	
ROGERS PAVEMENT MAINTENANCE INC			1,000.00 001654
6/26/25 00066 6/17/25 21218 202506 320-57200-46500	*	245.55	
DISINFECTANT WIPES CASE WIPES LLC			245.55 001655
TOTAL FOR BANK	ζ A	82,357.05	
TOTAL FOR REGI	ISTER	82,357.05	

CYBL CYPRESS BLUFF OKUZMUK

Issue date Jun 2, 2025



E-Town July 4, 2025 11-2 p.m.

We appreciate your business. Thank you for letting AirTatBodyArt make a lasting impression at your event!

Сι	ıst	on	ner
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Cypress Bluff CDD
Cypress Bluff CDD- E Town
mpollicino@vestapropertyser
vices.com
(904) 527-1081
10571 E Town Parkway
Jacksonville, FL 32256

Invoice Details

PDF created June 3, 2025 \$463.50 Service date July 4, 2025

Deposit

Due Jun 6, 2025 \$115.88

Balance

Due July 3, 2025 \$347.62

Items	Quantity	Price	Amount
e e e			
1 hr. Airtats	3.00 hr	\$150.00/hr	\$450.00
Subtotal Service fee (3%)			\$450.00 \$13.50

Total Due \$463.50

Deposit \$115.88

Unpaid • Due on Jun 6, 2025

Balance \$347.62

Unpaid • Due on Jul 3, 2025



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

Invoice

ACCOUNT #

\$100.00

DATE	INVOICE#
6/1/2025	152530

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

Phone #

Thank you for your business.

P.O. NO.



Total

			/			
	386-767-4928		Net 30			822
ITEM		DESCRIPTIO	N	RATE		AMOUNT
Lake Mgmt.	Pond 1	DESCRIPTIO	ON.	RATE	100.00	100.00

Clearwaterslakemgmt.com

TERMS

BEAUTIFUL CREATURES FARM 30 REVUE

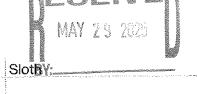
Mailing Address 19410 SW 25th Place Dunnellon, FL 34431

Call/text 518-1239

Email: farmtoyourevue@icloud.com www.FarmToYouRevue.com

Invoice

Date: 11/18/24 Invoice #: 25612



Attention:	Marcy Pollinico	Project Title:	Slot B
Title:	General Manager	Project Description:	
Company Name:	Vesta eTown	P.O. Number:	
Address:	10571 eTown Parkway	Invoice Number:	
City, State Zip Code:	Jacksonville, Fl 32256	Term:	6/7/2025
Phone:	904-527-1081		

Description	Quantity	Unit Price	Cost	
Sloth for Painting class 1 hour	1	\$650.00	\$650.00	
Travel	1	\$200.00	\$200.00	
and the second of the second o			\$0.00	
			\$0.00	
20. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	<u></u>	Subtotal	\$850.00	
Not For Profit	Tax	0.00%	\$0.00	
		Total	\$850.00	

Payment Information:

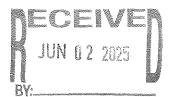
Please make payments to Farm To You Revue. A 50% Non-refundable deposit is due at the time of scheduling. Balances are due one day before day of service. Payments can be made via Zelle, Venmo, paypal, credit card, organizational check or cash.

Thank you very much for your business!

Candice & Scott Miller.



First Coast Fun & Games
1413 Avondale Ave
Jacksonville, FL 32205
(904)900-0880 | kim.goodman@gametruck.com



Invoice # Event # Date WT 6134 406820 07/04/2025

Cypress Bluff on Jul 04, 2025

Event Location: Marcy Pollicino

Cypress Bluff CDD Cypress Bluff 10571 eTown Parkway JACKSONVILLE, FL 32256

(904)710-9348 mpollicino@vestapropertyservices.com *** # of Guests: 100

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

CARD CASH CHECK#____

Notes:			
Description	Qty	Rate	Total
Fri, Jul 04, 2025 11:00am - 01:00pm WaterTag (Group Event 20+) Unit: WT	2 hrs	\$299.50	\$599.00
Included Gratuity	1	\$89.85	\$89.85
Make business checks payable to:	Gratuity is appreciated!	Sub Total	\$688.85
First Coast Fun & Games	10% \$68.89 15% \$103.33 20% \$137.77	Tax (7,0000%)	\$0.00
1413 Avondale Ave, Jacksonville, FL 32205 Customer agrees to pay all amounts shown on this invoice and acknowledges		Total	\$688.85
receipt and completion of service. If you have questions concerning your		Payments Made	\$0.00
invoice please contact our offices at (904)900-0880 or email kim.goodman@gametruck.com		Amount Due	\$688.85
		Gratuity	
Refer your friends or family to us, and when they book a GameTruck		Total	



Refer your friends or family to us, and when they book a GameTruck party with your referral link, they'll receive a discount on their event! You'll receive a thank you gift as well! To JOIN, scan this QR code, or visit www.gametruck.com/referral/register.

Name:	ligned:	

PAYMENT: There is a \$100 non-refundable deposit taken at the time of booking.

CANCELLATIONS: Event changes of date/time that occur within 14 calendar days from the scheduled event will be charged a \$50 rescheduling fee. Events that are canceled or changed within 48 hours from the scheduled event, or where no one is present upon arrival at the address provided by the contact, will be billed the full amount.

Governmental Management Services, LLC

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

Invoice

\$7,645.96

Balance Due

Invoice #: 101 Invoice Date: 6/1/25 Due Date: 6/1/25

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 - June 2025 Website Administration - June 2025 Information Technology - June 2025 Dissemination Agent Services - June 2025 Office Supplies Postage Copies Telephone AMEX Purchase - PeopleVine March 2025 AMEX Purchase - PeopleVine April 2025		4,601.17 117.08 234.08 632.50 1.17 167.10 379.20 13.66 750.00 750.00	4,601.17 117.08 234.08 632.50 1.17 167.10 379.20 13.66 750.00 750.00
	Total	ON/COLORED THINK OF THE	\$7,645.96
	Payment	ts/Credits	\$0.00



Email: julie.cafarella@proforma.com

Proforma NorthPoint Telephone: 904-330-0162

Original Bill

Bill Number

BP64019786A

Bill Date

6/4/2025

Due Date

6/4/2025

Terms

Sales Order

SP64019786

_ .

Sales Person

Blair Wygle

Sold To Shipped To

Marcy Pollicino

Cypress Bluff Community Development 475 W Town PL Suite 114

Suite 114

SAINT AUGUSTINE, FL 32092 Phone: 904-527-1081 Recharge@etowniax.com omphed to

Recharge Amenity Center Marcy Pollicino

10571 eTown Parkway JACKSONVILLE, FL 32256

Item#	erence: Apparel Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Port Authority Digi Heather Performance Polo.	1	1	0	36.5000	Each	-	\$36.50
	Color: Dress Blue Nvy: 1 - M							
	Hanes - EcoSmart Crewneck Sweatshirt.	1	1	0	36.0000	Each		\$36.00
	Color: Navy: 1 - M							
	Plastic Name Tags Size: 1.25" x 3"	1	1	0	23.5000	Each	-	\$23.50
	Name: Joshua							
	Magnetic Backing Upgrade	1	1	0	2.0000	Each	-	\$2.00
Line-Item Total	Freight Amount Tax Amount	Sub Tot	al	Deposits	Credits/D	iscounts	Amour	nt Due:
\$98.		- 9	131.20	•		<u>-j-</u>		\$131.20 USD

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

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

Thank you for your business!



Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due	
C001077	BP64019786A	6/4/2025	\$131.20	USD

BILL TO:

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

PLEASE SEND PAYMENT TO:

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

Invoice

Invoice Numbe 25-61046

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

Invoice Date 5/29/25

> Page 1

650.00

TOTAL

Voice: 904-371-4931

Fax:

Sold To:

CYPRESS BLUFF CCD 10571 CYPRESS E-TOWN PKWY. JACKSONVILLE, FL 32256

Site Address:

CYPRESS BLUFF CCD. 10571 CYPRESS E-TOWN PKWY. JACKSONVILLE, FL 32256

Customer IDCYPRESS BLUFF CCD

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days		6/8/25
D	escription		Amount
ERVICE CALL: REPAIR LOCK-			150.00
ELIVER SPARE ELECTRIC STRI	KE TO CUSTOMER		500.00
		M JUN 02 2025	
		The succession of the second s	
<u>unalizado en </u>			
Service Department: 371-4931 Monitoring Center: 800-318-948	00		
Installation: 371-4931	00		7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
		Subtota	650.0
		Subtota Sales Ta	330.0
Please include invoice number or	n payment	Total Invoice Amou	650.0
		Payment Receive	0.0

Shaun Bennett

Steel Pan with Shaun

54083 Hurst Rd Callahan, FL 32011 Phone: (904)501-2395

Email: ShaunWadeBennett@gmail.com

TO: Marcy Pollicino Cypress Bluff CDD 475 West Town Place, Suite 114 St. Augustine, FL 32092 INVOICE

SALES TAX

TOTAL DUE

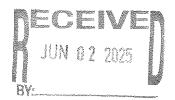
SHIPPING & HANDLING

0

0

\$250

INVOICE # 110 DATE: 4/27/25



QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
2 Hours	Musical performance on 7/26/25	\$125 per hour	\$250
Andrew Company			
		SUBTOTAL	\$250

SHIP TO:

Shaun Bennett

54083 Hurst Rd

Callahan, FL 32011

Phone: (904) 501-2395

Make all checks payable to Shaun Bennett
If you have any questions concerning this invoice, contact Shaun Bennett- (904) 501-2395
Email: ShaunWadeBennett@gmail.com

THANK YOU FOR YOUR BUSINESS!

INVOICE

STEPHEN QUINN

2754 Anchor Road

JACKSONVILLE, FL 32210

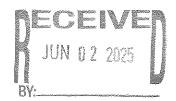
CELL: 904-222-1135

<u>Stephenquinnmusic@gmail.com</u>

BILL TO Cypress Bluff CDD

INVOICE NO. 1

DATE 3/12/2025



JOB Performance

TERMS Due on receipt

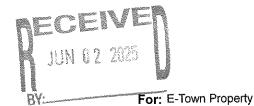
PAYMENT	\$375.00
	A Marian and A Mari The A Marian and A The A Marian and
	- VALLEY BURNEY OF THE STREET, WAS
	Marie - 100 daile
The State of the S	p. 000000000000000000000000000000000000
	· · · · · · · · · · · · · · · · · · ·
	reneration are accounted the ESS 1423
	Managara and American Services
	- maileur - Loft of Earling - Lotte -
	A service of the serv
4th of July performance	\$3/3.00
NOIPSIN NATION	\$375.00

Make Checks Payable To: Stephen Quinn



Invoice#: 17044

Date: 05/30/2025



Billed To: Cypress Bluff CDD 2

GMS

475 West Town Place Ste 114 St. Augustine FL 32092

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price Sales Tax
Pool area irrigation repair. Labor to dig a 550 ft trench, install 550' of pipe and misc fit	1.00	4,995.00	4,995.00

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

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

Amount Due

4,995.00

Stary (ear Shoyle was read

INVOICE:

620497776

DATE:

04/16/2025

ORDER:

620497776

ZTurner Pest

PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 860323 • Jacksonville, Florida 32260-0323 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Bill To: [415357]

Cypress Bluff CDD 475 W Towne PI 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

(a) 2. (a) 5. (a) 1. (a	Fright Bust ANTS, ROACH, W.	श्री अर्था भारतिकार ASP		02:46 PM
Pareinse ©nier	Reigns NET 30	Lassic Statevice N/laj5 Con 05/14/2025	ic.	02:52 PM
Sarvico		Description		22763
PCM	Commercial Pest Co	ontrol - Monthly Service		\$140.04
			SUBTOTAL	\$140.04
			TAX AMT. PAID	\$0.00 \$0.00
			TOTAL	\$140.04
		Y 30 2025	AMOUNT DUE	\$140.04
	$egin{array}{c} V_{2} \end{array}$	and and an analysis of the second of the sec	A	
			TECHNICIAN SIGN	NATURE
			mer	
			Marcy CUSTOMER SIGN	IATURE

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.

100

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



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

Invoice

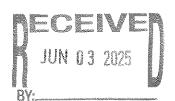
Date	Invoice #
5/2/2025	25-00706

Ri	H	T	•
m	1 E		1

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	Vi	a		Proj	ect
	Due on receipt	JW	and Parameter authorized Scale City, III. abstract City City City City City City City Cit	ATT THE RESERVE OF THE PERSON		PM Insp	ection
	Description		Quantity	Price I	Each	U/M	Amount
PM Inspection Inspection performed to Combined Sales Tax for the combined S	y John Willis				350.00 7.50%		350,00
THANK YOU FOR	YOUR BUSINESS		The second section of the sect		Total	and the second seco	\$350.00
ma Andréa de Maria de La Calabria de La Calabria de Caractería de Caractería de Caractería de Caractería de Ca		ngggarg mynggangana samanana sa shi kadababbaddi di disabib			Paymo	ents	\$0.00
PLEASE NOTE: DEPOSITS ARE NOT	N-REFUNDABLE ONC	E CONSTRUCT	ION HAS STARTED).	Balan	ice Due	\$350.00



Invoice

Invoice # Date 426741 06/01/2025

Terms

Due Date

06/30/2025

Memo

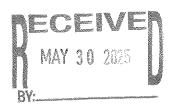
Monthly Fees

Bill To

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

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300

Jacksonville FL 32202



Total

22,343.92

Advanced Direct Marketing Services 3733 Adirolf Rd.

Invoice

DATE

INVOICE #

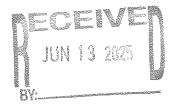
6/13/2025

144714

BILL TO

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

Jacksonville, FL 32207-4719 (V) 904.396.3028 (F) 396.6328



	P.O. NO.		TERN	vIS	F	PROJECT
			With C	Order		
SERVICE DESCRIPTION			QTY	RATE		AMOUNT
Cypress Bluff CDD Load, read, convert files; CASS Certify addresses to enable automatic rates; Create automation based sack/tray tags & postal documents; for			1,791	0.1549	96	277.53
addressing Form layout and preparation Laser one sheet front & back Fold customer materials Insert one piece into #10 envelope, seal, sort and mail, Standard Rate			1 1,791 1,791 1,791	37.5 0.3 0.0644 0.0902	35 13	37.50 626.85 115.39 161.57
#10 Window Envelopes printed one color black ink Postage			1,801 1,791	0.2571	ı	463.09 1,307.43
	Su	btota	1		\$	2,989.36
	Sa	les T	ax (7.5	%)		\$0.00
	To	otal			\$	2,989.36

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

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

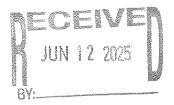
INVOICE

June 12, 2025

Date

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

FL 32092



Serial # 25-03176D PO/File #	\$135.00
	Payment Due
Notice of Meeting of the Board of Supervisors; Notice of Private Security	•
Session	\$135.00
	Publication Fed
Cypress Bluff Community Development District	1 ubileation 1 co
Case Number	Amount Paid
Publication Dates 6/12	Payment Due Upon Receipt
	For your convenience, you
County Duval	may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due before	• •
the Proof of Publication	If your payment is being mailed, please reference
is released.	Serial # 25-03176D on your
	check or remittance advice

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; NOTICE OF PRIVATE SECURITY SESSION 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, June 24,
2025, at 1:00 p.m. at the Southcast 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

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.

may be continued to a date, line, and place to be specified on the record at such Meeting.

Please note: In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the regular meeting may be closed to the public, as it relates to the District's security system plan. The closed session may begin at any time during the regular meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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, yyyy.(Cypress)BluffCDD.com.

man business hours, and win 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

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
Jun. 12 00 (25-03176D)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

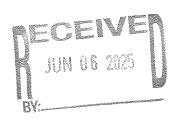
Federal ID 47-0597598

June 5, 2025

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

Reference: Invoice No. 3579332 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. 3579332 4123-1

Re: General Counsel						
For Profession	onal Legal Services	Rendered				
03/08/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts		
03/10/25	K. Buchanan	0.40	142.00	Confer with landscape maintenance provider		
03/17/25	J. Gillis	0.10	18.50	Review Capitol Conversations distribution list and update same		
TOTAL HOURS 1.00						
TOTAL FOR SERVICES RENDERED \$353.00						
TOTAL CURRENT AMOUNT DUE \$353.00						



INVOICE

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

Invoice Number: 309494

11925 Alden Trace Blvd N Jacksonville FL 32246

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dina dina	99	

RD(HHCHIJOHO)	P(2)(C)	nadroje	1270	(0).24
⁹ DJ Ross for Poolside	7/18/2025	6:00- 8pm	\$	300.00
. Ann			: > * * = #	

Final Balance Due

\$ 300.00

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

CUSTOMER NO.:

66614678

ETOWN SWIM & FITNESS

DATE:

5/5/2025

DUE: 6/4/2025

INVOICE NO.:

F10000234823

PLEASE PAY PROMPTLY

ACCOUNTSUMMARY

BUILDING ADDRESS

ETOWN SWIM & FITNESS 10571 ETOWN PKWY JACKSONVILLE FL

32256-5892

CONTRACT: 120512 | TAJ06137

Logistics and fuel impact fee

Letter of explanation enclosed within

\$125.00



NET SERVICE CONTRACT AMOUNT

Sales Tax

\$125.00 \$0,00

TOTAL SERVICE CONTRACT AMOUNT DUE

IMPORTANT MESSAGES

We are pleased to offer the convenience and flexibility of paperless billing and e-payment options! To automate your payment, opt in to paperless billing, or to change your billing address, please visit our epayment site at https://otis. payinvoicedirect.com.

QUESTIONS?

Invoice Questions: 1-844-636-6847

OTISLINE®: 1-800-233-6847

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

DETACH DOCUMENT ALONG PERFORATION, ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT,

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

AB 01 003746 19130 H 17 B

CYPRESS BLUFF COO 475 WEST TOWN PLACE SAINT AUGUSTINE FL 32092

CUSTOMER NO.:

DATE:

INVOICE NO.:

TOTAL SERVICE CONTRACT AMOUNT:

66614678 5/5/2025

F10000234823

\$125.00

MAKE CHECK PAYABLE TO:

Otls Elevator Company PO Box 730400 Dallas TX 75373-0400



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

Bill to:

Cypress Bluff CDD 475 West Town Place St Augustine FL, Florida 32902 United States

Invoice #0000255

Issue Date: Jun 6, 2025 Due Date: Jun 21, 2025



Additional Customer Info: mpollicino@vestapropertyservices.com

Product or Service	 Quantity	Price	Line Total
Event DJ Event DJ	1	\$300.00	\$300.00
	Subtotal Taxes		\$300.00 \$0.00
	Invoice Total Amount Paic		\$300.00 \$0.00
	Balance Due		\$300.00







June 9, 2025

Bill To:

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

Amount Due: \$300

Performance Information:
July 2, 2025 from 6 to 8 pm Pool Deck

Please make check payable to:

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



Thank you for choosing us for your entertainment!



14476 Duval Place West #208 Jacksonville, FL 32218 (904) 683-1439 Office@SoutheastFitnessRepair.com

BILL TO

Cypress Bluff Etown Amenity Center 10571 E Town Pkwy Jacksonville FL 32256 (904) 422-5294

Invoice

DATE	06/11/2025
INVOICE#	1633
TERMS	NET 30
DUE DATE	07/11/2025

SERVICE LOCATION

Cypress Bluff Etown Amenity Center 10571 E Town Pkwy Jacksonville FL 32256 (904) 422-5294

JOB#	DATE PO/REF#	DESCRIPTION
106275	06/11/2025	Bike unit is down.
		Completion Notes: * warranty diagnostic complete parts needed**
		>>machine detail:
		>>Reported issue: bike is down
		>> Diagnostic report: ~Issue: electric resistance adjustment knob is malfunctioning does not increases resistance
and the desired of the control of th	JUN 12 2025	>>Test:on screen controls, increment by five up and down works correctly indicating lower board is good and resistance Motor is good.
	The state of the s	** warranty diagnostic complete parts needed**
		>>Machine detail:
		>>Reported issue: bike is down
or the state of th		>>Diagnostic report: ~Issue: electric resistance adjustment knob is malfunctioning only increases resistance
and the same of th		>>Test:on screen controls, increment by five up and down works correctly indicating lower board is good and resistance

Job Charges	Qty	Rate	Total
Travel <60 miles	1.00	\$95.00	\$95.00

Motor is good.

Job Subtotal		\$95.00
Job Total	gagan yan wasan masa wasan kata a a a a a a a a a a a a a a a a a	\$95.00
PRE-WORK SIGNATURE		POST-WORK SIGNATURE 06/11/2025 02:11 pm
Signed By:	Signed By:	Marcy Pollicino
CUSTOMER MESSAGE	Invoice Tota	al: \$95.00
	Deposits (-)	\$0.00

Deposits (-):

Payments (-):

Total Due:

\$0.00

\$95.00



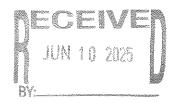
Invoice#: 17091

Date: 06/09/2025

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
June 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



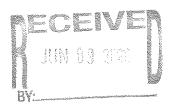
Invoice#: 17092

Date: 06/09/2025

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
June 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



Invoice#: 17093

Date: 06/09/2025

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
June 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



PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323 804-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: DATE:

620739538 06/12/2025 ORDER: 620739538

Work

Turner Pest Control LLC

Jacksonville, FL 32260-0323

PO Box 600323

904-355-5300

Location:

[415357]

904-710-9348

Recharge at E-town Amenity Center 10571 E-town Pkwy Jacksonville, FL 32256-5841

Bill To: [415357]

Cypress Bluff CDD 475 W Towne PI

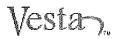
Suite 114

Saint Augustine, FL 32092

06/12/2025 Figure(16):	Nime 03:47 PM c/0)rder	Targel Real ANTS, ROACH, WASP Terms NET 30	Last Service Map Coc	ic .	03:47 PM 03:47 PM 03:54 PM
Si S	Vitie		Description		[21](etc.
PCM		Commercial Pest Control	- Monthly Service		\$140.04
				SUBTOTAL TAX AMT. PAID TOTAL	\$140.04 \$0.00 \$0.00 \$140.04
				AMOUNT DUE	\$140.04
		IIIN 1 / 2025		TECHNICIAN SIG	

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 tendered, and agree to pay the cost of services as specified above.



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

Invoice

Invoice # Date

427128 05/31/2025

Terms

Net 30

Due Date

06/30/2025

Memo

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



Distribution of the control of the c	Oursellly Bale Air	
Billable Expenses Taylor DPD Complete Test Kit, Aladdin Magic Lube 5oz Tube Taylor Residential Trouble Shooter DPD 5-Way Test Kit Marcy Pollicino - 2025-04-29 - COSTCO WHSE #0357 - Whiskey for dog park		93.70 (30.41) (53.74)
Happy Hour and vodka for Egg Hunt event. Marcy Pollicino - 2025-05-26 - COSTCO WHSE #0357 - Housekeeping gloves Total Billable Expenses		42.96 52.51

Total

52.51



HornerXpress South Florida, Inc. 5755 Powerline Rd Fort Lauderdale, FL 33309 USA

Bill To

Vesta Property Services (Non-Tax) 245 Riverside Ave Ste 300 Jacksonville, FL 32202-4929

USA 904-355-1831 Ship To

HX - Jacksonville 8297 Philips Hwy

Jacksonville, FL 32256-8201

USA

Telephone Fax (954) 772-6966 (954) 772-7993

Invoice

Number Invoice date Page Date and time

CIN125282 5/2/2025 1 of 1 5/2/2025 SO-000149205

Sales order Your reference Our reference Payment Invoice account

Cypress Bluff Jacob Penner 1% 10th, 20th C01340905

Payment ID

HXUS034950537

Item number	Description	Quantity	Unit	Unit price	Amount
K2005	Taylor DPD Complete Test Kit Quantity: 1 Warehouse: 134 Location: COUNT-OUT	1.00 License plate : 1		76.87	76.87
	Quantity: 1.00 Packing slip No.: PKS127010 Ship date	: 5/2/2025			
ML-631	Aladdin Magic Lube 5oz Tube Quantity: 1 Warehouse: 134 Location: COUNT-OUT Quantity: 1.00 Packing slip No.: PKS127010 Ship date			10.29	10.29

Sales subtotal amount	Total charges	Net amount	Sales tax	Total
87.16	0.00	87.16	6.54	93.70 USD

Due date: 6/20/2025

When payment before 6/10/2025, 0.87 USD is granted in cash discount.

STANDARD CREDIT TERMS: Past due accounts are not entitled to any discounts. Amounts not paid according to the terms bear interest thereafter at 18% per annum, and all costs of collection, including attorneys fees, are the obligation of the customer. Please contact us within 30 days for any disputes or discrepancies.



HornerXpress South Florida, Inc. 5755 Powerline Rd Fort Lauderdale, FL 33309 USA

Bill To

Vesta Property Services (Non-Tax) 245 Riverside Ave Ste 300 Jacksonville, FL 32202-4929 USA

904-355-1831

Ship To

HornerXpress - Jacksonville 8297 Philips Hwy Jacksonville, FL 32256-8201

USA

Telephone Fax

(954) 772-6966 (954) 772-7993

Credit note

Number Invoice date Page Date and time Sales order Your reference

Our reference Payment invoice account Payment ID

SCN005301 5/2/2025 1 of 1 6/3/2025 SO-000149200 Cypress Bluff Jacob Penner 1% 10th, 20th C01340905

HXUS034947434

Item number

Description

-28.29

-1.00 EA Quantity: -1 Warehouse: 134 Location: RCV-134 License plate: 1340024944 Unit price

Amount

K1004

Taylor Residential Trouble Shooter DPD 5-Way Test Kit

Quantity Unit

28.29

-28.29

Sales subtotal amount

Total charges 0.00 Net amount

Sales tax

Total

-28.29

-2.12

-30.41 USD

AID: 40307101031010

Seak 39013 Apple: 539913

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APPAUVID - Purikasa

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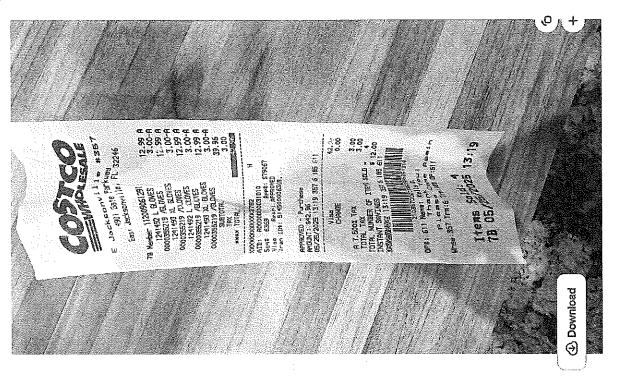
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OPA: 23 News DENEK L.

Thems You!

Flance Lone Feath

Kase 357 Trail Trail Iracia OP:23



PM



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

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

Invoice Number	254911324
Customer Number	C2943565
Invoice Date	06/13/2025
Due Date	07/13/2025
Order Date	06/12/2025
Order Number	S153575991
Order Method	WEB



CYPRESS BLUFF CFF 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649 **Delivery Address** Recharge Amenity Center eTown Attn.: Marcy Pollicino 10571 eTown Parkway Jacksonville FL 32256

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	3	CT	75.18	225.54

SUBTOTAL:

225.54 TAX & BOTTLE DEPOSITS TOTAL: 0.00

ORDER TOTAL:

225.54

Total Due: 225.54

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



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

Remittance Section		
Customer Number	C2943565	
Invoice Number	254911324	
Invoice Date	06/13/2025	
Terms	Net 30	
Total Due	225.54	

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

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

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

INVOICE

Edwards Ornamental Iron, Inc

1252 W Beaver ST Jacksonville, FL 32204 (904) 354-4282 info@eoimail.com



BILL TO:

Marcy Pollicino Recharge at Etown Cypress Bluff CDD 475 West Town Place St. Augustine, FL 32902

SHIP TO:

Recharge at Etown Marcy Pollicino 10571 eTown Parkway Jacksonville, FL 32256 P.O. Number: Sales Rep:

Invoice No: 9684 Status: Open

Invoice Date: 6/19/2025 Due Date: 7/19/2025 Total: \$3,049.00

Population DV Contavalors	1101101163	e du la superiore	
Installation and onsite labor for hinges. 6.18 Adjusting all pool gates on 6.16	1.00	\$1,950.00	\$1,950.00
Locinox tiger hinges	2.00	\$549.50	\$1,099.00
Notes	Subtotal:		\$3,049.00
Please Note: If any invoiced amount is not	Tax:		\$0.00

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue late fee of 1.50% of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

Amount Due	\$3,049.00
Payment(s):	
Previous	\$0.00
Invoice Amount:	\$3,049.00
Tax:	\$0.00
Subtotal:	\$3,049.00

Invoice

Rogers Pavement Maintenance Inc.

PO Box 65909 Orange Park, Fl 32065



Date	Invoice #
4/14/2025	39141c

Bill To	
Cypress Bluff CDD (10571 eTown Parkw. Jacksonville, FL 322	ay,
ATTN:	

Job		
Glenmont and eT	own Parkway	
		D.O. 15
Job Completed	Terms	P.O. #
4/14/2025	Net 30	

Description	Qty	U/M	Price E	Amount
Supply and Install 30" High Intensity W2-6A Roundabout/ 18" W13-1 "15 MPH" Combo Sign with Black Matte Backing on Existing Black 4" x 4" Square Post	Qty 1	U/M EA	Price E 1,000.00	

Balance Due \$1

\$1,000.00

Wipes LLC

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





INVOICE

BILL TO

475 West Town Place

Suite 114 St Augustine, FL 32092 SHIP TO

SHIP DATE Cypress Bluff CDD - Jacksonville FL Cypress Bluff CDD - Jacksonville FL SHIP VIA TRACKING#

ReCHARGE Amenity Center 10571 eTown Parkway

Jacksonville, FL 32256

06/17/2025

UPS

DATE

1ZX51V3903477018 TERMS DUE DATE

INVOICE 21218

> 06/17/2025 Due on receipt

> > 06/17/2025

	DESCRIPTION	ατγ	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92
Shipping	Freight Cost	2	16.39	32.78
Sales Tax	Sales Tax calculated by AvaTax for 54759-V2 a Jun 18 03:05:33 UTC 2025	tWed 1	14.85	14.85
		SUBTOTAL		245.55
		TOTAL		245.55
	~	BALANCE DUE	and the first time to the first time and the first time to the first time and time and the first time and the first time and the first time and the first time and th	\$245.55

BALANCE DUE

Pay invoice