Cypress Bluff Community Development District

August 26, 2025



Cypress Bluff Community Development District

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

August 19, 2025

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

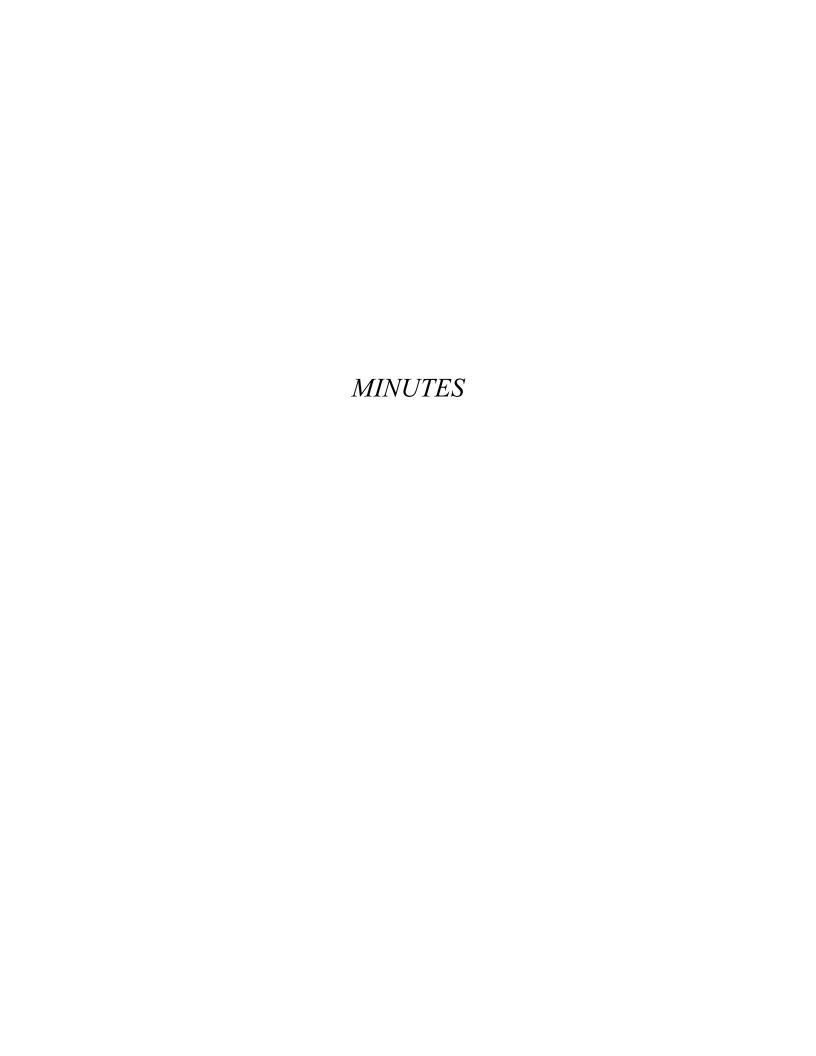
Dear Board Members:

The Cypress Bluff Community Development District Board of Supervisors Meeting is scheduled for Tuesday, August 26, 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 July 22, 2025 Board of Supervisors Meeting
- IV. Acceptance of the Engagement Letter from Grau & Associates for the Fiscal Year 2025 Audit
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Discussion of Goals & Objectives for Fiscal Year 2026
 - D. General Manager
 - 1. Report
 - 2. Proposal to Replace Medjool Palm Tree on Nobel Circle
 - 3. Proposals for Playground Shade Structure
 - 4. Quote to Replace Trees Along eTown Parkway
 - 5. Quote to Replace eTown North Entrance Landscaping with Sod

- VI. Financial Reports
 - A. Financial Statements as of July 31, 2025
 - B. Assessment Receipts Schedule
 - C. Check Register
- VII. Other Business
- VIII. Supervisor's Requests and Audience Comments
 - IX. Next Scheduled Meeting September 23, 2025 at 1:00 p.m. at the Southeast Regional Library
 - X. Adjournment



MINUTES OF MEETING CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, July 22, 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 FeistSupervisorKirk BlomgrenSupervisor

Also present were:

Jim OliverDistrict ManagerKatie BuchananDistrict Counsel

Matt Biagetti Governmental Management Services

Marcy Pollicino General Manager
Dana Harden Vesta Property Services

The following is a summary of the discussions and actions taken at the July 22, 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 June 24, 2025 Meeting

Mr. Oliver asked for any questions, comments, or concerns regarding the June 24, 2025 minutes. Hearing none, he asked for a motion to approve.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor the minutes of the June 24, 2025 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget and Imposing Special Assessments

Mr. Oliver provided an overview of the FY 26 budget, which includes a 12% increase in the operations and maintenance assessments. The increase is driven by the need to build a capital reserves fund for the purpose of paying for repairs and replacements of the District's assets. Additionally, there are increases related to security, and extra staffing.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor, the public hearings regarding the adoption of the fiscal year 2026 budget and imposition of assessments were opened.

Multiple residents questioned the mention of security and staff at night, and asked if the pool will be open at night going forward.

Mr. Oliver responded that the purpose of the security and staff is to prevent people from accessing the facility after-hours when they are not authorized, especially the pool as it is not authorized for night-swim. Mr. Feist added that there have been enough incidents and enough residents expressing concern that have prompted the conversations of increasing security in the community.

A resident asked caused the increase in assessments for the Del Webb residents.

Mr. Oliver responded that Del Webb residents can reference the administrative and grounds maintenance section of the budget, which include increases to engineering, trustee, management, and landscape maintenance fees.

A resident asked why there are no Del Webb residents on the Board.

Mr. Oliver responded that there were none that qualified to run for office through the Supervisor of Elections office.

A resident asked if the area under the bridge where the surf park is being built will funnel into Recharge.

Mr. Cellar responded that is not part of the CDD, so that community will not utilize Recharge.

A resident asked if the businesses contribute to the CDD.

Mr. Muhl responded that the businesses are in a separate owner's association for the commercial area. Ms. Buchanan added that the businesses are outside the CDD's boundaries.

There are some cost share agreements where they contribute to the landscape maintenance for the adjacent areas.

On MOTION by Mr. Cellar seconded by Mr. Muhl with all in favor, the public hearings regarding the adoption of the fiscal year 2026 budget and imposition of assessments were closed.

A. Consideration of Resolution 2025-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Ms. Buchanan stated that the purpose of this resolution is to formally adopt the budget through fiscal year end September 30, 2026.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor, Resolution 2025-05, relating to annual appropriations and adopting the budget for Fiscal Year 2026 was approved.

B. Consideration of Resolution 2025-06, Imposing Special Assessments and Certifying an Assessment Roll

Ms. Buchanan stated that this resolution imposes an assessment lien on properties within the District boundaries to fund the budget just adopted.

On MOTION by Mr. Hewins seconded by Mr. Muhl with all in favor, Resolution 2025-06, imposing special assessments and certifying an assessment roll for Fiscal Year 2026 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

Mr. Oliver presented the proposed meeting schedule for fiscal year 2026, noting the meeting time will be changed to 1:00 p.m. The meetings will be held on the fourth Tuesday of each month, except for November, December and May.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor, the meeting schedule for Fiscal Year 2026 was approved with the meeting time to be changed to 1:00 p.m.

D. General Manager – Report

Ms. Pollicino provided an overview of her report. Ms. Pollicino informed the Board that the Echelon mirrors no longer have a subscription. The suggestion is to remove the Echelon mirrors and possibly sell them. A proposed layout for the gym was included in the agenda package for the Board's review.

There was no objection from the Board on the proposed layout.

Next, Ms. Pollicino stated that there is a vendor fair held each year in November, however it has grown quite large and last year there was an issue with parking. Her plan for this year is to use the Publix parking lot for the vendors vehicles and to use golf carts to transport the vendors over to the area in which the event will be held. Publix has agreed to the use of their parking lot. There were no objections from the Board on proceeding with this parking plan.

SIXTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of June 30, 2025

Mr. Oliver presented the financial statements as of June 30, 2025.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 100% collected was included in the agenda package.

C. Check Register

Copies of the check registers for May, totaling \$82,911.15, was included in the agenda package for the Board's review.

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

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

A resident asked for confirmation if the increase in assessments is 6% for Del Webb residents. Mr. Oliver responded that is correct.

Next, the resident asked how the 6% increase relates to the current rate of inflation. Mr. Oliver responded that this budget is not tied to the rate of inflation so budget as it is the capital reserve report.

A resident asked if the Board has any ability to fine residents that have been found responsible for unauthorized access to the facilities. Mr. Oliver responded that the District does not have the ability to issue fines, but it can request restitution if damage is caused and it can also suspend amenity privileges.

Next, the resident asked how the roving security would work. Mr. Oliver responded that the CDD's funds can only be used for CDD property, so they will not go in and out of the various neighborhoods. Mr. Muhl added that the Board still needs to discuss specifics.

A resident asked if the \$100,000 included in the capital reserve budget is a one-time fee to get the budget started. Mr. Oliver responded that for this year, \$120,000 was the recommended amount to be put into the reserves. There will be a gradual increase in the amount set aside each year.

A resident asked if the Sheriff's Office presence following incidents at Recharge is only by request or if it's routine. Mr. Oliver responded that in this case, it was by request. The resident stated that if JSO would have a routine pattern in the community, it would have a different effect.

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 1:54 p.m.

The Board exited the closed session at 2:20 p.m. and made the following motion.

On MOTION by Mr. Cellar seconded by Mr. Muhl with all in favor installing the proposal from Stealth for installation of security cameras was approved with one additional camera.

TENTH ORDER OF BUSINESS Next Scheduled Meeting – August 26, 2025

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

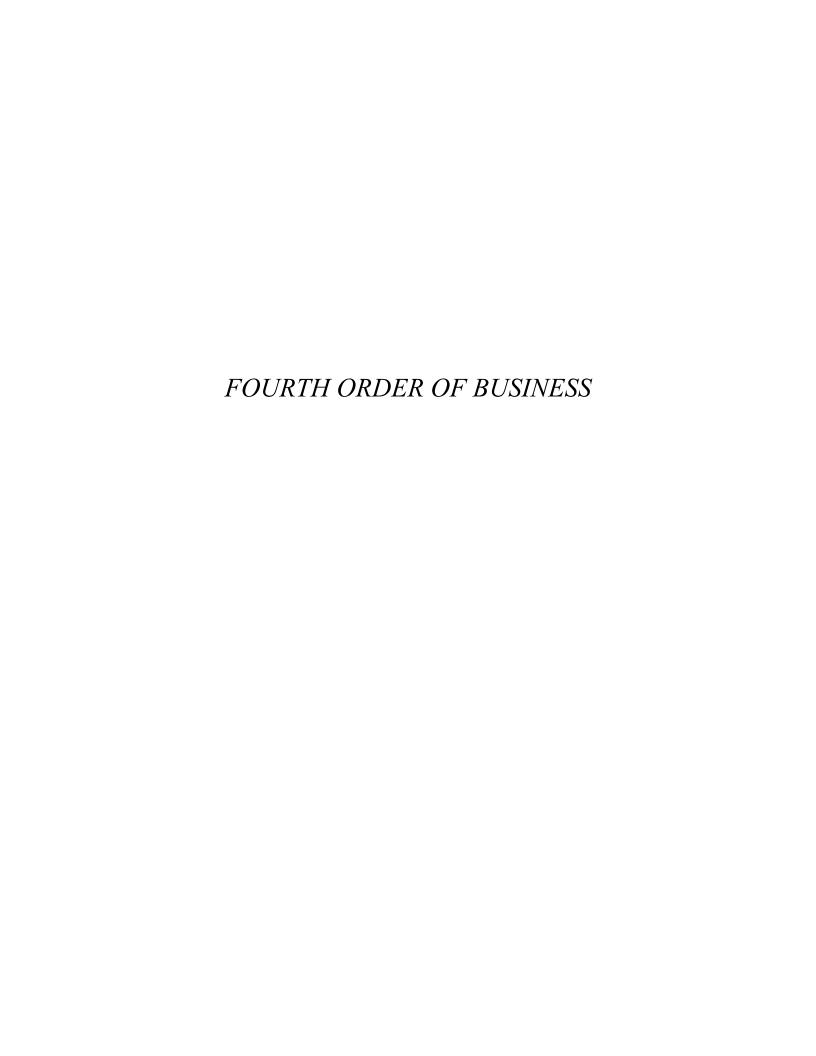
Library

ELEVENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman





1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

August 11, 2025

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

We are pleased to confirm our understanding of the services we are to provide Cypress Bluff Community Development District, Duval County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Bluff Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

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

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

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

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

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

Audit Objectives

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

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

Examination Objective

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

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

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

Our fee for these services will not exceed \$6,800 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

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

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

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

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

Grau & Associates	
Jos In	
Antonio J. Grau	

RESPONSE:

Very truly yours,

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

Ву:	
Title:	
1100.	
Date:	





Peer Review Program

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

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

March 17, 2023

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

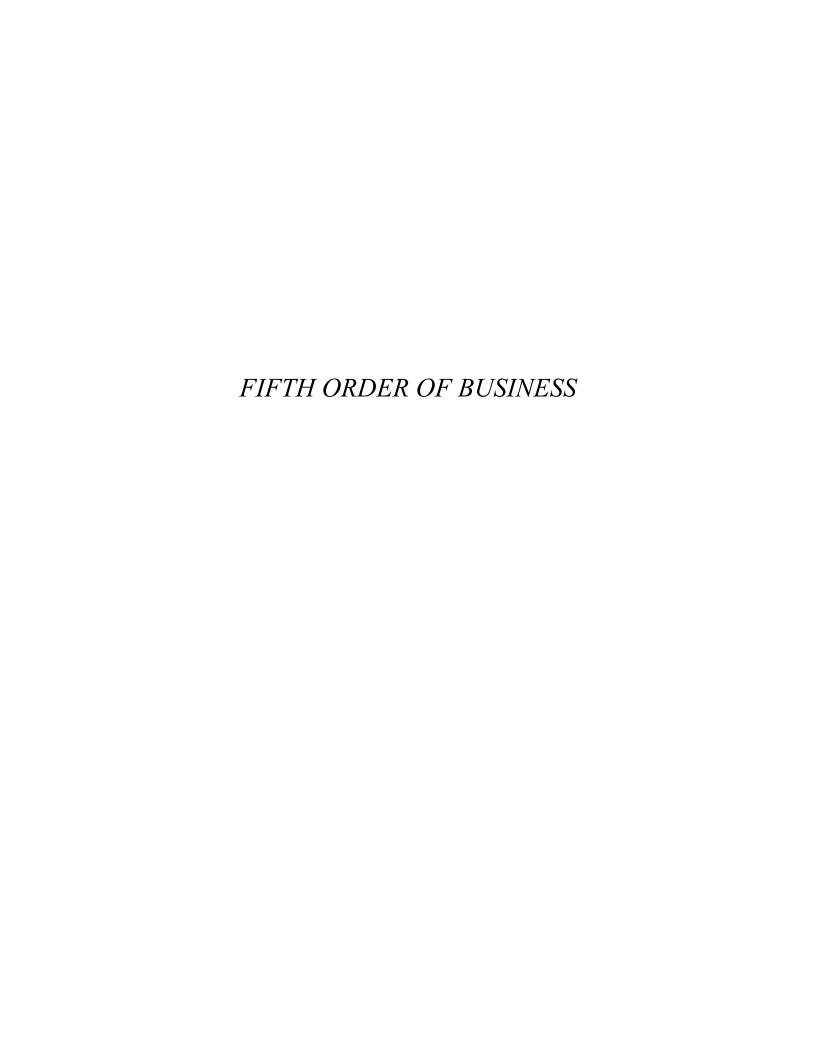
FICPA Peer Review Committee

Peer Review Team FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791



C.

Cypress Bluff Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised per Florida statute on at least two

mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. **Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

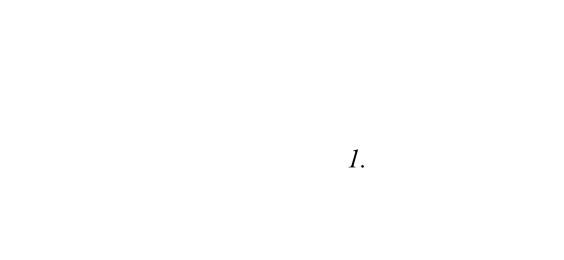
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □	
Chair/Vice Chair:	Date:
Print Name:	
Cypress Bluff Community Development District	

District Manager:______
Print Name:_____
Cypress Bluff Community Development District

Date:_____







COMMUNITY MANAGER REPORT 8/26/25 SUBMITTED BY MARCY POLLICINO

RECHARGE UPDATE:

Elevator

The elevator was inspected on July 30 and passed. Please see the attached report.

July Amenity Use:

Gym door was opened 2,840 times.

Rear gym door was opened 96 times.

Main entry gate was opened 3,478 times.

Main pool gate was opened 1,501 times.

Side pool gate was opened 181 times.

EVENTS UPDATE:

Food Truck Friday

DJ Ross played tunes poolside and Emangeos Brick Oven Pizza was on site for dinner. 60 +/- attended

Social Media Reaction:





Food Truck Pop Up

Double D's Wings, Dogs and Goodness Food Truck came on site for a special pop up event. The truck did excellent!

Steel Drum Music

A local musician performed steel drum music poolside. 40 +/- attended



Adult Swim

Cancelled due to weather. Halo-Halong Sangkap food truck remained on site and SOLD OUT of food.

Foam Party

It's our annual FOAM-TASTIC Back to School Foam Party! Kids enjoyed mountains of foam along with DJ music poolside. Krazy Fries and Cone & Cream food trucks on site. 200 +/- attended









DJ Poolside

DJ Pierre Kendrick played tunes poolside. Unfortunately, a storm rolled through prior to the event starting which resulted in a low attendance (30 +/-), however the food truck did extremely well.



AUGUST EVENTS: Ice Cream Party

SEPTEMBER EVENTS: Adult Trivia, 5K/10K Ice Cream Run, Karaoke and Barnyard Yoga

ACTION ITEMS UPDATE

Medjool Palm Tree Replacement

A Medjool Palm Tree on the Nobel traffic circle was struck by lightning on July 14. This instantly killed the tree. The cost to replace the tree is \$10,750.



DAMAGED TREE



DAMAGED TREE



LIGHTNING STRIKE

Noteworthy: Irrigation decoders and solenoids were also damaged from the strike. Cost of repair: \$1,420. Repairs have been approved and completed.

Playground Shade

Residents have requested shade over the toddler swings in the playground. The swings are unable to be used in the summer due to the heat. A quote was obtained from Shade America, the current shade vendor. Please see quotes attached.

Canopy Shade @ \$10,430 Sail Shade @ \$10,430

Current shades in playground:



SAIL SHADE TODDLER PLAY AREA



CANOPY SHADE BIG KID PLAY AREA



TODDLER SWINGS AREA

Oct 31 Accident Update

A car took down two oak trees along eTown Parkway. \$3,080 was paid to Sun State to clean the accident site and remove the trees. The trees have not been replaced. The cost to replace the trees is \$7,700. The quote for the replacement was submitted to the driver's insurance company, however it has not been paid. This particular area is located between Recharge and the Nobel traffic circle. See quote attached.







The trees should be lined 4 by 4 along eTown Parkway. The accident took out two trees. The lines drawn show where the trees match up and then where they are missing indicated by the X.

This is an overview of the entire area.

Glenmont

A discussion was prompted by the Edison HOA board regarding who is responsible for mowing Glenmont and the irrigation.

Landscape

Sun State is to mow ONLY the Bahia grass on Glenmont. The Edison HOA (Yellowstone) is responsible for mowing the St. Augustine grass. The HOA is responsible for the grass as well as the buffer landscape maintenance.

Irrigation

The CDD water main line was never removed from the Glenmont (HOA) irrigation line. Due to this discovery, the board may want to consider drawing up a cautionary agreement between the HOA and the CDD (such as our agreements with the commercial POA's for landscape maintenance). The HOA could pay the CDD per month for water usage. It should be noted (in the agreement) the CDD is not under any obligation to provide water to the HOA and if unable to do so in the future the HOA will need to move the line to their own water source. Also, (should be noted) the CDD is not responsible for dead sod or landscape. The HOA has their own irrigation clock and is responsible for the (irrigation) maintenance.

Recharge Paint

The drip edge and louvers at Recharge were approved to be painted during the 2025 fiscal year @ \$2,765. The vendor, Investment Painting, has not been able to schedule this work due to weather backlog. Therefore, can this job be pushed to the 2026 fiscal year and bundled with the rooftop patio stairs paint and concrete sealer that was approved @ \$8,485? The grand total in 2026 would be \$11,250.

eTown Parkway Accident 8-16-25

A driver hit a palm tree in the landscape median along eTown Parkway before the Nobel traffic circle heading south. The accident occurred at 2:30am in the morning and the driver admitted he was asleep. A police report was filed and given to the district along with driver information. Please see incident report attached. Tree replacement cost: \$10,750.







eTown North Entrance

The eTown north entrance (ACHS) landscape is sparse. It has slowly been removed due to hit and run auto accidents. Sun State recommends removing the roses/mulch and replacing them with sod, which will be cheaper and easier to maintain over the long run. The roses would be replanted by the eTown (north) entrance sign. Please see quote attached with photo. Cost: \$650

LANDSCAPE REPORT

- 1. Ongoing weeding and trimming at Recharge and along eTown Parkway.
- 2. Treated turf weeds.
- 3. Treated Viburnum with growth regulator.
- 4. Sprayed roundabout turf with Herbicide.
- 5. Fertilized all St Augustine turf.
- 6. St Augustine turf treated with iron-pesticide (cinch bugs).
- 7. Fertilized Bermuda turf on roundabouts.
- 8. Hand pulled weeds in flower beds.
- 9. 3 Bay trees in the large dog park have been removed. Cost: \$1,400
- 10. Raked playground mulch.
- 11. Sprayed dog park and playground with Herbicide.
- 12. Finished trimming all Holly Trees in Area 1.
- 13. Pruned canopy and suckers off Crape Myrtle Trees.
- 14. Finished the annual palm tree trim.
- 15. Irrigation repairs made: \$4,430
- 16. Sprayed Jasmine with Selective Herbicide for weeds.
- 17. Pruned shrub line (Apex Trail to Recharge).

Date of Incident: August 16, 2025 Time of Incident: 2:30 AM

Location of Incident: eTown Parkway

Name of Individual: Patrick Lorenzo

Phone Number: (904)806-4256 CBCDD Resident: Yes

Were the police contacted? Yes

Name of witness: NA Work Phone Number: NA

Description of Incident: Sun State reported a palm tree was hit by car on eTown Parkway to the community manager, Marcy Pollicino, on 8/16/25. The palm tree was located in the landscape median before the Nobel traffic circle heading south (coming from the ACHS entrance). Sun State was able to secure the area. The car was not present and (car) debris had been removed. Marcy Pollicino walked the area on 8/18/25 to view the damage and proceeded to call the police. A police report was filed and the driver identified as Patrick Lorenzo @ 9963 Filament Blvd, Jacksonville, FL 32256. Patrick is an eTown resident. Cause of the accident is listed as fatigue/sleep. Police report notes state the driver admitted to being asleep at the time of the accident, vehicle was towed and driver cited for reckless driving. Please see the police report for further information. Crash report number 27477229-01.

Please note damages on the police report claim \$2,000. However, when Marcy Pollicino, picked up the report she informed the officer damages would be a maximum of \$20,000. The officer said he would alter the report, and it would be on file if needed.







Marcy Pollicino **Employee Name** August 18, 2025 Date

INSPECTION DATE	Certified Elevator Inspector (CEI) #	Type of Inspection	Time In: Time Out:	I	r R INSPECTION REPORT Inspections - REC# 338	Page 1	NUMBER
Jul 30, 2025	0498	Routine	Building Name: E-Town Swim & F Building Address: 10571 Cypress Eto City: Jacsonville	itness	State: FL	Zip Code: 32256	111245
			DEFIN	ITIONS	I certify that as the elevator compof this elevat	pany supervisor, I directly supervised or Or See attached elevator installatio	the construction or installation n affidavit.
				Elevator Inspector Elevator Technician	Signature:	CEI#:	CET#:
Violation Codes @www.2 m	VIOLATIONS syfloridalicense.com/hr/documents/violati	on godes unders% 202022 vls	REC - FL Registere	d Elevator Company	Print Name:	Phone Number	
VIOLATION 3: VIOLATION 4: VIOLATION 5: VIOLATION 6: VIOLATION 7: VIOLATION 8: VIOLATION 9:							
	: Routine Annual Inspection			I certify that I have Routine Inspectio	personally performed or witnessed:		This Device Complies With
Maintenance Co.: Otis-	Jax				escribed by ASME A17.		Complies With Does Not Comply With
Bill To:	Report- The inspection:	December 7 and D	DC J. NI -			commend by the ASME A17.2 Inspectors	Is Exempt From Section 399.15 - Florida
Person Recieving This If violations are cited, statues. Violations must	this report constitutes an Order to the corrected within 90 days in a	Correct as outlined in s. 3	99.061(4), Florida	Violations cited o		en corrected. oter 399, Florida Statues, and Chapter 30	Statues: Access/Fire Key Requirements.
Signature:		Title: Otis Tech.		Signature:			1
Print Name: Brian D		Phone Number:		- The	CEI#: 0498	REC#: 338	
				Print Name: Troy	Therriault	Phone Number: (904) 225-4886	

.

Authorization for Extra Work Job Name: e-Town (Cypress Bluff CDD) Jacksonville, Florida **Marcy Pollicino Attention:** Phone: 904-250-4868 **RE:** Palm Tree Replacement (Lightning Strike) Work Classification City, ST: **Todd Murphy** Irrigation **Estimator Tree Trimming** August 7, 2025 **Enhancements** X Other Date: Material and Labor Based on the Following Irrigation Repairs **DESCRIPTION** SIZE QTY **UNIT COST EXT'D COST** \$ \$ \$ \$ Roundabout Island at Glenmont Remove and Replace Large Medjool Palm tree that was struck by lightning 23'ct \$ 10,750.00 10,750.00 \$ \$ \$ Replace Decoders due to Lightning strike 2 \$ 485.00 970.00 Replace Solenoids due to Lightning Strike 75.00 \$ 6 450.00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ SUB-TOTAL: 12,170.00 Tax % (if Applicable) 0.00% TAX:

4	PPR	\mathbf{OV}	AL	IN	FOF	2MA	TIC	ON:

Note: Sun State Can Not Warranty Any Sod and/or Plant Material With Out Proper Irrigation Coverage

TOTAL:

12,170.00

Authorized By: Date: Work Order #:

Authorization for Extra Work



10,750.00

Job Name:	e-Town (Cypress Bluff CDD))		LAND	SCAPING. INC.	
Attention:	Marcy Pollicino			Jacksonvil	le, Florida	
RE:	Palm Tree Replacement (Auto Ac	cident)	Phone:	904-250-48	668	
City, ST:			Work Classifi	cation		
<u>Estimator</u>	Todd Murphy		Irrigation		Tree Trimming	
<u>Date:</u>	August 18, 2025		Enhancements	X	Other	
	Material and Labor Ba	sed on	the Following	Irrigation Rep	pairs	
	DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST	
				\$	\$	-
Median Island	at Glenmont & Etown Parkway			\$	\$	-

23'ct



Replace Large Medjool Palm tree -(Auto Accident)



\$ 10,750.00

		SUB-TOTAL:	\$ 10,750.00
Tax % (if Applicat	le) 0.00%	TAX:	\$ -
		TOTAL:	\$ 10,750.00

APPROVAL INFORMATION:

Note: Sun State Can Not Warranty Any Sod and/or Plant Material With Out Proper Irrigation Coverage

Authorized By: Date: Work Order #:

ESTIMATE

Shade America, Inc. 3604 Harbor Drive Saint Augustine, FL 32084 sholton.shadeamerica@outlook.com +1 (904) 217-0516 http://www.shadeamerica.com



Bill to

Marcy Pollicino

Vesta Property - Recharge Amenity Center -

E-Town

Ship to

Marcy Pollicino

Vesta Property - Recharge Amenity Center -

E-Town

Estimate details

Estimate no.: 4096

Estimate date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Materials & Installation	Supply and Installation 9including foundations, equipment and labor) of (1) 20' x 20' Purlin Shade canopy with Galvanized Steel posts and frame	1	\$10,430.00	\$10,430.00
			Total		\$1	10,430.00

Note to customer

This proposal is valid for 30 days. All discounts reflected here will apply.

50% deposit is required with order and balance is due upon installation.

Shade will be installed within 6-8 weeks from deposit receipt and signed purchase order/proposal. All materials will remain the property of Shade America, Inc. until balance is paid. Shade America, inc. will make every effort to insure that underground cables or pipes are not damaged when digging foundations. It is the customer's responsibility to advise of such obstacles prior to job start and to cover costs associated with removal and/or relocating.

50% DEPOSIT REQUIRED

Accepted date

Accepted by

ESTIMATE

Shade America, Inc. 3604 Harbor Drive Saint Augustine, FL 32084 sholton.shadeamerica@outlook.com +1 (904) 217-0516 http://www.shadeamerica.com



Bill to

Marcy Pollicino

Vesta Property - Recharge Amenity Center -

E-Town

Ship to

Marcy Pollicino

Vesta Property - Recharge Amenity Center -

E-Town

Estimate details

Estimate no.: 4097

Estimate date: 07/30/2025

# Date Product or service	Description	Qty	Rate	Amount
1. Materials & Installation	Supply and Installation (including foundations, equipment and labor) of (1) 25'. 25' x 25' Tri Sail with (3) Galvanized Posts	1	\$10,430.00	\$10,430.00

Total \$10,430.00

Note to customer

This proposal is valid for 30 days. All discounts reflected here will apply.

50% deposit is required with order and balance is due upon installation.

Shade will be installed within 6-8 weeks from deposit receipt and signed purchase order/proposal. All materials will remain the property of Shade America, Inc. until balance is paid. Shade America, inc. will make every effort to insure that underground cables or pipes are not damaged when digging foundations. It is the customer's responsibility to advise of such obstacles prior to job start and to cover costs associated with removal and/or relocating.

50% DEPOSIT REQUIRED

Accepted date

Accepted by

4.



Marcy Pollicino Cypress Bluff CDD 10571 E-Town Parkway Jacksonville, FL 32259

RE: E-Town Development Date: November 18, 2024

PROPOSAL

Replace (2) 6" Live Oaks with maintenance of traffic.	Total \$7,700.00
Approval:	
Signature	
Print name	
Date	

Authorization for Extra Work



Job Name:	Cypress Bluff CDD - eTown	LANDSCAPING. INC.							
Attention:	Marcy Pollicino	Jacksonville, Florida							
RE:	Landscape Enhancements - Sod	Phone: 904-250-4868							
City, ST:		Work Classification							
Estimator	Todd Murphy	IrrigationTree Trimming							
<u>Date:</u>	August 18, 2025	Enhancements X Other							
	Material and Labor Based on the	Following Landscape Enhancements							
	DESCRIPTION SIZE	QTY UNIT COST EXT'D COST							

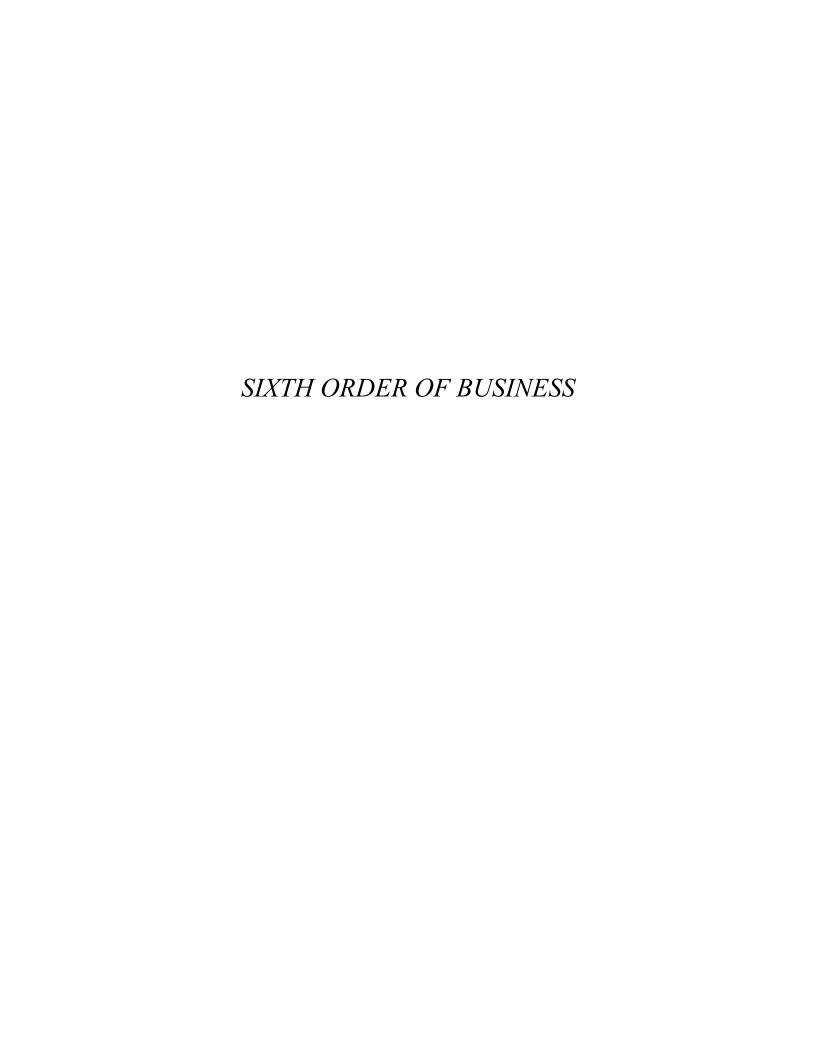
Material and Labor Based on the Following Landscape Enhancements													
DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST									
			\$	-									
Rear Island Tip at Etown Parkway at School: Relocate Roses to Fill in and Install St Augustine													
Sod	Pallet	1	\$ 650.00	\$ 650.00									



\$			1	
				\$ -
			\$	\$ -
		SUB-TOTAL:	\$ 650.00	
Tax % (if Applicable)	0.00%	TAX:	\$ -	
		TOTAL:	\$ 650.00	

APPROVAL INFORMATION:

Note: Sun State Can Not Warranty Any Sod and/or Plant Material With Out Proper Irrigation Coverage											
Authorized By:	Date:	Work Order #:									
,											



A.

Community Development District

Unaudited Financial Reporting

July 31, 2025



Cypress Bluff Community Development District Combined Balance Sheet July 31, 2025

		General	Debt Service		Totals			
		Fund	Fund	Gove	rnmental Funds			
Assets:								
Cash:								
Operating Account	\$	42,459	\$ -	\$	42,459			
Due from Other		775	-		775			
Investments:								
State Board of Administration (SBA)		467,523	-		467,523			
<u>Series 2019</u>								
Reserve		-	360,508		360,508			
Principal		-	809		809			
Revenue		-	359,598		359,598			
Interest		-	169		169			
Prepayment		-	18		18			
<u>Series 2020</u>								
Reserve		-	248,023		248,023			
Principal		-	260		260			
Revenue		-	396,796		396,796			
Interest		-	113		113			
Prepayment		-	39		39			
Series 2020A								
Reserve		-	211,501		211,501			
Principal		-	580		580			
Revenue		-	195,817		195,817			
Interest		-	87		87			
Prepayment		-	69		69			
<u>Series 2021</u>								
Reserve		-	57,625		57,625			
Principal		-	158		158			
Revenue		-	51,173		51,173			
Interest		-	23		23			
Prepaid Expenses		185	-		185			
Total Assets	\$	510,943	\$1,883,366	\$	2,394,309			
Liabilities:								
Accounts Payable	\$	8,388	\$ -	\$	8,388			
Total Liabilites	\$	8,388	\$ -	\$	8,388			
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	185	\$ -	\$	185			
Restricted for:								
Debt Service - Series		-	1,883,366		1,883,366			
Unassigned		502,369	-		502,369			
Total Fund Balances	\$	502,554	\$1,883,366	\$	2,385,921			
Total Liabilities & Fund Balance	\$	510,943	\$ 1,883,366	\$	2,394,309			
Total Biabliffics & Fally Balance	<u> </u>		— 					

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	rated Budget		Actual			
		Budget		u 07/31/25	Th	ru 07/31/25	V	ariance	
_		-							
Revenues:									
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		15,846		10,846	
Other Income		20,000		16,667		15,820		(847)	
Total Revenues	\$	1,221,190	\$	1,217,857	\$	1,232,154	\$	14,297	
Expenditures:									
General & Administrative:									
Supervisor Fees	\$	12,000	\$	10,000	\$	6,400	\$	3,600	
FICA Expense	Ψ	918	*	765	4	490	4	275	
Engineering		5,000		5,000		7,134		(2,134)	
Arbitrage		2,400		2,000		1,800		200	
Dissemination Agent		7,590		6,325		6,425		(100)	
Attorney		13,000		10,833		5,854		4,979	
Annual Audit		6,500		6,500		6,600		(100)	
Assessment Roll		11,236		11,236		11,236		(100)	
Trustee Fees		20,500		20,500		22,158		(1,658)	
Management Fees		55,214		46,011		46,012		(0)	
Information Technology		2,809		2,341		2,341		0	
Website Maintenance		1,405		1,170		1,171		(0)	
Telephone		500		417		76		340	
•		1,500		1,500		2,952		(1,452)	
Postage Drinting & Binding									
Printing & Binding		2,500		2,500		2,821		(321)	
Insurance		6,817		6,817		6,631		186	
Legal Advertising		2,500		2,083		2,475		(392)	
Other Current Charges		500		417		19		398	
Office Supplies		600		500		83		417	
Dues, Licenses & Subscriptions		175		175		175			
Total General & Administrative	\$	153,663	\$	137,090	\$	132,853	\$	4,237	
Operations & Maintenance									
Ground Maintenance									
Pond Maintenance (Water Quality)	\$	1,500	\$	1,250	\$	1,000	\$	250	
Landscape Maintenance		408,925		340,771		340,771		0	
Landscape Contingency		13,000		10,833		9,231		1,602	
Pump Maintenance		3,550		2,958		-		2,958	
Water & Sewer		26,720		26,720		28,912		(2,192)	
Irrigation Repairs		7,500		7,500		16,945		(9,445)	
Pest Control		2,400		2,000		1,944		56	
Environmental Permit/Monitoring		20,000		16,667		-		16,667	
Other Repairs and Maintenance		5,000		4,167		-		4,167	
Subtotal Ground Maintenance	\$	488,595	\$	412,866	\$	398,803	\$	14,063	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	rated Budget		Actual		
		Budget	Th	ru 07/31/25	Thr	u 07/31/25	7	ariance
Amenity Center								
Insurance	\$	60,517	\$	60,517	\$	56,563	\$	3,954
Amenity Manager		130,127		108,439		108,439		(0)
Pool Maintenance		9,876		8,230		8,230		-
Pool Chemicals		16,649		13,874		13,984		(110)
Facility Attendant		77,761		64,801		64,801		0
Janitorial Services		12,950		10,792		10,792		(0)
Refuse		2,160		1,800		1,666		134
Security and Gate Maintenance		10,000		8,333		2,451		5,882
Facility Maintenance		20,764		17,303		17,303		0
Elevator Maintenance		5,000		4,167		4,019		147
Electric		27,060		22,550		19,692		2,858
Cable and Internet		13,200		11,000		9,801		1,199
Licenses and Permits		1,000		833		-		833
Repairs & Maintenance		45,000		45,000		59,679		(14,679)
Special Events		35,000		29,167		27,507		1,659
Holiday Decorations		1,500		1,250		1,019		231
Fitness Center R&M		18,000		15,000		16,248		(1,248)
Fitness Equipment Rentals		25,368		21,140		5,074		16,066
Reserve for Amenities		55,000		45,833		19,450		26,383
Mobile Application		9,000		7,500		6,000		1,500
Other Current Charges		3,000		2,500		1,398		1,102
Subtotal Amenity Center	\$	578,932	\$	500,030	\$	454,117	\$	45,912
Total Operations & Maintenance	\$	1,067,527	\$	912,896	\$	852,920	\$	59,975
-								
Total Expenditures	\$	1,221,190	\$	1,049,986	\$	985,773	\$	64,213
Excess (Deficiency) of Revenues over Expenditures	\$	(0)	\$	167,871	\$	246,381	\$	78,510
Net Change in Fund Balance	\$	(0)	\$	167,871	\$	246,381	\$	78,510
Fund Balance - Beginning	\$	-			\$	256,174		
Fund Balance - Ending	\$	(0)			\$	502,554		
DAMES	Ψ	(0)			Ψ	002,001		

Community Development District Month to Month

	Oct	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	1,776	-	-	15,846
Other Income	2,029	1,553	1,443	1,371	1,574	1,657	1,133	2,573	1,492	997	-	-	15,820
Total Revenues	\$ 2,290 \$	297,343 \$	850,639 \$	14,712 \$	12,259 \$	14,945 \$	9,395 \$	16,154 \$	11,642 \$	2,773 \$	- \$	- \$	1,232,154
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	800 \$	- \$	1,000 \$	800 \$	- \$	600 \$	600 \$	600 \$	1,000 \$	- \$	- \$	6,400
FICA Expense	77	61	=	77	61	-	46	46	46	77	-	-	490
Engineering	838	335	2,173	-	-	1,300	-	-	2,489	-	-	-	7,134
Arbitrage	600	-	=	-	-	-	600	-	600	-	-	-	1,800
Dissemination Agent	733	633	633	633	633	633	633	633	633	633	-	-	6,425
Attorney	973	468	=	1,767	-	353	1,402	891	-	-	-	-	5,854
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	4,601	-	-	46,012
Information Technology	234	234	234	234	234	234	234	234	234	234	-	-	2,341
Website Maintenance	117	117	117	117	117	117	117	117	117	117	-	-	1,171
Telephone	-	10	7	7	-	2	19	-	14	19	-	-	76
Postage	187	220	17	17	114	158	37	246	1,938	19	-	-	2,952
Printing & Binding	150	152	162	19	130	179	-	171	1,598	258	-	-	2,821
Insurance	6,631	-	-	-	-	-	-	-	-	-	-	-	6,631
Legal Advertising	439	97	100	104	104	104	104	104	1,187	135	-	-	2,475
Other Current Charges	-	-	10	-	-	-	-	-	-	9	-	-	19
Office Supplies	18	19	13	1	14	15	1	1	1	1	-	-	83
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 41,767 \$	7,746 \$	8,067 \$	8,575 \$	6,808 \$	7,695 \$	20,293 \$	10,743 \$	14,057 \$	7,102 \$	- \$	- \$	132,853
Operations & Maintenance													
Ground Maintenance													
Pond Maintenance (Water Quality)	\$ 100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	- \$	- \$	1,000
Landscape Maintenance	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	-	-	340,771
Landscape Contingency	=	432	2,240	=	1,400	=	1,834	=	900	2,425	-	=	9,231
Pump Maintenance	-	-	=	-	-	-	-	-	-	-	-	-	-
Water & Sewer	3,086	1,669	3,488	2,189	3,836	2,419	2,241	2,039	2,394	5,551	-	=	28,912
Irrigation Repairs	-	-	1,158	-	-	4,772	=	6,585	-	4,430	-	-	16,945
Pest Control	272	272	-	140	140	280	140	280	140	280	-	-	1,944
Environmental Permit/Monitoring	-	-	=	-	-	-	-	-	-	-	-	-	-
Other Repairs and Maintenance	-	ē	Ē	=	-	-	-	-	-	ē	-	Ē	=
	37,535 \$	36,550 \$	41,063 \$	36,506 \$	39,553 \$	41,648 \$	38,393 \$	43,081 \$	37,611 \$	46,863 \$			398,803

Community Development District Month to Month

		0ct	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	10,844	-	-	108,439
Pool Maintenance		823	823	823	823	823	823	823	823	823	823	-	-	8,230
Pool Chemicals		1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,497	-	-	13,984
Facility Attendant		6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	-	-	64,801
Janitorial Services		1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	-	-	10,792
Refuse		161	159	160	159	159	173	173	171	175	176	-	-	1,666
Security and Gate Maintenance		900	-	180	-	-	180	-	650	-	541	-	-	2,451
Facility Maintenance		1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	-	-	17,303
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	2,910	-	-	19,692
Cable and Internet		1,125	1,126	1,208	1,208	1,252	608	1,405	332	769	769	-	-	9,801
Licenses and Permits		-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance		4,679	7,058	2,419	5,762	2,667	9,420	7,560	9,231	5,890	4,993	-	-	59,679
Special Events		6,453	724	1,916	4,139	2,214	2,071	1,531	1,921	4,682	1,856	-	-	27,507
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	2,205	-	-	16,248
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	750	-	-	6,000
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 \$	36,653 \$	- \$	- \$	454,117
Total Operations & Maintenance	\$	137,651 \$	74,400 \$	73,229 \$	75,023 \$	71,553 \$	98,812 \$	78,686 \$	83,910 \$	76,140 \$	83,517 \$	- \$	- \$	852,920
Total Expenditures	\$	179,418 \$	82,147 \$	81,296 \$	83,598 \$	78,361 \$	106,507 \$	98,978 \$	94,652 \$	90,197 \$	90,619 \$	- s	- \$	985,773
A COLUMN DA PORTURA LOS	¥	1/7,110 3	02,117 3	31,270 \$	J3,370 \$,0,301 \$	100,007 ¢	70,770 3	71,032 J	70,177 \$	20,017 \$	- y	- 3	703,773
Excess (Deficiency) of Revenues over Expenditures	\$	(177,128) \$	215,197 \$	769,343 \$	(68,886) \$	(66,102) \$	(91,562) \$	(89,583) \$	(78,498) \$	(78,555) \$	(87,845) \$	- \$	- \$	246,381
Net Change in Fund Balance	\$	(177,128) \$	215,197 \$	769,343 \$	(68,886) \$	(66,102) \$	(91,562) \$	(89,583) \$	(78,498) \$	(78,555) \$	(87,845) \$	- \$	- \$	246,381

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			Prorated Budget		Actual		
		Budget	Thr	u 07/31/25	Thru 07/31/25		,	Variance
Revenues:								
Special Assessments - Tax Roll	\$	723,124	\$	723,124	\$	726,903	\$	3,779
Interest Income		5,000		5,000		27,375		22,375
Total Revenues	\$	728,124	\$	728,124	\$	754,278	\$	26,154
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	\$	11,537	\$	6,154
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	5,000	\$	5,383	\$	11,537	\$	6,154
Fund Balance - Beginning	\$	335,466			\$	709,565		
Fund Balance - Ending	\$	340,466			\$	721,102		

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 07/31/25	Thr	u 07/31/25	7	/ariance
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		20,246		10,246
Total Revenues	\$	504,600	\$	504,600	\$	520,612	\$	16,012
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	\$	19,747	\$	6,012
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	13,735	\$	13,735	\$	19,747	\$	6,012
Fund Balance - Beginning	\$	377,386			\$	625,485		
Fund Balance - Ending	\$	391,121			\$	645,231		

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	Prorated Budget		Actual		
		Budget	Thr	u 07/31/25	Thr	u 07/31/25	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		15,832		10,832
Total Revenues	\$	421,315	\$	421,315	\$	449,693	\$	28,378
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	\$	16,151	\$	13,378
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	2,773	\$	2,773	\$	16,151	\$	13,378
Net Change in Fund Dalance	Þ	4,773	Þ	4,773	Þ	10,151	Þ	13,370
Fund Balance - Beginning	\$	178,676			\$	391,903		
Fund Balance - Ending	\$	181,449			\$	408,054		

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 07/31/25	Thr	u 07/31/25	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		4,083		2,083
Total Revenues	\$	116,450	\$	116,450	\$	119,424	\$	2,974
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	\$	6,737	\$	2,974
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	3,764	\$	3,764	\$	6,737	\$	2,974
Fund Balance - Beginning	\$	44,853			\$	102,242		
Fund Balance - Ending	\$	48,616			\$	108,979		

Community Development District Long Term Debt Report

Series 2019, Specia	l 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	\$ 1	1,565,000
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		(20,00
Less: Principal Payment - 5/1/21		(200,00
Less: Principal Prepayment - 5/1/21		(15,00
Less: Principal Prepayment - 8/1/21		(10,00
Less: Principal Prepayment - 11/1/21		(15,00
Less: Principal Prepayment - 2/1/22		(5,00
Less: Principal Payment - 5/1/22		(210,00
Less: Principal Prepayment - 5/1/22		(35,00
Less: Principal Prepayment - 11/1/22		(10,00
Less: Principal Payment - 5/1/23		(215,00
Less: Principal Prepayment - 11/1/23		(15,00
Less: Principal Payment - 5/1/24		(225,00
Less: Principal Prepayment - 11/1/24		(15,000
Less: Principal Payment - 5/1/25		(230,00
Less: Principal Prepayment - 5/1/25		(5,00
Current Bonds Outstanding	\$	9,800,00

Series 2020, Specia	l Assessment Bon	ds				
Interest Rate:	3.9	9% - 5.2%				
Maturity Date:	11/1/2049					
Reserve Fund Definition	50% Max Annual Debt					
Reserve Fund Requirement	\$	248,023				
Reserve Fund Balance		248,023				
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:	5/1/20	50	
Reserve Fund Definition	50% Max A	nnual Debt	
Reserve Fund Requirement	\$ 211	,501	
Reserve Fund Balance	211	,501	
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			(15,00
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

Series 2021, Spec	cial Assessment Bonds			
Interest Rate:	3.7199	951%		
Maturity Date:	5/1/2	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)
Current Bonds Outstanding			\$	1,870,000



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

				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

			SUMMAR	Y OF TAX ROLL C	OLLECTIONS		
		SERIES 2019	SERIES 2020	SERIES 2020A	SERIES 2021		TOTAL ASMTS
DUVAL COUNTY DISTRIBUTION	DATE	DEBT PAID	DEBT PAID	DEBT PAID	PAID	O&M PAID	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
4	11/29/2024	35,935.70	21,742.03	20,939.96	1,112.41	52,807.04	132,537.14
5	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%

% COLLECTED DIRECT INVOICE	0.0%	100.0%	0.0%	100.0%	100.0%	100.0%
% COLLECTED TAX ROLL	100.4%	100.4%	100.4%	100.4%	100.4%	100.4%

C.

Community Development District

Check Run Summary July 31, 2025

Fund	Date	Check No.		Amount
Payroll	7/25/25	50277-50281	\$	923.50
		Subtotal	\$	923.50
General Fund	7/3/25	1656-1663	\$	26,566.92
	7/10/25 7/17/25	1664-1669 1670-1682	Ψ	8,559.14 85,214.30
	7/31/25	1683-1691		5,489.33
		Subtotal	\$	125,829.69
Total			\$	126,753.19

PR300R	P	AYROLL CHECK REGISTER	RUN	7/25/25 P	AGE 1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50277	7	EDWARD J MUHL JR	184.70	7/25/2025	
50278	2	JOHN S HEWINS JR	184.70	7/25/2025	
50279		KIRK S BLOMGREN	184.70	7/25/2025	
50280	9	ROBERT C FEIST	184.70	7/25/2025	
50281	6	WILLIAM J CELLAR	184.70	7/25/2025	
	TC	TAL FOR REGISTER	923.50		

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: July 22, 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:			1
C/OW		122	2025
District Manager Signature	Date	, '	

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/18/25 PAGE 1 *** CHECK DATES 07/01/2025 - 07/31/2025 *** CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

Name		BA	ANK A CYPRESS BLUFF CDD			
ALDRIDGE & SONS PLUMBING	CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	
7/03/25 00102	7/03/25 00120	6/30/25 2025-598 202506 320-57200-4	46000	*	428.00	
7/03/25 00102		14 PLUMBING COMMERCIAL	ALDRIDGE & SONS PLUMBING			428.00 001656
ALDRIDGE & SONS PLUMBING 318.00 001657 100.00 1	7/03/25 00120	7/01/25 2025-062 202506 320-57200-4	46000			
7/03/25 000171			ALDRIDGE & SONS PLUMBING			318.00 001657
CLEAR WATERS INC 100.00 001658 100.00	7/03/25 00081	7/01/25 153361 202507 320-57200-4				
100 100		JUL LAKE MAINT POND 1	CLEAR WATERS INC			100.00 001658
EDWARDS ORNAMENTAL IRON INC 950.00 001659 7/03/25 00102	7/03/25 00171	6/25/25 9720 202506 320-57200-4		*	950.00	
Total			EDWARDS ORNAMENTAL IRON INC			950.00 001659
TACKSONVILLE DAILY RECORD TACKSON DAILY RECORD TACKS	7/03/25 00002	6/26/25 25-03480 202506 310-51300-4	48000	*	1,052.00	
7/03/25 00172						1,052.00 001660
MOCHI CAFE LLC	7/03/25 00172	6/20/25 206 202506 320-57200-4	49400			
7/03/25 00012 6/24/25 17138 202506 320-57200-46110		8/29 ICE CREAM BAR 2HR	MOCHI CAFE LLC			475.00 001661
SUN STATE NURSERY 900.00 001662 7/03/25 00037 7/01/25 427256 202507 320-57200-45000 JUL AMENITY MANAGER 7/01/25 427256 202507 320-57200-45100 JUL FACILITY ATTENDANT 7/01/25 427256 202507 320-57200-46800 JUL POOL MAINTENANCE 7/01/25 427256 202507 320-57200-46200 JUL JANITORIAL 7/01/25 427256 202507 320-57200-46600 JUL MAINTENANCE 7/01/25 427256 202507 320-57200-46600 JUL MAINTENANCE 7/01/25 427256 202507 320-57200-46810 JUL MAINTENANCE 7/01/25 427256 202507 320-57200-46810 JUL MAINTENANCE 7/01/25 427256 202507 320-57200-46810 JUL POOL CHEMICALS VESTA PROPERTY SERVICES INC 22,343.92 001663 7/10/25 00173 7/07/25 X233.020 202507 320-57200-46700 7/4 OFF DUTY JSO OFFICER HART HALSEY LLC 540.96 001664	7/03/25 00012	6/24/25 17138 202506 320-57200-4	46110			
7/03/25 00037 7/01/25 427256 202507 320-57200-45000		PLAYGROUND MULCH TOUCH UP	SUN STATE NURSERY			900.00 001662
7/01/25 427256 202507 320-57200-45100	7/03/25 00037	7/01/25 427256 202507 320-57200-4	45000			
7/01/25 427256 202507 320-57200-46800		7/01/25 427256 202507 320-57200-4		*	6,480.08	
7/01/25 427256 202507 320-57200-46200		7/01/25 427256 202507 320-57200-4	46800	*	823.00	
7/01/25 427256 202507 320-57200-46600		7/01/25 427256 202507 320-57200-4	46200	*	1,079.17	
7/01/25 427256 202507 320-57200-46810		7/01/25 427256 202507 320-57200-4		*	1,730.33	
VESTA PROPERTY SERVICES INC 22,343.92 001663 7/10/25 00173 7/07/25 X233.020 202507 320-57200-46700 * 540.96 7/4 OFF DUTY JSO OFFICER HART HALSEY LLC 540.96 001664		7/01/25 427256 202507 320-57200-4		*	1,387.42	
7/10/25 00173 7/07/25 X233.020 202507 320-57200-46700 * 540.96 7/4 OFF DUTY JSO OFFICER HART HALSEY LLC 540.96 001664		JUL POOL CHEMICALS	VESTA PROPERTY SERVICES INC			22,343.92 001663
HART HALSEY LLC 540.96 001664	7/10/25 00173	7/07/25 X233.020 202507 320-57200-4	46700			
						540.96 001664

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/18/25

PAGE 2

*** CHECK DATES 07/01/2025 - 07/31/2025 *** CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

BANK A CYPRESS BLUFF CDD					
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/10/25 00018	7/02/25 299-9953 202507 320-57200-4 GYM COURTESY REMIND SIGNS	6000	*	232.70	
		FAST SIGNS #171701			232.70 001665
7/10/25 00005	7/01/25 102 202507 310-51300-3		*	4,601.17	
	JUL MANAGEMENT FEES 7/01/25 102 202507 310-51300-5		*	117.08	
	JUL WEBSITE ADMIN 7/01/25 102 202507 310-51300-3 JUL INFO TECH		*	234.08	
	7/01/25 102 202507 310-51300-3		*	632.50	
	JUL DISSEM AGENT SRVCS 7/01/25 102 202507 310-51300-5 OFFICE SUPPLIES	1000	*	.81	
	7/01/25 102 202507 310-51300-4		*	18.63	
	POSTAGE 7/01/25 102 202507 310-51300-4 COPIES	2500	*	258.45	
	7/01/25 102 202507 310-51300-4	1000	*	18.72	
	TELEPHONE 7/01/25 102 202507 320-57200-4 PEOPLEVINE-AMEX JUL 2025		*	750.00	
		GOVERNMENTAL MANAGEMENT SERVICES			6,631.44 001666
7/10/25 00010	7/02/25 28001 202507 310-51300-3	1400	*	600.00	
	ARBIT SE2020 FYE 3/31/25	GRAU AND ASSOCIATES			600.00 001667
7/10/25 00065	7/07/25 1740 202507 320-57200-4	6500	*	414.00	
	ALL EQUIPMENT INSPECTED	SOUTHEAST FITNESS REPAIR			414.00 001668
7/10/25 00055	7/01/25 62085666 202507 320-57200-4 JUL PEST CONTROL		*	140.04	
	JUL PESI CONTROL	TURNER PEST CONTROL LLC			140.04 001669
7/17/25 00002	7/10/25 25-03767 202507 310-51300-4 7/22 BOS MTG/PVT SEC SESS	8000	*	135.00	
	7/22 BOS MIG/PVI SEC SESS	JACKSONVILLE DAILY RECORD			135.00 001670
7/17/25 00095	7/09/25 3594943 202504 310-51300-3	1500	*	618.50	
	APR GENERAL COUNSEL 7/09/25 3594943A 202505 310-51300-3	1500	*	891.00	
	MAY GENERAL COUNSEL	KUTAK ROCK LLP			1,509.50 001671

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/18/25 PAGE 3 *** CHECK DATES 07/01/2025 - 07/31/2025 ***

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 #
7/17/25 00118	7/11/25 259 202507 320-57200- 8/9 EVENT DJ	49400	*	300.00	
		PIERRE MAURICE KENDRICK			300.00 001672
7/17/25 00118	7/11/25 260 202507 320-57200- 8/16 EVENT DJ	49400		300.00	
		PIERRE MAURICE KENDRICK			300.00 001673
7/17/25 00012		46100	*	25,549.00	
		SUN STATE NURSERY			25,549.00 001674
7/17/25 00012	7/08/25 17191 202507 320-57200- JUL LANDSCAPE MAINT AREA2	46100	*	1,808.08	
	OUL LANDSCAPE MAINI AREAZ				1,808.08 001675
7/17/25 00012	7/08/25 17192 202507 320-57200- JUL LANDSCAPE MAINT AREA3	46100	*	6,720.00	
	OUL LANDSCAPE MAINI AREAS	SUN STATE NURSERY			6,720.00 001676
7/17/25 00012	7/14/25 17218 202507 320-57200- DOG PARK RMV 3 BAY TREES	46110	*	1,400.00	
		SUN STATE NURSERY			1,400.00 001677
7/17/25 00013	7/14/25 07142025 202507 300-20700- FY25 DEBT ASSESS SE2019		*	21,346.45	
	FIZJ DEBI AGGEGG GEZULA	THE BANK OF NEW YORK MELLON			21,346.45 001678
7/17/25 00013	7/14/25 07142025 202507 300-20700- FY25 DEBT ASSESS SE2020	10010	*	12,915.13	
		THE BANK OF NEW YORK MELLON			12,915.13 001679
7/17/25 00013	7/14/25 07142025 202507 300-20700- FY25 DEBT ASSESS SE2020A		*	12,438.70	
	FIZS DEDI ASSESS SEZUZUA	THE BANK OF NEW YORK MELLON			12,438.70 001680
7/17/25 00013	7/14/25 07142025 202507 300-20700- FY25 DEBT ASSESS SE2021		*	660.80	
	FIZS DEDI ASSESS SEZUZI	THE BANK OF NEW YORK MELLON			660.80 001681
7/17/25 00062	7/09/25 25539518 202507 320-57200- JANITORIAL SERVICES		*	131.64	
		W.B. MASON CO., INC.			131.64 001682
7/31/25 00006	7/08/25 220664 202506 310-51300- JUN ENGINEERING SERVICES	31100	*	2,488.75	
		ENGLAND THIMS & MILLER INC.			2,488.75 001683

*** CHECK DATES 07/01/2025 - 07/31/2025 *** C	ACCOUNTS PAYABLE PREPAID/COMPUTER YPRESS BLUFF-GENERAL FUND ANK A CYPRESS BLUFF CDD	CHECK REGISTER	RUN 8/18/25	PAGE 4
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/31/25 00127 7/10/25 2025-08- 202507 320-57200- 8/8 1HR FOAM PARTY	49400 FIRST COAST FOAM PARTY LLC	*	400.00	400.00 001684
7/31/25 00140 7/21/25 79851 202507 320-57200- RPLC FAUX TEAK SLAT BEACH		*		85.00 001685
7/31/25 00174 7/24/25 JAK07250 202507 320-57200- POOL BATHROOM FLOOR SCRUB	46500	*	400.00	400 00 001606
7/31/25 00012 4/21/25 16916 202504 320-57200-		*	650.00	
7/31/25 00012 4/21/25 16917 202504 320-57200- PLAYGROUND MULCH TOUCHUP	46110 SIN STATE NURSERY	*	375.00	375 00 001688
7/31/25 00145 7/16/25 1140 202507 320-57200- RPLC ELECTRICAL OUTLETS	TMT FIFCTRIC LLC	*	725.00	725.00 001689
7/31/25 00055 7/15/25 62085666 202507 320-57200- JUL PEST CONTROL		*	140.04	
7/31/25 00062 7/18/25 25539518 202507 320-57200- JANITORIAL SERVICES	46500	*	225.54	225 54 001691
		 NK A		
	TOTAL FOR RE	GISTER	125,829.69	

INVOICE

Aldridge & Sons Plumbing Contractors, Inc PO Box 600921 Jacksonville, FL 32260-0921 admin@aldridgesonsplumbing.com +1 (904) 287-3855



Cypress Bluff CDD:eTown Bill to

Cypress Bluff CDD 475 West Town Place St Augustine, FL Ship to

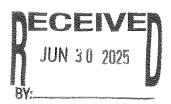
Cypress Bluff CDD eTown 10571 eTown Parkway Jacksonville, FL 32256

Invoice details

Invoice no.: 2025-59803

Terms: Net 30

Invoice date: 06/30/2025 Due date: 07/30/2025 Service Technician: Zach Dennis



#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/26/2025	14 Plumbing Commercial	Ticket: Water fountain in breezeway bottle filler not working. Rooftop patio sink pressure is very low			
2.	06/26/2025	14 Plumbing Commercial	Called out for no water at the breezeway bottle filler and low pressure at the upstairs kitchen faucet. At the bottle filler, I replaced the sensor. At the kitchen faucet, I cleaned the screens in the supply lines. I'm happy to report no issues at this time. NOTE: The hot supply at the kitchen faucet was kinked as well. I lengthened it to alleviate the flow restriction	1	\$428.00	\$428.00

\$428.00

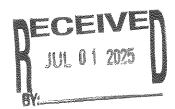
Total

INVOICE

Aldridge & Sons Plumbing Contractors, Inc PO Box 600921 Jacksonville, FL 32260-0921 admin@aldridgesonsplumbing.com +1 (904) 287-3855



Cypress Bluff CDD:eTown
Bill to
Cypress Bluff CDD
475 West Town Place



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

Invoice details

St Augustine, FL.

Invoice no.: 2025-062825

Terms: Net 30

Invoice date: 07/01/2025 Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/28/2025	Labor	Hourly charge	1	\$213.00	\$213.00
2.	06/28/2025	Service charge	Service charge	1	\$85.00	\$85.00
3.	06/28/2025	Material	Material Batteries	1	\$20.00	\$20.00
4.	06/28/2025	14 Plumbing Commercial	Saturday call - ADA women's faucet, the faucet was running. Replaced the batteries and the faucet is running properly at this time.	1	\$0.00	\$0.00
			properly at this time.			

Total \$318.00

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

Invoice

ACCOUNT #

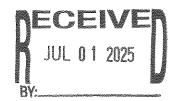
DATE	INVOICE#
7/1/2025	153361

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.



		1	!		
:	386-767-4928		Net 30		822
ITEM		DESCRIPTION		RATE	AMOUNT
Lake Mgmt.	Pond 1			100.00	
				Total	\$100.0

Clearwaterslakemgmt.com

TERMS

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: 9720 Status: Open

Invoice Date: 6/25/2025 Due Date: 7/25/2025 Total: \$950.00

\$ 1 \$ 2 \$ 4 \$ 5 \$ 6 \$ 6 \$ 7 \$		
1.00	\$390.00	\$390.00
1.00	\$560.00	\$560.00
Subtotal:		\$950.00
Tax:		\$0.00
	1.00 1.00 Subtotal:	1.00 \$390.00 1.00 \$560.00 Subtotal:

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.

(USD)	φ550.00
Amount Due	\$950.00
Payment(s):	
Previous	\$0.00
Invoice Amount:	\$950.00
Tax:	\$0.00
Subtotal:	\$950.00

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

P.O. Box 2177 Jacksonville, FL 32203 (904) 356-2466

INVOICE

June 26, 2025 **Date**

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

FL 32092



Serial # 25-03480D PO/File #	\$1,052.00	
	Payment Due	
Notice of Public Hearing to Consider Adoption of the FY 2026 Budget; Notice of Public Hearing, etc and Notice of Regular Board of Supervisors'	\$1,052.00	
Cypress Bluff Community Development District	Publication Fed	
Case Number	Amount Paid	
Publication Dates 6/26, 7/3	Payment Due Upon Receipt	
County Duval	For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.	
Payment is due before the Proof of Publication is released.	If your payment is being mailed, please reference Serial # 25-03480D on your check or remittance advice.	

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

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.

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET;
NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OFERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY,
COLLECTION, AND ENPORCEMENT OF THE SAMIE; AND NOTICE OF REGULAR BOARD OF
SUPERVISORS' MEETING.

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

DATE:
TIME:
100 p.m.
10399 Deerwood Park Blvd.

Jacksanville, Pl. 32256

The first public hearing is being held pursuant to Chapter 190, Flavidus Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October, 1, 2025, and ending September 30, 2026 ("PY 2026"). The second public hearing is being held pursuant to Chapters 190, Flavidus Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget PY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

Description of Assessments

The District imposes O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The lable below shows the schedule of the proposed O&M Assessments is identified in the map attached hereto. The lable below shows the schedule of the

Land Use	Total Units / ERU Factor		Proposed Annual O&M Assessment*	
Active Adult-AA	519	.5	\$391.89	
Single Family - SF-TH	1,479	1.00	\$841.74	

Single Family - SF-TH 1,479 1.00 \$841.74

'includes collection costs and carly payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF

UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M

ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/ar early payment discounts imposed on

assessments collected by the David County ("County") Tax Collect on the tax bill. Moreover, proximant to Section

197,3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M

Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years

unless the O&M Assessments are proposed to be increased or another criterion within Section 197,3632(4),

Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously bevied

by the District, if any.

For IY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on

certain developed property and will directly collect the O&M Assessments on the remaining benefitted property,

if any, by sending out a bill at beast thirty (30) days prior to the first Assessment the date. It is impurtant to

pay your O&M Assessments the cause futher to pay will cause a tax certificate to be issued against the property

which may result in a loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which

also may result in a loss of title. The District section to collect O&M Assessments on the County real off by direct billing does not preclude the District from later electing to collect those or other assessments in a different

manner at a future time.

Additional Provisions

different manner at a future time.

Additional Provisions
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida hiw. A copy of the Proposed Budget, proposed assessment mil, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Ff. 32099 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://cpressbalificid.com/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dailing 7-11, or 1-800-958-8770 (Voice), for add in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting amay also file written objections with the District Manager's Office within twomy days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings in 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

Cypress Bluff Community
Development District Jun. 26, Jul. 3 00 (25-03480D)



11025 E Town Pkwy #204 Jacksonville, FL 32256

P: (904) 337-1349

Email: mochicafeetown@gmail.com

Bill To: Address: Marcy Pollicino eTown Exchange Email:

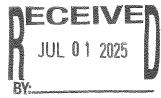
Recharge@etownjax.com

Invoice #:206

Invoice Date: 6/20/2025

Ice Cream Bar for eTown Exchange

Item#	Description	Qty	Price	Price
1	Ice Cream Bar for August 29 from 5:30-7:30pm	1	\$475.00	\$ 475.00
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(75 - 100 guests)	April 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10		and the second of the second s
				Caracia Tandillo (1) About 14 (1)
		No.		
t annual			Invoice Subtotal	\$ 475.00
	Section Measures and		Tax Rate	0.00%
		;ENVEN	Sales Tax (exempt)	
Make ali	checks payable to Mochi Cafe, LLC		TOTAL	\$ 475.00





Invoice#: 17138

Date: 06/24/2025

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
Play ground mulch touch up.	12.00	75.00	900.00

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

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

Amount Due

900.00



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

Invoice

Invoice # Date 427256 07/01/2025

Terms

Due Date

07/31/2025

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



Amenity Manager Facility Attendant Pool Maintenace Janitorial Maintenance	Gosmily 1 1 1 1 1 1	10,843.92 6,480.08 823.00 1,079.17 1,730.33	Ameunt 10,843.92 6,480.08 823.00 1,079.17 1,730.33	
Maintenance Pool Chemicals	+	1,730.33 1,387.42	1,730.33 1,387.42	

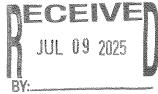
Total

22,343.92



Extra Duty Solutions (203) 202-3991

BILL TO: Cypress Bluff CDD 475 West Town Place



I	N	VN	10	
ı	IV	VU		•

Invoice Number:

X233.020523

Statement Date:

2025-07-07

Customer ID:

C028016

Location:

Jacksonville SO FL

Account Manager:

904-323-4516

Terms:

NET30

Internal Ref Code:

1245373

DATE ITEM

LOCATIONITIMEIOFFICER

HOURS

RATE

AMOUNT

Friday, 04 July, Officer 2025 10571 eTown Parkway,Jacksonville,FL,32256; time: 20:00 - 02:00; officer: Shea, B

6.00

\$90.16

\$540.96

Processing Fee

BALANCE DUE:

\$540.96

Please pay the remaining balance. Thank you.

Please detach the remittance slip below and return it with your payment.

REMITTANCE

Please make checks payable to Extra Duty Solutions and SBF:

Charlotte, N.C. 28299-5129

Invoice Number:

X233.020523

Mail To:

Hart Halsey LLC d/b/a Extra Duty Solutions

Statement Date: Customer ID: 2025-07-07 C028016

P.O. Box 5129

Due Date:

2025-08-06

Please write your INVOICE number on your check.

IVOICE number on your check.

BALANCE DUE:

\$540.96

This invoice is sold, assigned and payable to: Seacoast Business Funding TO PAY BY ACH: Seacoast Bank

ABA #: 067005158 ACCOUNT #: 4407135871 SWIFT: SNBFUS3F

AMOUNT ENCLOSED:

\$

[X233.020523]

[C028016]

[\$540.96]



8535 Baymeadows Rd Ste 7 Jacksonville, FL 32256 (904) 443-7446 **INVOICE** 299-99539

fastsigns.com/299

Completed Date: 7/2/2025

Payment Terms: Net 30

Payment Due Date: 8/1/2025

Created Date: 6/26/2025

DESCRIPTION: Gym Courtesy Reminder Signs

Bill To: Cypress Bluff Community Development

475 W. Town Place

Suite 114

St. Augustine, FL 32092

US

Pickup At: FASTSIGNS of Jacksonville - Baymeadows

8535 Baymeadows Rd

Ste 7

Jacksonville, FL 32256

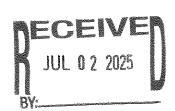
US

Ordered By: Marcy Pollicino

Email: recharge@etownjax.com

Work Phone: (904) 527-1081 Tax ID: 85-8017634330C-2 **Salesperson:** Dominic Byrne Entered By: Dominic Byrne

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Gym Courtesy Reminder Signs (4 of each)	8	\$29.0875	\$0.00	\$232,70
1.1	HQ OUTPUT TO RIGID MATERIAL - Premium Printed 3 with 3M8518 UV Laminate Applied to 3mil ACM - 3M Applied to Back				
	Part Qty: 1 Width: 6.00" Height: 6.00"				•
	Sides: 1			atotal:	\$232.70



Subtotal:	\$232.70
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$232.70
Amount Paid:	\$0.00
BALANCE DUE:	\$232.70

Thank you for your business.

This FASTSIGNS location is independently owned and operated.

Governmental Management Services, LLC

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

Invoice

Invoice #: 102 Invoice Date: 7/1/25

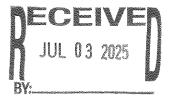
Due Date: 7/1/25

Case:

P.O. Number:

Bill To:

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



	Description	Hour	rs/Qty Rate	Amount
Management Fees - July	2025	ensemmentensen mil is alle uttimosterreges productivaded kresidet kresj op governmente kreite vente af briddet	4,6	01.17 4,601.17
Website Administration -	July 2025			17.08 117.08
Information Technology - Dissemination Agent Serv	July 2025			34.08 234.08
Dissemination Agent Serv	ices - July 2025		6	32.50 632.50
Office Supplies				0.81 0.81
Postage	promoter by			18.63
Copies				58.45 258.45
Telephone				18.72
AMEX Charge - PeopleVii	ne 5/12/25	}	/	50.00 750.00
adoromo Viviaria de constituiro appara estimata de de describiro de la constituiro della constituiro d	MACLA MER META BEET EEN STRACT VAN STRACT VAN HOMEN HET HANDE EEN STRACT VERSTER V	A COLUMN TO THE PARTY OF THE PA	Total	\$6,631.44

Total	\$6,631.44
Payments/Credits	\$0.00
Balance Due	\$6,631.44

Grau and Associates

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

Phone: 561-994-9299 Fax: 561-994-5823

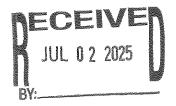
Cypress Bluff Community Development District (Jacksonville) 1001 Bradford Way Kingston, TN 37763

Invoice No.

28001

Date

07/02/2025



SERVICE

Project: Arbitrage - Series 2020 FYE 3/31/25

Arbitrage Services

Arbitrage

600.00

Subtotal:

600,00

Total

600.00

Current Amount Due

600.00

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



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

Office@SoutheastFitnessRepair.com

SERVICE LOCATION

07/07/2025 1740

NET 30

08/06/2025

Invoice

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

BILL TO

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

JOB#	DATE F	PO/REF# DESCRIPT	ION		
106350	07/07/2025				
		Complet	on Notes: Al	l equipment insp	ected and serviced.
Job Charge		enter de la companya	Qty	Rate	Total
Q-PM: Tread	dmill	and the state of t	4.00	\$32.00	\$128.00
Q-PM: Ellipt	ical, Cross-trainer, ARC,	AMT	2.00	\$32.00	\$64.00
Q-PM: Spin	Bike, Rowing Machine		4.00	\$21.00	\$84.00
Q-PM: Multi	-Station		1.00	\$17.00	\$17.00
Q-PM: Singl	e-Station		1.00	\$12.00	\$12.00
Q-PM: Dum	bbell Set, Weight Set		2.00	\$21.00	\$42.00
Travel <60 i	miles	NECEIV	1.00	\$90.00	\$90.00
Job Subtot	al	K JUL 07 2025			\$437.00
Discount				\$23.00	-\$23.00
Job Total					\$414.00

DATE

INVOICE# **TERMS**

DUE DATE

	PRE-WORK :	SIGNATURE		
		/ \	\wedge	
	\ /	/		
	\ /			
	07/07/2025			

Signed By: Marcy Pollicno **POST-WORK SIGNATURE** 07/07/2025 11:56 am

CUSTOMER MESSAGE

Marcy Pollicino Signed By:

Invoice Total: \$414.00 \$0.00 Deposits (-): Payments (-): \$0.00 **Total Due:** \$414.00



Cypress Bluff CDD

Saint Augustine, FL 32092

475 W Towne PI

Suite 114

Bill To: [415357]

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Sanvice Sile/Invelled

Turner Pest Control LLC PO Box 600323 Jacksonville, FL 32260-0323 904-355-5300

INVOICE: 620856664 DATE: 07/01/2025 ORDER: 620856664

Location: [415357]

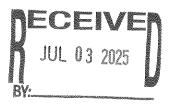
904-710-9348

Recharge at E-town Amenity Center

Work

10571 E-town Pkwy Jacksonville, FL 32256-5841

¥/ਗ੍ਰ¦(∄0⁄ਗ੍ਰਾਵ) 07/01/2025	1₹πτ(∂ 11:29 AM	Taggi P⊕র FIRE ANT	Technician		11:29 AM
- विवासका	pe(0)d(a)	Teams NET 30	Last Service Map Code 07/01/2025		<u> </u>
51	Jaylet-		Description .		[2][a]
LANDOFA		TURNERGREEN - GU	ARANTEED FIRE ANT CONTROL		\$140.04
				SUBTOTAL	\$140.04
				TAX	\$0.00
				AMT. PAID	\$0.00
				TOTAL	\$140.04
				AMOUNT DUE	\$140,04



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 adenowledge the satisfactory completion of all services tendered. and agree to pay the cost of services as specified above.

Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

P.O. Box 2177 Jacksonville, FL 32203 (904) 356-2466

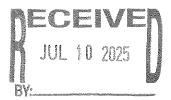
INVOICE

July 10, 2025

Date

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

FL 32092



Serial # 25-03767D PO/File #	\$135.00
	Payment Due
Notice of Meeting of the Board of Supervisors; Notice of Private Security	
Session	\$135.00
Cypress Bluff Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 7/10	Payment Due Upon Receipt
County Duval	For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due before the Proof of Publication is released.	If your payment is being mailed, please reference Serial # 25-03767D 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

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, July 22,
2025, at 1:00 p.m. at the Southeast Regional Library, 10599
Deerwood Park Boulevard, Jacksonville, Florida 32256, where the
Board may consider any business
that may properly come before it.
The Meeting is open to the
public and will be conducted in

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.

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, 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 1-800-955-8770 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jim Oliver
District Manager
Jul. 10 00 (25-03767D)

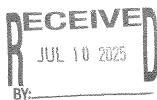
KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

July 9, 2025



Mr. James Perry Cypress Bluff CDD Governmental Management Services Suite 114 475 West Town Place St. Augustine, FL 32092 Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3594943 Client Matter No. 4123-1

Notification Email: eftgroup@kutakrock.com

Invoice No. 3594943

4123-1

Re: General Counsel

TOTAL HOURS

For Professional Legal Services Rendered

04/05/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
04/22/25	K. Buchanan	1.00	355.00	Prepare for and attend board meeting
04/28/25	K. Buchanan	0.20	71.00	Perform meeting follow up and identify open items
05/04/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/13/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
05/14/25	K. Haber	0.60	162.00	Prepare budget notices and appropriation resolution; correspond with Oliver regarding assessments
05/20/25	K. Buchanan	1.50	532.50	Prepare for and attend board meeting

4.70

KUTAK ROCK LLP

Cypress Bluff CDD July 9, 2025 Client Matter No. 4123-1 Invoice No. 3594943 Page 2

TOTAL FOR SERVICES RENDERED

\$1,509.50

TOTAL CURRENT AMOUNT DUE

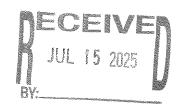
<u>\$1,509.50</u>



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 Additional Customer Info: mpollicino@vestapropertyservices.com



Invoice #0000259

Issue Date: Jul 11, 2025 Due Date: Aug 9, 2025

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

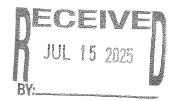
Payment options are: Invoice Deposit or Payment with 2.9 % + \$.35 fee; Cashapp \$pierrekendricksax; Venmo @Pierre-Kendrick due on or before services are rendered.



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 Additional Customer Info: mpollicino@vestapropertyservices.com



Invoice #0000260

Issue Date: Jul 11, 2025 Due Date: Aug 16, 2025

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 Paid	\$300.00 \$0.00
	Balance Due	\$300.00

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



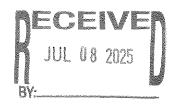
Invoice#: 17190

Date: 07/08/2025

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
July 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



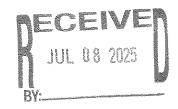
Invoice#: 17191

Date: 07/08/2025

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
July 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



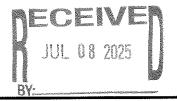
Invoice#: 17192

Date: 07/08/2025

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
July 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



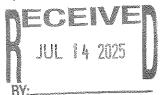
Invoice#: 17218

Date: 07/14/2025

Billed To: Cypress Bluff CDD 2

GMS

475 West Town Place Ste 114 St. Augustine FL 32092 For: E-Town Property



For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price Sales Tax
Cut and remove 3 bay trees in dog park.	1.00	1,400.00	1,400.00

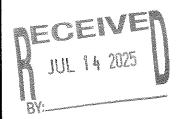
Mail all checks payable to Sun State Nursery & Landscaping, Inc.:

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

Amount Due

1,400.00

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



Cypress Bluff COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
July 14, 2025	\$21,346.45	Oksana Kuzmuk
	Payable to:	
	The Bank of New York Mellon #13	
Date Check Needed:	Budget Category:	
ASAP	001.300.20700.10000)
	Intended Use of Funds Requested:	
	FY25 Debt Assessment SE 2019	
(Attach suppor	ting documentation for request.)	

!!! PLEASE RETURN THE SIGNED CHECK TO OKSANA !!!

JUL 14 2025

Cypress Bluff COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
July 14, 2025	\$12,915.13	Oksana Kuzmuk
	- ···	
	Payable to:	
	The Bank of New York Mellon #13	
Date Check Needed:	Budget Category:	
ASAP	001.300.20700.10010	0
	Intended Use of Funds Requested:	
	FY25 Debt Assessment SE 2020	
(Attach support	ing documentation for request.)	

!!! PLEASE RETURN THE SIGNED CHECK TO OKSANA !!!

Cypress Bluff ECEIVE COMMUNITY DEVELOPMENT DISTRICT JUL 14 2025

General Fund

Check Request

Date	Amount	Authorized By
July 14, 2025	\$12,438.70	Oksana Kuzmuk
	Payable to:	
	Tayable to.	
	The Bank of New York Mellon #13	
Date Check Needed:	Budget Category:	
ASAP	001.300.20700.10020	
	Intended Use of Funds Requested:	
	400 (400 (400 (400 (400 (400 (400 (400	
	7770 f D 1 . 1	
	FY25 Debt Assessment SE 2020A	·
	A A A A A A A A A A A A A A A A A A A	
	West of the second seco	
(Attach support	ing documentation for request.)	

!!! PLEASE RETURN THE SIGNED CHECK TO OKSANA!!!

Cypress Bluff ECENER COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
July 14, 2025	July 14, 2025 \$660.80	
	Payable to:	
Т	he Bank of New York Mellon #13	
Date Check Needed:	Budget Category:	- Land Annual Control of the Control
ASAP	001.300.20700.1003	0
	Intended Use of Funds Requested:	
	FY25 Debt Assessment SE 2021	
		AA 40 Waller 64 F T T
All the second of the second o		
	300-30	
Acceptance of the control of the con		
(Attach supportin	g documentation for request.)	

!!! PLEASE RETURN THE SIGNED CHECK TO OKSANA !!!





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

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

Invoice Number	255395187
Customer Number	C2943565
Invoice Date	07/09/2025
Due Date	08/08/2025
Order Date	07/01/2025
Order Number	S154061207
Order Method	WEB



Delivery Address
Recharge Amenity Center eTown
Attn.: Marcy Policino

10571 eTown Parkway Jacksonville FL 32256

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
KCC54015	X60 CLOTHS, 16.8" X 12 1/2", 252/CARTON	3	СТ	43.88	131,64

SUBTOTAL:

131.64

TAX & BOTTLE DEPOSITS TOTAL:

0.00 131.64

ORDER TOTAL: Total Due:

131.64

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



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

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

Remittance Section					
Customer Number	C2943565				
Invoice Number	255395187				
Invoice Date	07/09/2025				
Terms	Net 30				
Total Due	131.64				

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

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



etminc.com | 904.642.8990

Jim Perry

Cypress Bluff Community Development District c/o Governmental Management Services 475 West Town Place, Suite 114 St. Augustine, FL 32092 July 08, 2025

Invoice No:

220664

Total This Invoice

\$2,488.75

Project

13102,26002

Cypress Bluff CDD-District Engineer (WA#3)

Tasks this month included:

- Annual Report

Professional Services rendered through June 28, 2025

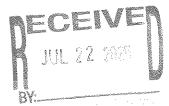
Labor

		Hours	Rate	Amount	
Project Manager					
Newland, Ann Marie	6/21/2025	1.00	200.00	200,00	
Assistant Project Manager					
Wolterman, Sharlene	5/31/2025	1.50	155,00	232.50	
Wolterman, Sharlene	6/14/2025	1.50	155.00	232.50	
Wolterman, Sharlene	6/21/2025	1.25	155.00	193.75	
CEI Sr. Inspector					
Rodgers, Larry	6/14/2025	10.00	163.00	1,630.00	
Totals		15.25		2,488.75	
Total Labor					2,488.75
			Total Thic	Invoice .	\$2 488 75

PECEIVE)

INVOICE





Invoice No#: 2025-08-08-03 Invoice Date: Jul 10, 2025 **Due Date:** Aug 8, 2025

BILL TO

Cypress Bluff CDD marcy Pollicino 10571 eTown Parkway, JACKSONVILLE, FL 32256, UNITED STATES mpollicino@vestapropertyservices.com

Phone: +1 904-527-1081



First Coast Foam Party LLC

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

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website: www.Firstcoastfoamparty.com



\$400.00 USD **AMOUNT DUE**

SHIP TO

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

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	1 hour foam party 8/8/25 6-7 pm	1	\$400.00	\$400.00
		Subtotal		\$400.00
		TOTAL		\$400.00 USD

NOTES TO CUSTOMER

Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome!

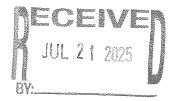
TERMS AND CONDITIONS

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



FLORIDA PATIO FURNITURE INC.

Florida Patio Furniture Inc. 506 8th St W Palmetto, Fl 34221



Invoice

Date	Invoice#
7/21/2025	79851

Cypress Bluff CDD Jacksonville, Florida Marcy Pollicino 904-527-1081 recharge@etownjax.com Ship To

RECHARGE CENTER AMENITY 10571 E Town Parkway Jacksonville FL 32256 Marcy Pollicino 904-527-1081

Р	.O. No.	Terms	Due Date	Rep	Ship Date	Ship Via		FOB	
X3/14/2/25/20	Marcy	Pre-pay	7/21/2025	Justn	7/21/2025	25 Our Truck		Palmetto	
Qty	Item	ATTERNES ON THE PROPERTY OF TH		Description			Rate	Amount	
2	MISC	Replacement Fa Slat: Driftwood	aux Teak Slat For Be	nch 88-3/4" Long			30.00	60.00T	
New	Freight	Shipping Charg	ge la participation de la company				25.00	25.00	
A STATE OF THE STA	COLUMN CO		aan Person in an mille achter oo om heef Halland Bellen is Gelder of ANS Roder of Allanda (1888). A Allanda (18	E THEORY WINDS HANDWATTER IN THE BALL MANAGEM I LONG AND A SERVICE AND AN AND AN AND AN AND AN AND AN AND AN A	Sı	ubtotal	komensar Paramon, dar 15 Ki saft 18 bibasidan 14 dini	\$85.00	
HIBLANDIN ANTO	elektrik digilik (digili elektrik digili kola muyuk espi gali gali kutuk elektrik se		n na dhuiseann ann ann dheachda. Y Americad Ann an Phur Philadh (1960) (1960)	a de la composição de la c	Sa	ales Tax (0.0	%)	\$0.00	
					T	otal		\$85.00	
					Pa	ayments/Cre	dits	\$0.00	

Phone #	Fax#	E-mail	Web Site
941-722-5643	941-723-9223	info@floridapatio.net	http://www.floridapatio.net

Jan J. J. J. J. J. J. R. The King of Clean J. J.

Remit To:
JANI-KING OF
JACKSONVILLE

5700 ST. AUGUSTINE
ROAD
JACKSONVILLE, FL. 32

JACKSONVILLE, FL 32207 (904) 346-3000

Sold To: RECHARGE 245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202

Invoice				
Date	Number			
7/24/2025	JAK07250526			
Due Date	Cust #			
Upon Receipt	246099			
Invoice Amount \$400.00	Amount Remitted			

For: RECHARGE 10571 E-TOWN PARKWAY JACKSONVILLE, FL 32256

Make All Checks Payable to: JANI-KING OF JACKSONVILLE RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE Commercial Cleaning Services (904) 346-3000

Janj The Ving of Classic C

Sold To: CYPRESS BLUFF CDD 475 WEST TOWN PLACE ST. AUGUSTINE, FL 32092 For: RECHARGE 10571 E-TOWN PARKWAY JACKSONVILLE, FL 32256

Invoice No	Date	Cust No	Sismn No	PO Number	HIGH VIBE GLEAM, LLC Unit Price Ex		Due Date
JAK07250526	7/24/2025	246099	LEN STEWARTSON	MARK CYPRESS BLUFF C			Upon Receipt
Quantity		De	scription				ended Price
1	P		M MACHINE FLOOR SC	RUB	\$400.00	- Andrews - Andr	\$400.00
					Amount of Sale		\$400.00
		Pay On-Line: ht	tps://lìnktr.ee/janikingj	ax	Sales Tax		\$0.00
		Make All (Checks Payable to: OF JACKSONVILLE		Total		\$400,00



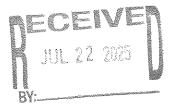
Invoice#: 16916

Date: 04/21/2025

Billed To: Cypress Bluff CDD 2

GMS

475 West Town Place Ste 114 St. Augustine FL 32092 For: E-Town Property



For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price Sales Tax
Sod installtion at playground drain.	1.00	650.00	650.00

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

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

Amount Due

650.00



Invoice#: 16917

Date: 04/21/2025

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
Playground Mulch Touchup	1.00	375.00	375.00

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

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

Amount Due

375.00

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

TMT Electric, LLC

290 Circle Dr S Saint Augustine, FL 32084 US (904) 315-1248 tmtelectriclic@gmail.com

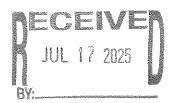


Where Quality Always Matters 904-789-0193

Veteran Owned

INVOICE

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



INVOICE DATE TERMS DUE DATE 1140 07/16/2025 Net 30 08/15/2025

DATE ACTIVITY	DESCRIPTION	QTY RATE	AMOUNT
Services	Relocated and replaced 120v GFCI receptacle and cover on post next to the yoga lawn. Installed two 120v receptacles in the storage closet. Troubleshoot tripping circuit breaker for the pool equipment enclosure. Freshened electrical connections and inspected wires. Water sealed electrical boxes as needed. Verified proper operation for all tasks stated above.	725.00	725.00
Please make check payable to TMT Electric LLC.	SUBTOTAL		725.00
	TAX		0.00
	TOTAL		725.00
	BALANCE DUE		725.00



PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 660323 • Jacksonville, Florida 32260-0323 904-355-5300 • Toll Free: 660-225-6386 • furnerpest.com

Service Slip/Invelor

INVOICE:

620856663

DATE:

07/15/2025

ORDER:

620856663

Bill To:

[415357]

Cypress Bluff CDD 475 W Towne PI Suite 114 Saint Augustine, FL 32092 Work Location:

JUL 16 2025

Turner Pest Control LLC

Jacksonville, FL 32260-0323

PO Box 600323

904-355-5300

[415357]

904-710-9348

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

75) (1915) (1915) 07/15/2025	03:42 PM	Talgala Paisk ANTS, ROACH, WASI	ែចៀវកាមែនព្រ		70me (03:42 PM
Paricelege	ક્લિક(છે)(તેનિક	Leagues NET 30	Last Service Map Gode 07/15/2025		T⊮ ₁₃₇ (≎ (0 04:02 PM
PCM	:FYA(vie	Commercial Pest Contr	i Desemble the second of the s		Palot: 8140.04
				SUBTOTAL TAX AMT. PAID TOTAL	\$140.04 \$0.00 \$0.00 \$140.04
				AMOUNT DUE	\$140.04
				Chr	
				TECHNICIAN SIGN	IATURE
				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.

Thereby acknowledge the satisfactory completion of all vervices tendered, and agree to pay the cost of services as specified above.

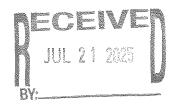




W.B.MASON CO., INC. 59 Centre St Brockton, MA 02301

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

255610011
C2943565
07/18/2025
08/17/2025
07/17/2025
\$154445639
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: ORDER TOTAL: 0.00 225.54

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

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

Remittance Section		
Customer Number	C2943565	
Invoice Number	255610011	
Invoice Date	07/18/2025	
Terms	Net 30	
Total Due	225.54	

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

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