

*Cypress Bluff
Community Development District*

October 28, 2025

AGENDA

**Cypress Bluff
Community Development District**

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

October 21, 2025

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

Dear Board Members:

The Cypress Bluff Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, October 28, 2025 at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of Minutes of the September 23, 2025 Board of Supervisors Meeting
- IV. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Update on the Fiscal Year 2025 Goals & Objectives
 - D. General Manager
 - 1. Report
 - 2. Proposals for Vegetation Cut Backs
 - 3. Proposal for Golf Cart Parking Refurbishing
 - 4. Proposal for Tree Removals
 - 5. Proposal for Pine Straw Install at Dog Park
- V. Financial Reports
 - A. Financial Statements as of September 30, 2025

B. Assessment Receipts Schedule

C. Check Register

VI. Other Business

VII. Supervisor's Requests and Audience Comments

VIII. Next Scheduled Meeting – November 18, 2025 at 12:30 p.m. at the **Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida 32246**

IX. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, September 23, 2025 at 12:30 p.m. at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Joe Muhl	Chairman
Will Cellar	Supervisor
Kirk Blomgren	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District 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 September 23, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 12:30 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 August 26, 2025 Meeting

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

On MOTION by Mr. Muhl seconded by Mr. Blomgren with all in favor the minutes of the August 26, 2025 Board of Supervisors meeting were approved as presented.
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FOURTH ORDER OF BUSINESS Ratification of Fitness Equipment Lease Agreement

Mr. Oliver stated that he has given the green light to the financing company to prepare all of the lease documents, however they are not yet ready. This item was tabled to the next meeting.

FIFTH ORDER OF BUSINESS Staff Reports**A. District Counsel**

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Oliver explained how seats are elected for the CDD board. Chapter 190 allows for five board members, that are not tied to a neighborhood. Each seat is filled on an at-large basis, so each board members represents all the property owners within the boundaries of the district. Mr. Oliver also explained that the Del Webb community does not pay assessments to fund the amenity center complex due to them having their own amenity structure.

D. General Manager**1. Report**

Ms. Pollicino provided an overview of her report.

2. Consideration of Proposal for Removal of Dead Bay Tree

Ms. Pollicino presented a proposal from Sunstate to cut and remove a dead tree for a total of \$700.

On MOTION by Mr. Cellar seconded by Mr. Blomgren with all in favor, the proposal from Sunstate totaling \$700 was approved.

3. Consideration of Proposals for Muhly Grass or Sod at the eTown North Entrance

Ms. Pollicino presented proposals from Sunstate to relocate the roses currently in the island at the north eTown entrance and to replace them with either Muhly grass, or sod. Sod would be \$650 while the Muhly grass would be \$703. The landscaping team has stated that sod is easier to maintain.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor, the proposal for sod totaling \$650 was approved.

4. Discussion of Glenmont Irrigation

At the last meeting, Ms. Pollicino informed the Board that the Edison HOA board has asked who is responsible for the irrigation and mowing of Glenmont. It was discovered the CDD water mainline was never removed from the portion the Edison HOA is responsible for. She asked if the Board would like to consider drawing up a cost share agreement with the HOA for the irrigation or if they would prefer to tie the irrigation off.

A member of the HOA was present and stated that the HOA is awaiting a quote from Yellowstone. This item was tabled until there is more information.

Next, Ms. Pollicino presented a quote for pressure washing the amenity center totaling \$2,248.60.

On MOTION by Mr. Muhl seconded by Mr. Blomgren with all in favor, the quote for pressure washing totaling \$2,248.60 was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of August 31, 2025

Mr. Oliver presented the financial statements as of August 31, 2025.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 100.4% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$75,862.81, was included in the agenda package for the Board's review.

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

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

A resident stated that there is a cutout in the buffer northwest of the south Glenmont entrance that was used for maintenance access. He asked if there is a reason that buffer is maintained, or if the landscaping team can leave it alone to let it fill in.

Mr. Muhl asked staff to look into who owns the parcel in question. The HOA member in attendance stated that she believes it is a utility easement, but she will check.

A resident commented that it is not noticeable that the live oaks discussed at the last meeting are missing.

**NINTH ORDER OF BUSINESS Next Scheduled Meeting – October 28, 2025
at 12:30 p.m. at the Southeast Regional
Library**

TENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

C.

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

October 1, 2024 – September 30, 2025

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:_____

Print Name:_____

Cypress Bluff Community Development District

Date:_____

District Manager:_____

Print Name:_____

Cypress Bluff Community Development District

Date:_____

D.

1.



COMMUNITY MANAGER REPORT 10/28/25
SUBMITTED BY MARCY POLLICINO

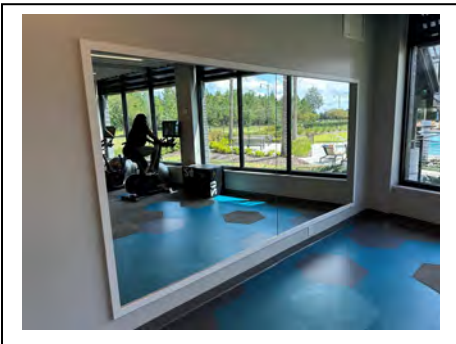
RECHARGE UPDATE:

Annual Fire Inspection

Dynamic Security conducted our annual fire alarm inspection on 9/26/25. No issues were reported. The batteries were replaced due to expiration (they last 5 years). A copy of the full report is in the fire panel box at Recharge (code requirement). Bill of service is attached.

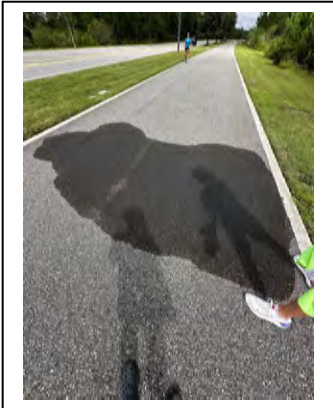
Fitness Center Update

Three Echelon Mirrors were sold to residents @ \$300 each. The CDD was paid \$900 in total. Flat mirrors were installed to replace the Echelon Mirrors @ \$2,795.



Multi Use Path

Sun State had a gas can leak on the multi-use path. While COJ governs this path, Sun State is cleaning this area. This is a work in progress.



GAS LEAK

Playground

A replacement rod is needed for the rocker. The rod is under warranty and should ship out at the end of October. The CDD will pay for labor only.

September Amenity Use:

Front Gym door was opened 2,663 times.

Rear gym door was opened 80 times.

Main entry gate was opened 2,888 times.

Main pool gate was opened 773 times.

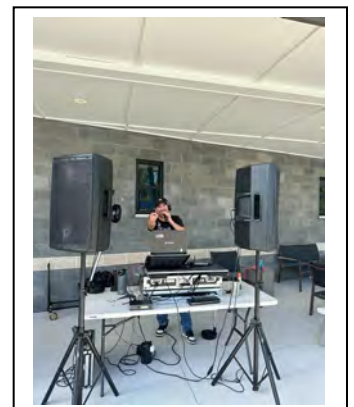
Side pool gate was opened 82 times.

EVENTS UPDATE:

Food Truck Friday

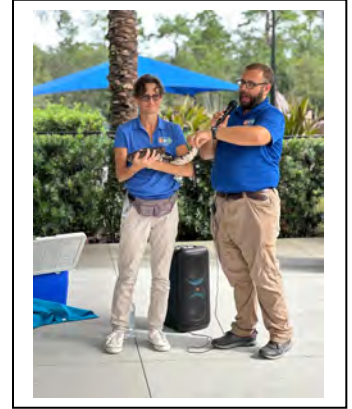
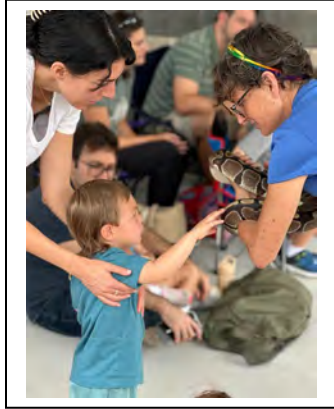
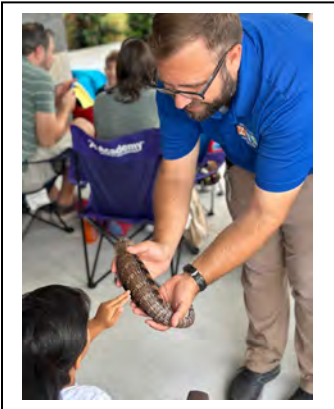
DJ Ross played tunes poolside and Emangeos Brick Oven Pizza was on site for dinner. 60 +/- attended

Social Media Reaction:



Jacksonville Zoo Story Time

Jacksonville Zoo hosted a special story time with two reptile friends. Residents were charged \$10 per child to attend. Snack was served following the presentation. The event was originally scheduled for the yoga lawn/activity lawn however due to the rain we gathered under the patio awning. 50 +/- attended



Adult Dueling Pianos

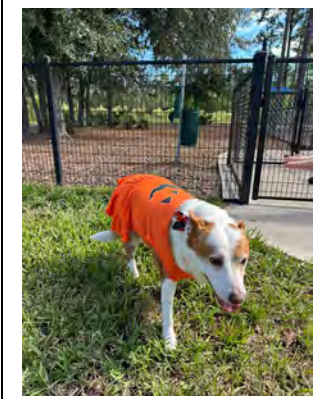
This event was rescheduled for December 12 due to weather conditions.

Food Truck Friday

Jeremy Wineglass, concert pianist, performed for residents on the rooftop patio. Cousins Maine Lobster and Hippie Chix food trucks were on site. (No photo as only video was taken.) 20 +/- attended

Howl-O-Ween Pawty

Fun, fur, and frights for our four legged friends! David Weekley Homes sponsored our annual dog Halloween party. Residents and pups participated in a costume contest and enjoyed a hot dog lunch. 60 +/- attended



OCTOBER EVENTS: Zombie Bash

NOVEMBER EVENTS: Adult Only Music Bingo, Holiday Vendor Fair, Country Line Dancing Class

DECEMBER EVENTS: Holiday Mixology Class, Holiday Golf Cart Parade, Santa Safari Holiday Party, Kerala Express Pop Up Food Truck, Adult Only Dueling Pianos, Elf Movie Night, Snacks & Stories with Mrs. Claus, Noon Year Party

ACTION ITEMS UPDATE

Vegetation Cut Back

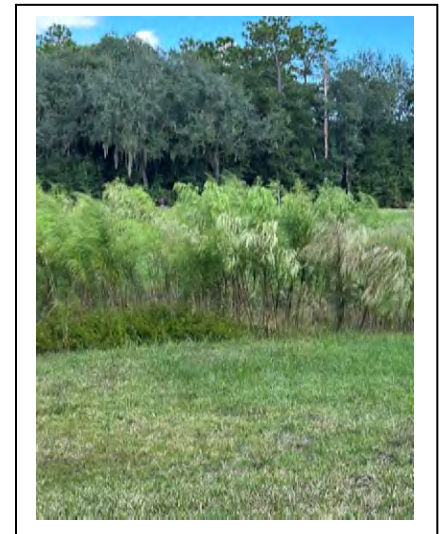
The preserve overgrowth along eTown Parkway and at the Recharge Amenity Center needs to be cut back. Areas would be cut back in a uniform manner (2 strips where applicable) in the highlighted areas indicated on the map. See quote attached. Cost: \$9,750

Please note this was first discussed at the October 2024 CDD meeting and requested to budget for 2026.



Recharge Pond Vegetation Cut Back

The drainage ditch located by the Recharge pond has overgrown. This is not an area actively maintained. Sun State can service this area while cutting back the preserve. See quote attached. Cost: \$2, 250



Golf Cart Parking @ Recharge

Grass does not grow in the golf cart parking area. Therefore, Sun State has recommended replacing it with lirioppe and pine bark. The cost for this would be \$1,315. See quote attached. Grass vs lirioppe example shown:



Dog Park

1. There are multiple dead trees in the dog park. Sun State can remove @ \$700. See quote attached with photos.
2. The dog park has bare spots of dirt. There is natural pine straw within the dog park from the surrounding trees. It is recommended (and more cost effective vs mulch) to install pine straw in these bare (dirt) areas. See quote attached. Cost: \$900

Glenmont

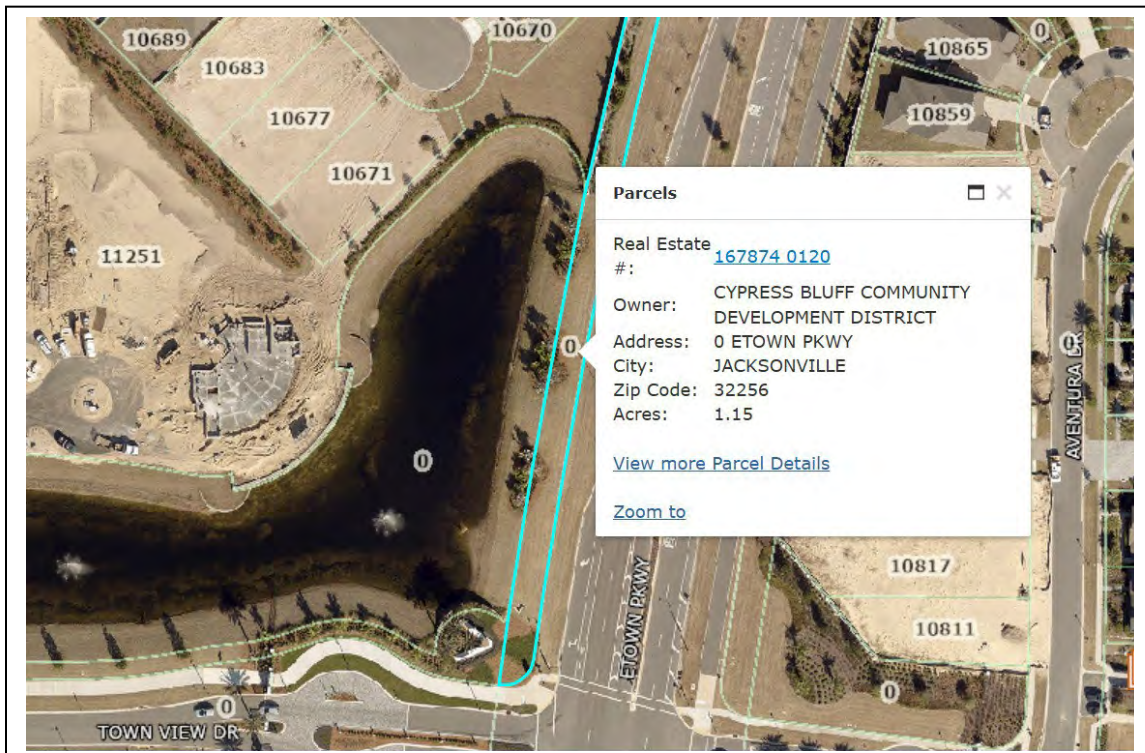
Irrigation follow up discussion requested.

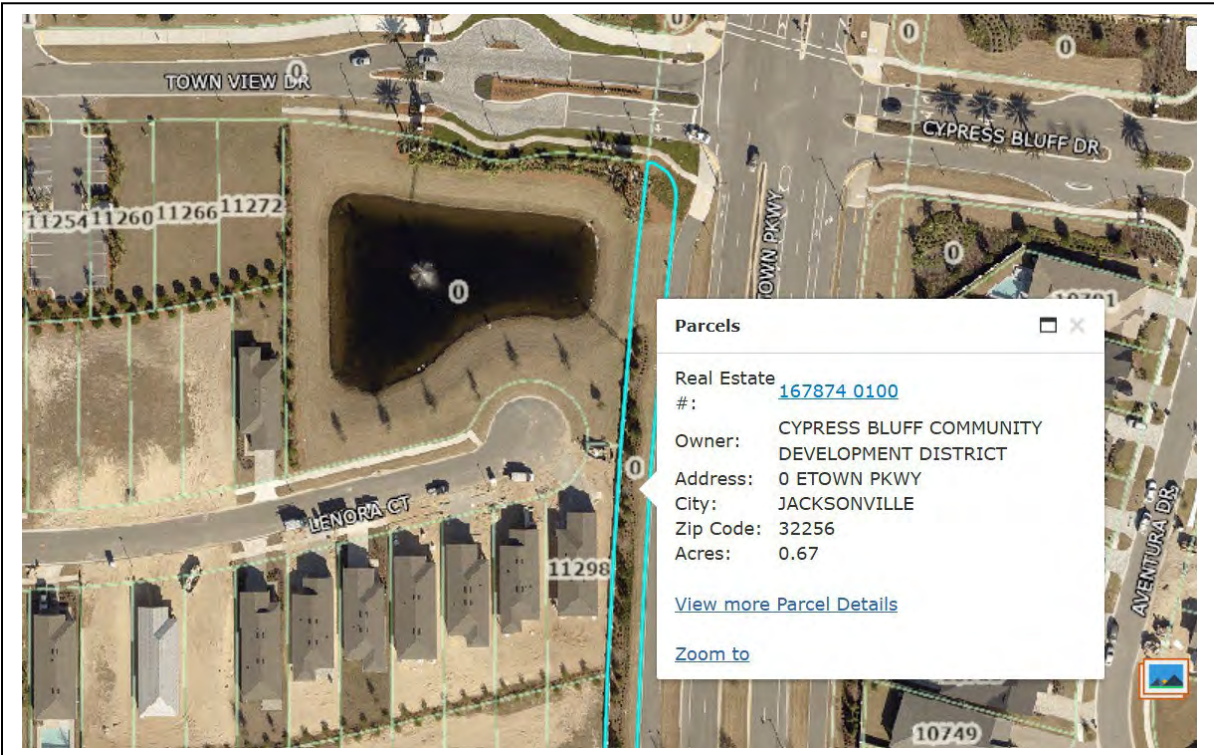
Recap from August/September report: The CDD water main line was never removed from the Glenmont (HOA) irrigation line. Due to this discovery, the board may want to consider drawing up a cautionary agreement between the HOA and the CDD (such as our agreements with the commercial POA's for landscape maintenance). 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.

LANDSCAPE REPORT

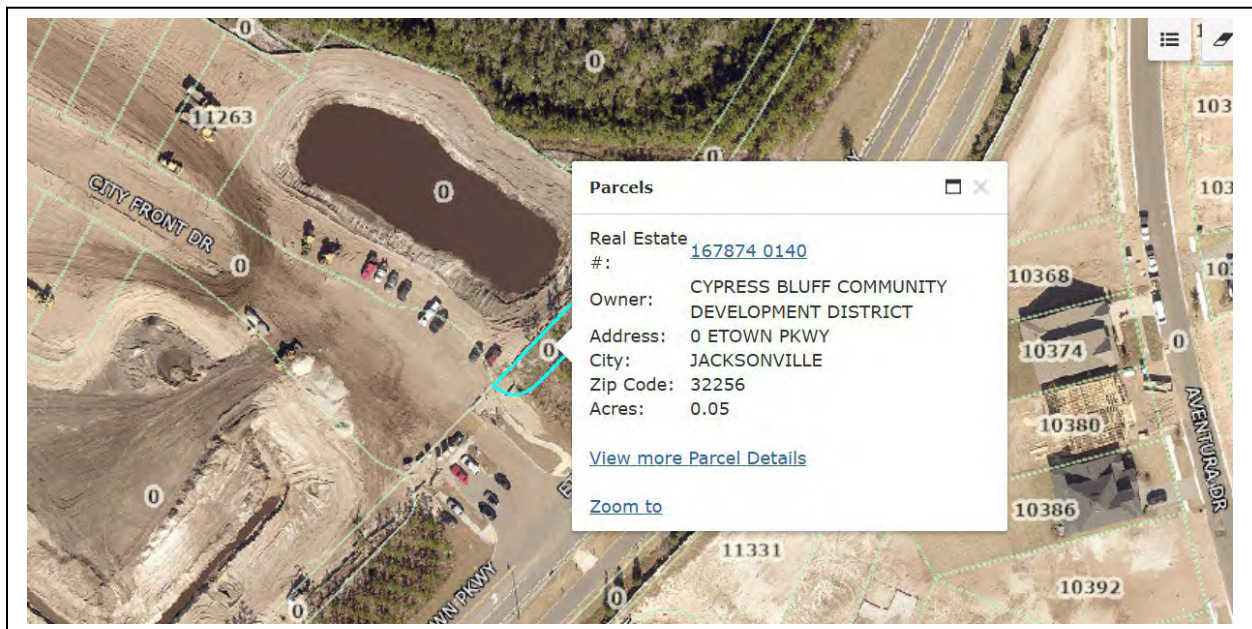
1. Ongoing weeding and trimming at Recharge and along eTown Parkway.
2. Treated all turf weeds.
3. Fertilized St Augustine grass in Phase 1 including Recharge.
4. Hand pulled weeds in the drift rose beds along the median islands.
5. Hand pulled weeds in the Jasmine beds.
6. Hand pulled weeds in the Recharge pool area.
7. Sprayed all landscape beds for weeds.
8. Sprayed dog park and playground with Herbicide.
9. Trimmed Viburnum and Oleander throughout eTown.
10. Irrigation repairs made @\$3,300.
11. Dead tree removed from the large dog park @\$700.
12. The land in front of the Del Webb entrance has come into question on who handles the landscaping. The Del Webb HOA manager inquired why the CDD landscape team did not spray for weeds in this area. The CDD community manager explained that the Del Webb landscape team maintains this area. The Del Webb manager informed that it is incorrect because according to the Duval County Property Map the CDD owns a strip of land in this area. (It should be noted, the CDD community manager was instructed back in 2020 the landscape would be handled by the Del Webb team.) The CDD community manager has requested a meeting with the Del Webb HOA manager and both landscape team managers to discuss this area and is awaiting a response from Del Webb. Side note: the CDD does handle irrigation at the curb line in this area.

FRONT ENTRANCE DEL WEBB LANDSCAPE:

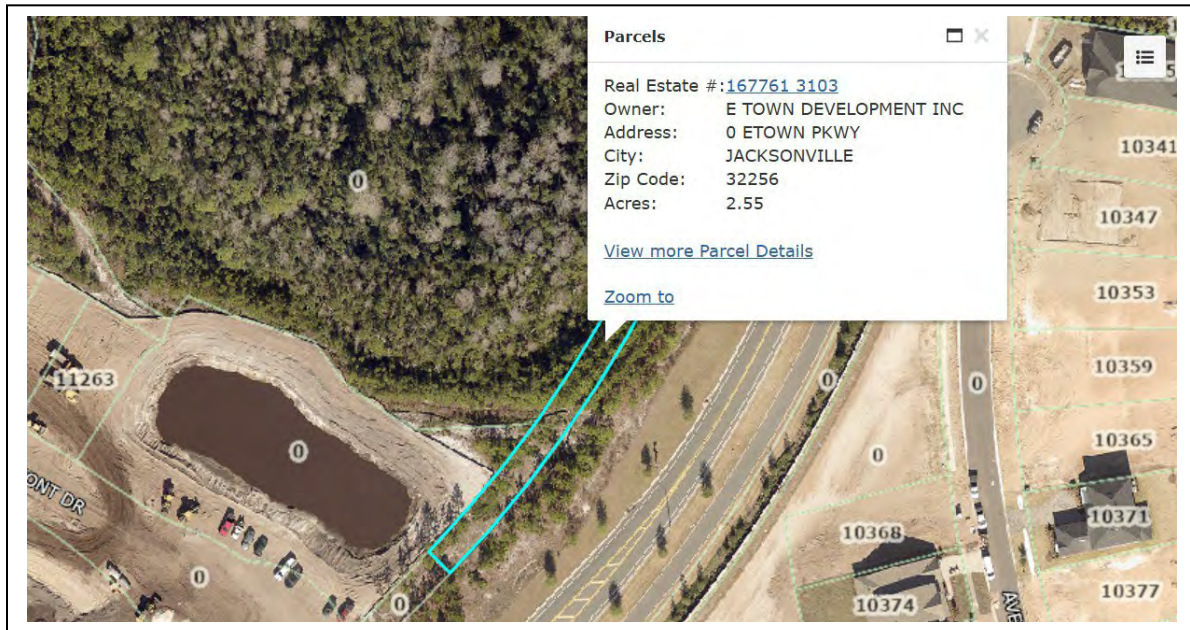




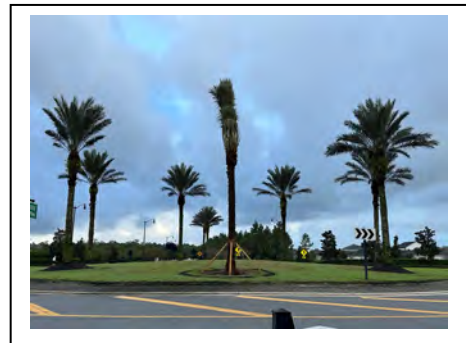
BACK ENTRANCE DEL WEBB LANDSCAPE:



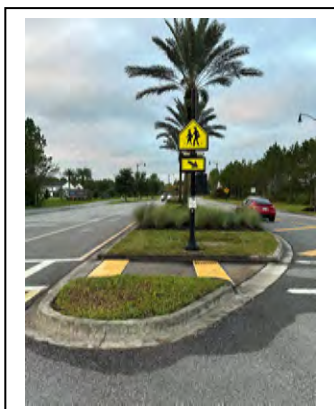
BAHIA SIDE OF eTOWN PARKWAY:



13. Medjool palm was replaced at the Nobel traffic circle that was struck by lightning @ \$10,750.



14. Grass was installed at the eTown entrance island by Atlantic Coast High School @ \$650. Roses were relocated to the eTown entrance sign (by ACHS).



[illegible]

**DYNAMIC
SECURITY**

P.O. Box 23861 • Jacksonville, FL 32241

#EF 0001108

#EF 0001108
ETown Amenity Center
10571 E Town Parkway
Jacksonville, FL 32256

TERMS:

JOB PHONE	DATE OF ORDER
PO NUMBER	7-26-25

PHONE

ORDER TAKEN BY

DESCRIPTION OF WORK						AMOUNT	
<u>Perform Annual Fire Alarm Inspection and Test.</u>							
<u>Work performed:</u> Annual fire alarm inspection. Test and clean all detectors. Copy of report in Doc Box							
LABOR		HOURS	RATE	AMOUNT		TOTAL MATERIAL	
Michael		1				TOTAL LABOR	
Keith		1				office to Bill	
Trix		1					
WORK ORDERED BY			DATE COMPLETED			TAX	
SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.) Michael Subk						Thank You! PAY THIS AMOUNT →	



**SUN
STATE**
NURSERY &
LANDSCAPING, INC.

Irrigation Technical Inspection Report

1092

Irrigation Controller			Point of Connection				Site Name: <i>Flawn</i>	
Location	<i>Pool Pump</i>		Location			Location: <i>Recharge</i>		
Type/Size	<i>ACC 2</i>		Size			Technician: <i>Joseph P</i>		
Rain Gauge	☒	☐	Source	☐	☐	☐	Date of Inspection: <i>9/18/25</i>	
Power On	☒	☐					Inspection #: <i>of</i> ☐ <i>in contract</i>	
General Information			Backflow	☐	☐	Inspection Start Time:		
Valve Type			PRV	☐	☐	Inspection End Time:		
Adequate Coverage	☒	☐	Master Valve	☐	☐	Set to Run: ☐ <i>Odd / Even</i> ☒ <i>Every Day</i>		
						or Days of the Week: <i>S M T W T F S</i>		

Repairs Proposed (P) or Completed (C)

Controller		Misc.			Pipes		Valves			Broken Heads				Adjustments					Program Start Time: A_B_C_D		
Zone	Head Type (Rotor, Spray, Drip, etc.)	Zone Time (Minutes)	Decoder	Solenoid	Drip Lines	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Spray (6")	Spray (12")	Fixed Riser	Gear Driven Rotor	Replace Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Zone Locations	
1	S		X																		A 9pm
2	S											1									B 12am
3	S																				
4	S																				
5	R																				
6	R																				
7	R																				
8	S																				
9	D/R																				
10	S																				
11	/																				
12	S														1						no time
13	S																				3 nozzle
14	D/R																				
15	R																				
16	R																				
17	S																				
18	D/B																				
19	S																				
20	S																				
21	S																				
22	S																				
23	S																				
24	S																				

Comments

Zone 2 1-12" broken
Zone 12 1- nozzle
1- Decoder



**SUN
STATE**
NURSERY &
LANDSCAPING, INC.

Irrigation Technical Inspection Report

2042

Irrigation Controller			Point of Connection				Site Name: <i>Flown</i>	
Location			Location				Location: <i>Recharge</i>	
Type/Size			Size				Technician: <i>Joseph P</i>	
Rain Gauge	Y	N	Source	Meter	Well	Pump	Date of Inspection: <i>9/18/23</i>	
Power On	Y	N					Inspection #: of in contract	
General Information			Backflow	Y	N	Inspection Start Time:		
Valve Type			PRV	Y	N	Inspection End Time:		
Adequate Coverage	Y	N	Master Valve	Y	N	Set to Run: Odd / Even Every Day or Days of the Week: S M T W T F S		

Repairs Proposed (P) or Completed (C)

Controller		Misc.			Pipes		Valves			Broken Heads				Adjustments				Program Start Time: A_B_C_D		
Zone	Head Type (Rotor, Spray, Drip, etc.)	Zone Time (Minutes)	Decoder	Solenoid	Drip Lines	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Spray (6")	Spray (12")	Fixed Riser	Gear Driven Rotor	Replace Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Zone Locations
25	S														1					1 nozzle
26	S																			
27	D																			
28	R																			
29	S																			
30	R																			
31	R																			
32	S																			
33	R																			
34	S																			
35	S																			
								</												

Comments

Zone 25 1 nozzle



1 of 1

Comments



**SUN
STATE**
NURSERY &
LANDSCAPING, INC.

Irrigation Technical Inspection Report 2 of 4

Irrigation Controller			Point of Connection				Site Name: <u>Etown</u>	
Location			Location				Location: <u>Phase 1</u>	
Type/Size			Size				Technician: <u>Joseph P</u>	
Rain Gauge	Y	N	Source	Meter	Well	Pump	Date of Inspection: <u>9/26/25</u>	
Power On	Y	N					Inspection #: <u>of</u> in contract	
General Information			Backflow	Y	N	Inspection Start Time:		
Valve Type			PRV	Y	N	Inspection End Time:		
Adequate Coverage	Y	N	Master Valve	Y	N	Set to Run:		Odd / Even Every Day
						or Days of the Week:		S M T W T F S

			Repairs Proposed (P) or Completed (C)															Program Start Time: A_B_C_D		
Controller			Misc.		Pipes		Valves		Broken Heads			Adjustments								
Zone	Head Type (Rotor, Spray, Drip, etc.)	Zone Time (Minutes)	Decoder	Solenoid	Drip Lines	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Spray (6")	Spray (12")	Fixed Riser	Gear Driven Rotor	Replace Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Zone Locations
25	S	10																		
26	S	10																		
27	S	10																		
28	S	10																		
29	S	10																		
30	S	10									1									1 broken 6" spray
31	S	10																		
32	S	10																		
33	S	10																		
34	S	10																		
35	S	10																		
36	S	10	1					✓												1 Decoder
37	S	10																		
38	S	10																		
39	S	10																		
40	S	10																		
41	S	10																		
42	S	10																		
43	S	10																		
44	S	10																		
45	S	10																		
46	S	10													1					1 nozzle
47	S	10																		
48	S	10																		

Comments

Zone 30 1 broken 6" Spray

Zone 36 1 ICD 100

Zone 46 1 nozzle



**SUN
STATE**
NURSERY &
LANDSCAPING, INC.

Irrigation Technical Inspection Report 3 of 4

Irrigation Controller			Point of Connection				Site Name: <u>Etowah</u>	
Location			Location				Location: <u>Phase 1</u>	
Type/Size			Size				Technician: <u>Joseph P</u>	
Rain Gauge	Y	N	Source	Meter	Well	Pump	Date of Inspection: <u>9/24/25</u>	
Power On	Y	N					Inspection #: <u>of in contract</u>	
General Information			Backflow	Y	N	Inspection Start Time:		
Valve Type			PRV	Y	N	Inspection End Time:		
Adequate Coverage	Y	N	Master Valve	Y	N	Set to Run:		Odd / Even Every Day
						or Days of the Week:		S M T W T F S

Repairs Proposed (P) or Completed (C)

Controller		Misc.			Pipes		Valves			Broken Heads				Adjustments					Program Start Time: A_B_C_D	
Zone	Head Type (Rotor, Spray, Drip, etc.)	Zone Time (Minutes)	Decoder	Solenoid	Drip Lines	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Spray (6")	Spray (12")	Fixed Riser	Gear Driven Rotor	Replace Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Zone Locations
49	S	56																		
50	R	56																		
51	R	56																		
52	S	56																		
53	S	56																		
54	S	56																		
55	S	56																		
56	S	56									1									1 broken 6" Spray
57	R	56																		
58	S	56																		
59	S	56									1				4					1 broken 6" spray, 4 nozzles
60	R	56																		
61	S	56																		
62	S	56																		
63	S	56																		
64	S	56																		
65	S	56																		
66	S	56																		
67	S	56	1							1										1 Decoder
68	R	56																		
69	S	56																		
70	S	56																		
71	S	56																		
72	S	56																		

Comments

Zone 56 I broken 6" Spray
 Zone 59 I broken 6" spray & 4 nozzles
 Zone 67 I ICD 100

 $u_0 \neq u$

Irrigation Controller				Point of Connection				Site Name:		Blown			
Location				Location				Location:		Phase 1			
Type/Size				Size				Technician:		Joseph P			
Rain Gauge		Y	N	Source		Meter	Well	Pump	Date of Inspection:		9/24/23		
Power On		Y	N	Inspection # :								of	In contract
General Information				Backflow		Y	N	Inspection Start Time:					
Valve Type				PRV		Y	N	Inspection End Time:					
Adequate Coverage		Y	N	Master Valve		Y	N	Set to Run:		Odd / Even	Every Day		
								or Days of the Week:		S M T W T F S			

[illegible]

Comments



**SUN
STATE**
NURSERY &
LANDSCAPING, INC.

Irrigation Technical Inspection Report

1 of 4

Irrigation Controller			Point of Connection				Site Name: <u>Etown</u>	
Location	<u>Etown Parkway</u>		Location			Location: <u>Phase 2</u>		
Type/Size	<u>ACCA</u>		Size			Technician: <u>Joseph P</u>		
Rain Gauge	☒	N	Source	☐	☐	☐	Date of Inspection: <u>9/29/25</u>	
Power On	☒	N					Inspection #: of in contract	
General Information			Backflow	☐	☐	Inspection Start Time:		
Valve Type			PRV	☐	☐	Inspection End Time:		
Adequate Coverage	☒	N	Master Valve	☐	☐	Set to Run: ☐ Odd / Even ☐ Every Day		
						or Days of the Week: <u>S M T W T F S</u>		

Repairs Proposed (P) or Completed (C)																				Program Start Time: A_B_C_D 1030 A
Controller		Misc.		Pipes		Valves		Broken Heads		Adjustments										
Zone	Head Type (Rotor, Spray, Drip, etc.)	Zone Time (Minutes)	Decoder	Solenoid	Drip Lines	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Spray (6")	Spray (12")	Fixed Riser	Gear Driven Rotor	Replace Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Zone Locations
1	N																			
2	N																			
3	N																			
4	N																			
5	N																			
6	N																			
7	N																			
8	N																			
9	R																			
10	R																			
11	R																			
12	S																			
13	S																			
14	R																			
15	S																			
16	S																			
17	S																			
18	S																			
19	R																			
20	S																			
21	S																			
22	S																			
23	S																			
24	S																			

Comments

Zone 3 1 broken 6" Spray
 Zone 7 1 nozzle
 Zone 13 2 nozzles
 Zone 19 1 broken Rotor
 Zone 23 Stuck Valve



**SUN
STATE**
NURSERY &
LANDSCAPING, INC.

Irrigation Technical Inspection Report 2 of 4

Irrigation Controller			Point of Connection				Site Name: <u>Etown</u>	
Location			Location				Location: <u>Phase 2</u>	
Type/Size			Size				Technician: <u>Joseph P</u>	
Rain Gauge	Y	N	Source	Meter	Well	Pump	Date of Inspection: <u>9/29/25</u>	
Power On	Y	N					Inspection #: <u>1</u> of <u>1</u> in contract	
General Information			Backflow	Y	N	Inspection Start Time:		
Valve Type			PRV	Y	N	Inspection End Time:		
Adequate Coverage	Y	N	Master Valve	Y	N	Set to Run: <u>Odd / Even</u> <u>Every Day</u>		
						or Days of the Week: <u>S M T W T F S</u>		

Repairs Proposed (P) or Completed (C)

Controller		Zone Time (Minutes)	Misc.			Pipes		Valves			Broken Heads				Adjustments					Program Start Time: A_B_C_D
Zone	Head Type (Rotor, Spray, Drip, etc.)		Decoder	Solenoid	Drip Lines	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Spray (6")	Spray (12")	Fixed Riser	Gear Driven Rotor	Replace Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Zone Locations
25	S																			
26	S																			
27	S														1					1 nozzle
28	S																			
29	S		1					✓												1 Decoder
30	S																			
31	R																			
32	R																			
33	R																			
34	S																			
35	R																			
36	R																			
37	R										1									1 broken 6" Spray
38	S																			
39	R																			
40	R																			
41	R																			
42	R																			
43	S														2					2 nozzles
44	R																			
45	S																			
46	R																			
47	R																			
48	R		1					✓												1 Decoder

Comments

Zone 27 1 nozzle
 Zone 30 1 ICD 100 Decoder
 Zone 37 1 Broken 6" Spray
 Zone 43 2 nozzles
 Zone 48 1 ICD 100 Decoder



**SUN
STATE**
NURSERY &
LANDSCAPING, INC.

Irrigation Technical Inspection Report

3 of 4

Irrigation Controller			Point of Connection				Site Name: <u>Elbow</u>	
Location			Location				Location: <u>Phase 2</u>	
Type/Size			Size				Technician: <u>Joseph P.</u>	
Rain Gauge	Y	N	Source	Meter	Well	Pump	Date of Inspection: <u>9/24/25</u>	
Power On	Y	N					Inspection #: <u>of in contract</u>	
General Information			Backflow	Y	N	Inspection Start Time:		
Valve Type			PRV	Y	N	Inspection End Time:		
Adequate Coverage	Y	N	Master Valve	Y	N	Set to Run: <u>Odd / Even</u> <u>Every Day</u> or Days of the Week: <u>S M T W T F S</u>		

Repairs Proposed (P) or Completed (C)																				Program Start Time: A_B_C_D
Controller		Misc.		Pipes		Valves		Broken Heads		Adjustments										
Zone	Head Type (Rotor, Spray, Drip, etc.)	Zone Time (Minutes)	Decoder	Solenoid	Drip Lines	Mainline Break	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone Not Shutting Down	Spray (6")	Spray (12")	Fixed Riser	Gear Driven Rotor	Replace Nozzle	Adjust Spray Pattern	Straightened	Capped	Raised/Lowered	Zone Locations
49	R																			
50	S																			
51	S										I				I					I broken 6" Spray & I nozzle
52	S																			
53	S																			
54	S																			
55	S														I					I nozzle
56	S																			
57	R																			
58	S																			
59	S		1					✓												I Decoder
60	S																			
61	S																			
62	S																			
63	S																			
64	S																			
65	S														I					I nozzle
66	S																			
67	S																			
68	R																			
69	S																			
70	S																			
71	S																			
72	S																			

Comments

Zone 51 1 6" broken Spray & 1 nozzle
Zone 55 1 nozzle
Zone 59 1 ICD 100
Zone 65 1 nozzle



4084

2.

I broken Roter

Zona 74 1 broken Rotor

2.

Authorization for Extra Work



Job Name:	eTown - Recharge Center	Jacksonville, Florida
Attention:	Marcy Pollicino	
RE:	Woodline Vegetation Cut Back (Bush hogging)	Phone: 904-250-4868
City, ST:		Work Classification Irrigation _____ Tree Trimming _____ Enhancements X Other
Estimator	Todd Murphy	
Date:	October 3, 2025	

Material and Labor Based on the Following Landscape Enhancements				
DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
<i>Parkway:</i>				
Cutback Ground Vegetaion along parkway natural areas with Bush Hog Mower, to Provide uniform mowing to help vegetation from encroching on turf areas. (2 strips along natural areas where aplicable)				
<i>ReCharge Center - Across from Pool and rear of Dog Park</i>				
Hand Prune Woodline back from Encroching on turf areas and remove all debris				
See attached Site Map				
			SUB-TOTAL:	\$ 9,750.00
Tax % (if Applicable)		0.00%	TAX:	\$ -
			TOTAL:	\$ 9,750.00

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

Authorization for Extra Work



Job Name:	Cypress Bluff CDD	Jacksonville, Florida
Attention:	Marcy Pollicino	
RE:	Recharge -Ditch area along Lake	Phone: 904-250-4868
City, ST:		Work Classification Irrigation _____ Tree Trimming _____ Enhancements X Other
Estimator	Todd Murphy	
Date:	October 16, 2025	

Material and Labor Based on the Following Landscape Enhancements				
DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
			\$	\$ -
Bush Hog Ditch line front of Lake		1	\$ 2,520.00	\$ 2,520.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
SUB-TOTAL:			\$ 2,520.00	
Tax % (if Applicable)	0.00%	TAX:	\$ -	
TOTAL:			\$ 2,520.00	

APPROVAL INFORMATION:

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

Authorized By:	Date:	Work Order #:
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3.

Job Name:	Cypress Bluff CDD - eTown		
Attention:	Marcy Pollicino		
RE:	Recharge - Cart Parking Islands	Phone:	904-250-4868
City, ST:		Work Classification	
Estimator	Todd Murphy	Irrigation	Tree Trimming
Date:	October 16, 2025	Enhancements	Other

[illegible]

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

Authorized By: _____ Date: _____ Work Order #: _____

4.

Authorization for Extra Work



Job Name:	Cypress Bluff CDD	Jacksonville, Florida
Attention:	Marcy Pollicino	
RE:	Dog Park - Tree Removal	Phone: 904-250-4868
City, ST:		Work Classification
Estimator	Todd Murphy	
Date:	October 16, 2025	
		Irrigation _____ Tree Trimming _____
		Enhancements X Other _____

Material and Labor Based on the Following Landscape Enhancements				
DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
Tree Removal:			\$	\$ -
Cut and remove Multiple Dead Trees & Haul debris.		1	\$ 700.00	\$ 700.00



SUB-TOTAL:		\$	700.00
Tax % (if Applicable)	0.00%	TAX:	\$ -
TOTAL:		\$	700.00

APPROVAL INFORMATION:

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

Authorized By:	Date:	Work Order #:
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5.

Authorization for Extra Work



Job Name:	eTown - Recharge Center	Jacksonville, Florida
Attention:	Marcy Pollicino	
RE:	Dog Park - Pinestarw	Phone: 904-250-4868
City, ST:		Work Classification Irrigation _____ Tree Trimming _____ Enhancements ☒ Other _____
Estimator	Todd Murphy	
Date:	October 3, 2025	

Material and Labor Based on the Following Landscape Enhancements				
DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
			\$	\$ -
Install Pine Straw - dirt areas in Dog Park	Bales	100	\$ 9.00	\$ 900.00
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
SUB-TOTAL:			\$ 900.00	
Tax % (if Applicable)	0.00%	TAX:	\$ -	
TOTAL:			\$ 900.00	

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

FIFTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
September 30, 2025



Cypress Bluff
Community Development District
Combined Balance Sheet
September 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 124,027	\$ -	\$ 124,027
Due from Other	775	-	775
Investments:			
State Board of Administration (SBA)	219,966	-	219,966
Series 2019			
Reserve	-	360,508	360,508
Principal	-	814	814
Revenue	-	364,550	364,550
Interest	-	170	170
Prepayment	-	18	18
Series 2020			
Reserve	-	247,220	247,220
Principal	-	261	261
Revenue	-	401,889	401,889
Interest	-	114	114
Prepayment	-	40	40
Series 2020A			
Reserve	-	210,790	210,790
Principal	-	584	584
Revenue	-	199,328	199,328
Interest	-	88	88
Prepayment	-	69	69
Series 2021			
Reserve	-	57,625	57,625
Principal	-	159	159
Revenue	-	51,928	51,928
Interest	-	23	23
Prepaid Expenses	184	-	184
Total Assets	\$ 344,953	\$ 1,896,179	\$ 2,241,132
Liabilities:			
Accounts Payable	\$ 20,314	\$ -	\$ 20,314
Total Liabilities	\$ 20,314	\$ -	\$ 20,314
Fund Balance:			
Nonspendable:			
Prepaid Items	\$ 184	\$ -	\$ 184
Restricted for:			
Debt Service - Series	-	1,896,179	1,896,179
Unassigned	324,455	-	324,455
Total Fund Balances	\$ 324,639	\$ 1,896,179	\$ 2,220,818
Total Liabilities & Fund Balance	\$ 344,953	\$ 1,896,179	\$ 2,241,132

Cypress Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance

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	18,289	13,289
Insurance Proceeds	-	-	7,700	7,700
Other Income	20,000	20,000	19,714	(286)
Total Revenues	\$ 1,221,190	\$ 1,221,190	\$ 1,246,191	\$ 25,001

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ 7,600	\$ 4,400
FICA Expense	918	918	581	337
Engineering	5,000	5,000	7,134	(2,134)
Arbitrage	2,400	2,400	2,400	-
Dissemination Agent	7,590	7,590	7,690	(100)
Attorney	13,000	13,000	7,813	5,188
Annual Audit	6,500	6,500	6,600	(100)
Assessment Roll	11,236	11,236	11,236	-
Trustee Fees	20,500	20,500	22,158	(1,658)
Management Fees	55,214	55,214	55,214	(0)
Information Technology	2,809	2,809	2,809	0
Website Maintenance	1,405	1,405	1,405	(0)
Telephone	500	500	106	394
Postage	1,500	1,500	3,244	(1,744)
Printing & Binding	2,500	2,500	3,209	(709)
Insurance	6,817	6,817	6,631	186
Legal Advertising	2,500	2,500	2,803	(303)
Other Current Charges	500	500	82	418
Office Supplies	600	600	85	515
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 153,663	\$ 153,663	\$ 148,976	\$ 4,687

Operations & Maintenance

Ground Maintenance

Pond Maintenance (Water Quality)	\$ 1,500	\$ 1,500	\$ 1,200	\$ 300
Landscape Maintenance	408,925	408,925	408,925	0
Landscape Contingency	13,000	13,000	20,831	(7,831)
Pump Maintenance	3,550	3,550	-	3,550
Water & Sewer	26,720	26,720	36,428	(9,708)
Irrigation Repairs	7,500	7,500	27,265	(19,765)
Pest Control	2,400	2,400	2,224	176
Environmental Permit/Monitoring	20,000	20,000	-	20,000
Other Repairs and Maintenance	5,000	5,000	-	5,000
Subtotal Ground Maintenance	\$ 488,595	\$ 488,595	\$ 496,873	\$ (8,278)

Cypress Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Amenity Center				
Insurance	\$ 60,517	\$ 60,517	\$ 56,563	\$ 3,954
Amenity Manager	130,127	130,127	130,127	(0)
Pool Maintenance	9,876	9,876	9,876	-
Pool Chemicals	16,649	16,649	16,759	(110)
Facility Attendant	77,761	77,761	77,761	0
Janitorial Services	12,950	12,950	12,950	(0)
Refuse	2,160	2,160	2,037	123
Security and Gate Maintenance	10,000	10,000	3,146	6,854
Facility Maintenance	20,764	20,764	20,764	0
Elevator Maintenance	5,000	5,000	4,019	981
Electric	27,060	27,060	25,912	1,148
Cable and Internet	13,200	13,200	11,338	1,862
Licenses and Permits	1,000	1,000	-	1,000
Repairs & Maintenance	45,000	45,000	64,927	(19,927)
Special Events	35,000	35,000	31,173	3,827
Holiday Decorations	1,500	1,500	1,748	(248)
Fitness Center R&M	18,000	18,000	20,425	(2,425)
Fitness Equipment Rentals	25,368	25,368	5,074	20,294
Reserve for Amenities	55,000	55,000	29,880	25,120
Mobile Application	9,000	9,000	6,000	3,000
Other Current Charges	3,000	3,000	1,398	1,602
Subtotal Amenity Center	\$ 578,932	\$ 578,932	\$ 531,877	\$ 47,055
Total Operations & Maintenance	\$ 1,067,527	\$ 1,067,527	\$ 1,028,750	\$ 38,778
Total Expenditures	\$ 1,221,190	\$ 1,221,190	\$ 1,177,726	\$ 43,464
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ (0)	\$ 68,465	\$ 68,465
Net Change in Fund Balance	\$ (0)	\$ (0)	\$ 68,465	\$ 68,465
Fund Balance - Beginning	\$ -		\$ 256,174	
Fund Balance - Ending	\$ (0)		\$ 324,639	

Cypress Bluff
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 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	1,436	1,008	18,289
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	7,700	7,700
Other Income	2,029	1,553	1,443	1,371	1,574	1,657	1,133	2,573	1,492	997	1,333	2,561	19,714
Total Revenues	\$ 2,290	\$ 297,343	\$ 850,639	\$ 14,712	\$ 12,259	\$ 14,945	\$ 9,395	\$ 16,154	\$ 11,642	\$ 2,773	\$ 2,768	\$ 11,269	\$ 1,246,191
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 800	\$ -	\$ 1,000	\$ 800	\$ -	\$ 600	\$ 600	\$ 600	\$ 1,000	\$ 600	\$ 600	\$ 7,600
FICA Expense	77	61	-	77	61	-	46	46	46	77	46	46	581
Engineering	838	335	2,173	-	-	1,300	-	-	2,489	-	-	-	7,134
Arbitrage	600	-	-	-	-	-	600	-	600	-	-	600	2,400
Dissemination Agent	733	633	633	633	633	633	633	633	633	633	633	633	7,690
Attorney	973	468	-	1,767	-	353	1,402	891	-	-	-	1,958	7,813
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	4,601	4,601	55,214
Information Technology	234	234	234	234	234	234	234	234	234	234	234	234	2,809
Website Maintenance	117	117	117	117	117	117	117	117	117	117	117	117	1,405
Telephone	-	10	7	7	-	2	19	-	14	19	18	12	106
Postage	187	220	17	17	114	158	37	246	1,938	19	174	118	3,244
Printing & Binding	150	152	162	19	130	179	-	171	1,598	258	308	80	3,209
Insurance	6,631	-	-	-	-	-	-	-	-	-	-	-	6,631
Legal Advertising	439	97	100	104	104	104	104	104	1,187	135	104	225	2,803
Other Current Charges	-	-	10	-	-	-	-	-	-	9	42	22	82
Office Supplies	18	19	13	1	14	15	1	1	1	1	1	1	85
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	\$ 6,877	\$ 9,246	\$ 148,976
Operations & Maintenance													
Ground Maintenance													
Pond Maintenance (Water Quality)	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Landscape Maintenance	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	408,925
Landscape Contingency	-	432	2,240	-	1,400	-	1,834	-	900	2,425	500	11,100	20,831
Pump Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	3,086	1,669	3,488	2,189	3,836	2,419	2,241	2,039	2,394	5,551	3,666	3,850	36,428
Irrigation Repairs	-	-	1,158	-	-	4,772	-	6,585	-	4,430	-	10,320	27,265
Pest Control	272	272	-	140	140	280	140	280	140	280	140	140	2,224
Environmental Permit/Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	\$ 37,535	\$ 36,550	\$ 41,063	\$ 36,506	\$ 39,553	\$ 41,648	\$ 38,393	\$ 43,081	\$ 37,611	\$ 46,863	\$ 38,483	\$ 59,587	\$ 496,873

Cypress Bluff
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center													
Insurance	\$ 56,502	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,563
Amenity Manager	10,844	10,844	10,844	10,844	10,844	10,844	10,844	10,844	10,844	10,844	10,844	10,844	130,127
Pool Maintenance	823	823	823	823	823	823	823	823	823	823	823	823	9,876
Pool Chemicals	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,497	1,387	1,387	16,759
Facility Attendant	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	77,761
Janitorial Services	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	12,950
Refuse	161	159	160	159	159	173	173	171	175	176	185	185	2,037
Security and Gate Maintenance	900	-	180	-	-	180	-	650	-	541	-	695	3,146
Facility Maintenance	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	20,764
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	2,960	3,260	25,912
Cable and Internet	1,125	1,126	1,208	1,208	1,252	608	1,405	332	769	769	769	769	11,338
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	4,679	7,058	2,419	5,762	2,667	9,420	7,560	9,231	5,890	3,255	3,126	3,860	64,927
Special Events	6,453	724	1,916	4,139	2,214	2,071	1,531	1,921	4,682	1,856	3,436	230	31,173
Holiday Decorations	315	-	-	704	-	-	-	-	-	-	729	-	1,748
Fitness Center R&M	2,700	1,667	900	1,370	1,521	1,172	2,097	1,493	1,124	2,205	1,804	2,373	20,425
Fitness Equipment Rentals	2,114	2,114	423	322	101	-	-	-	-	-	-	-	5,074
Reserve for Amenities	-	-	-	-	-	16,550	2,900	-	-	-	5,215	5,215	29,880
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	\$ 34,916	\$ 40,567	\$ 38,930	\$ 531,877
Total Operations & Maintenance	\$ 137,651	\$ 74,400	\$ 73,229	\$ 75,023	\$ 71,553	\$ 98,812	\$ 78,686	\$ 83,910	\$ 76,140	\$ 81,779	\$ 79,050	\$ 98,517	\$ 1,028,750
Total Expenditures	\$ 179,418	\$ 82,147	\$ 81,296	\$ 83,598	\$ 78,361	\$ 106,507	\$ 98,978	\$ 94,652	\$ 90,197	\$ 88,881	\$ 85,928	\$ 107,763	\$ 1,177,726
Excess (Deficiency) of Revenues over Expenditures	\$ (177,128)	\$ 215,197	\$ 769,343	\$ (68,886)	\$ (66,102)	\$ (91,562)	\$ (89,583)	\$ (78,498)	\$ (78,555)	\$ (86,107)	\$ (83,159)	\$ (96,494)	\$ 68,465
Net Change in Fund Balance	\$ (177,128)	\$ 215,197	\$ 769,343	\$ (68,886)	\$ (66,102)	\$ (91,562)	\$ (89,583)	\$ (78,498)	\$ (78,555)	\$ (86,107)	\$ (83,159)	\$ (96,494)	\$ 68,465

Cypress Bluff
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 723,124	\$ 723,124	\$ 726,903	\$ 3,779
Interest Income	5,000	5,000	32,333	27,333
Total Revenues	\$ 728,124	\$ 728,124	\$ 759,237	\$ 31,113
Expenditures:				
Interest - 11/1	\$ 246,562	\$ 246,562	\$ 246,562	\$ -
Principal Prepayment - 11/1	-	-	15,000	(15,000)
Interest - 5/1	246,562	246,562	246,179	382
Principal - 5/1	230,000	230,000	230,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 723,124	\$ 723,124	\$ 742,741	\$ (19,618)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000	\$ 5,000	\$ 16,495	\$ 11,495
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,000	\$ 5,000	\$ 16,495	\$ 11,495
Fund Balance - Beginning	\$ 335,466		\$ 709,565	
Fund Balance - Ending	\$ 340,466		\$ 726,061	

Cypress Bluff
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 438,802	\$ 438,802	\$ 439,795	\$ 993
Special Assessments - Direct Bill	55,798	55,798	55,798	-
Special Assessments - Prepayments	-	-	4,773	4,773
Interest Income	10,000	10,000	24,538	14,538
Total Revenues	\$ 504,600	\$ 504,600	\$ 524,904	\$ 20,304
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	\$ 24,039	\$ 10,304
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,735	\$ 13,735	\$ 24,039	\$ 10,304
Fund Balance - Beginning	\$ 377,386		\$ 625,485	
Fund Balance - Ending	\$ 391,121		\$ 649,523	

Cypress Bluff
Community Development District
Debt Service Fund Series 2020A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	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	18,637	13,637
Total Revenues	\$ 421,315	\$ 421,315	\$ 452,499	\$ 31,183
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	\$ 18,956	\$ 16,183
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,773	\$ 2,773	\$ 18,956	\$ 16,183
Fund Balance - Beginning	\$ 178,676		\$ 391,903	
Fund Balance - Ending	\$ 181,449		\$ 410,859	

Cypress Bluff
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
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	4,840	2,840
Total Revenues	\$ 116,450	\$ 116,450	\$ 120,180	\$ 3,730
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	\$ 7,494	\$ 3,730
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,764	\$ 3,764	\$ 7,494	\$ 3,730
Fund Balance - Beginning	\$ 44,853		\$ 102,242	
Fund Balance - Ending	\$ 48,616		\$ 109,736	

Cypress Bluff
Community Development District
Long Term Debt Report

Series 2019, Special Assessment Bonds		
Interest Rate:	3.75% - 5.1%	
Maturity Date:	5/1/2048	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	\$ 360,508	
Reserve Fund Balance	360,508	
Bonds outstanding - 9/30/2018	\$	11,565,000
Less: Principal Payment - 5/1/19		(330,000)
Less: Principal Payment - 5/1/20		(195,000)
Less: Principal Prepayment - 11/1/20		(15,000)
Less: Principal Prepayment - 2/1/21		(20,000)
Less: Principal Payment - 5/1/21		(200,000)
Less: Principal Prepayment - 5/1/21		(15,000)
Less: Principal Prepayment - 8/1/21		(10,000)
Less: Principal Prepayment - 11/1/21		(15,000)
Less: Principal Prepayment - 2/1/22		(5,000)
Less: Principal Payment - 5/1/22		(210,000)
Less: Principal Prepayment - 5/1/22		(35,000)
Less: Principal Prepayment - 11/1/22		(10,000)
Less: Principal Payment - 5/1/23		(215,000)
Less: Principal Prepayment - 11/1/23		(15,000)
Less: Principal Payment - 5/1/24		(225,000)
Less: Principal Prepayment - 11/1/24		(15,000)
Less: Principal Payment - 5/1/25		(230,000)
Less: Principal Prepayment - 5/1/25		(5,000)
Current Bonds Outstanding	\$	9,800,000

Series 2020, Special Assessment Bonds		
Interest Rate:	3.9% - 5.2%	
Maturity Date:	11/1/2049	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	\$ 247,220	
Reserve Fund Balance	247,220	
Bonds outstanding - 4/15/2020	\$	7,705,000
Less: Principal Payment - 11/1/20		(290,000)
Less: Principal Payment - 11/1/21		(130,000)
Less: Principal Payment - 11/1/22		(135,000)
Less: Principal Payment - 11/1/23		(140,000)
Less: Principal Payment - 11/1/24		(145,000)
Less: Principal Prepayment - 5/1/25		(10,000)
Current Bonds Outstanding	\$	6,855,000

Series 2020A, Special Assessment Bonds (Del Webb Project)		
Interest Rate:	2.7% - 3.8%	
Maturity Date:	5/1/2050	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	\$ 210,790	
Reserve Fund Balance	210,790	
Bonds outstanding - 9/11/2020	\$	7,675,000
Less: Principal Payment - 5/1/21		(150,000)
Less: Principal Prepayment - 2/1/22		(10,000)
Less: Principal Payment - 5/1/22		(155,000)
Less: Principal Prepayment - 11/1/22		(15,000)
Less: Principal Payment - 5/1/23		(160,000)
Less: Principal Prepayment - 11/1/23		(15,000)
Less: Principal Payment - 5/1/24		(165,000)
Less: Principal Prepayment - 5/1/24		(10,000)
Less: Principal Payment - 5/1/25		(165,000)
Less: Principal Prepayment - 5/1/25		(15,000)
Current Bonds Outstanding	\$	6,815,000

Series 2021, Special Assessment Bonds		
Interest Rate:	3.719951%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	\$ 57,625	
Reserve Fund Balance	57,625	
Bonds outstanding - 11/1/2021	\$	2,045,000
Less: Principal Payment - 5/1/22		(40,000)
Less: Principal Payment - 5/1/23		(45,000)
Less: Principal Payment - 5/1/24		(45,000)
Less: Principal Payment - 5/1/25		(45,000)
Current Bonds Outstanding	\$	1,870,000

B.

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025 Assessment Receipts

ASSESSED TO	ASSESSED						
	# UNITS ASSESSED	SERIES 2019 DEBT NET	SERIES 2020 DEBT NET	SERIES 2020A DEBT NET	SERIES 2021 DEBT NET	O&M NET	TOTAL 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

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

SUMMARY OF TAX ROLL COLLECTIONS							
DUVAL COUNTY DISTRIBUTION	DATE	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	SERIES 2021 PAID	O&M PAID	TOTAL ASMTS PAID
1	11/6/2024	3,778.53	2,286.11	2,201.77	116.97	5,552.50	13,935.88
2	11/15/2024	37,581.08	22,737.53	21,898.74	1,163.34	55,224.91	138,605.60
3	11/21/2024	33,946.99	20,538.81	19,781.13	1,050.85	49,884.65	125,202.42
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 TAX ROLL	100.4%	100.4%	100.4%	100.4%	100.4%	100.4%

C.

Cypress Bluff

Community Development District

Check Run Summary September 30, 2025

Fund	Date	Check No.	Amount
Payroll	9/24/25	50285-50287	\$ 554.10
		Subtotal	<u>\$ 554.10</u>
General Fund			
	9/4/25	1714-1718	\$ 34,004.08
	9/19/25	1719-1735	49,459.55
		Subtotal	<u>\$ 83,463.63</u>
Total			<u>\$ 84,017.73</u>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50285	7	EDWARD J MUHL JR	184.70	9/24/2025
50286	8	KIRK S BLOMGREN	184.70	9/24/2025
50287	6	WILLIAM J CELLAR	184.70	9/24/2025
TOTAL FOR REGISTER			554.10	

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

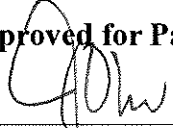
District Name: Cypress Bluff CDD

Board Meeting Date: September 23, 2025 Meeting

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

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

Approved for Payment:


District Manager Signature

9/23/2025
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
9/04/25	00005	9/01/25	104 SEP MANAGEMENT FEES	202509	310	51300	34000			*	4,601.17		
		9/01/25	104 SEP WEBSITE ADMIN	202509	310	51300	52100			*	117.08		
		9/01/25	104 SEP INFO TECH	202509	310	51300	35200			*	234.08		
		9/01/25	104 SEP DISSEM AGENT	202509	310	51300	31300			*	632.50		
		9/01/25	104 OFFICE SUPPLIES	202509	310	51300	51000			*	.51		
		9/01/25	104 POSTAGE	202509	310	51300	42000			*	118.02		
		9/01/25	104 COPIES	202509	310	51300	42500			*	79.80		
		9/01/25	104 TELEPHONE	202509	310	51300	41000			*	11.64		
									GOVERNMENTAL MANAGEMENT SERVICES			5,794.80	001714
9/04/25	00113	8/27/25	2591 DEP PURLIN SHADE CANOPY	202508	320	57200	49600			*	5,215.00		
									SHADE AMERICA, INC			5,215.00	001715
9/04/25	00012	8/26/25	17332 RMV & DISPOSE PALM TREE	202508	320	57200	46110			*	500.00		
									SUN STATE NURSERY			500.00	001716
9/04/25	00037	9/01/25	428155 SEP AMENITY MANAGER	202509	320	57200	45000			*	10,843.92		
		9/01/25	428155 SEP FACILITY ATTENDANT	202509	320	57200	45100			*	6,480.08		
		9/01/25	428155 SEP POOL MAINTENANCE	202509	320	57200	46800			*	823.00		
		9/01/25	428155 SEP JANITORIAL	202509	320	57200	46200			*	1,079.17		
		9/01/25	428155 SEP MAINTENANCE	202509	320	57200	46600			*	1,730.33		
		9/01/25	428155 SEP POOL CHEMICALS	202509	320	57200	46810			*	1,387.42		
									VESTA PROPERTY SERVICES INC			22,343.92	001717
9/04/25	00062	8/20/25	25630277 JANITORIAL SERVICES	202508	320	57200	46500			*	150.36		
									W.B. MASON CO., INC.			150.36	001718
9/19/25	00081	9/01/25	155033 SEP LAKE MAINT POND 1	202509	320	57200	47200			*	100.00		
									CLEAR WATERS INC			100.00	001719
									CYBL CYPRESS BLUFF OKUZMUK				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/19/25	00042	6/23/25 45669	202506 320-57200-46700 3RD QTR FIRE ALARM MONIT	DYNAMIC SECURITY PROFESSIONALS, INC.	*	180.00	180.00 001720
9/19/25	00140	7/15/25 79797	202507 320-57200-46000 REPAIR/RESTRING UMBRELLAS	FLORIDA PATIO FURNITURE INC	*	200.00	200.00 001721
9/19/25	00002	9/04/25 25-05145	202509 310-51300-48000 9/4 NTC OF BOS MTG DATES	JACKSONVILLE DAILY RECORD	*	121.00	121.00 001722
9/19/25	00002	9/11/25 25-05527	202509 310-51300-48000 9/23 NTC OF BOS MTG	JACKSONVILLE DAILY RECORD	*	103.50	103.50 001723
9/19/25	00094	9/16/25 39408C	202509 320-57200-46000 PADESTRIAN X W/ARROW SIGN	ROGERS PAVEMENT MAINTENANCE INC	*	350.00	350.00 001724
9/19/25	00113	9/15/25 2601	202509 320-57200-49600 FP PURLIN SHADE CANOPY	SHADE AMERICA, INC	*	5,215.00	5,215.00 001725
9/19/25	00012	6/24/25 17126	202505 320-57200-46400 MAY IRRIGATION REPAIRS	SUN STATE NURSERY	*	3,665.00	3,665.00 001726
9/19/25	00012	9/04/25 17397	202509 320-57200-46100 SEP LANDSCAPE MAINT AREA1	SUN STATE NURSERY	*	25,549.00	25,549.00 001727
9/19/25	00012	9/04/25 17398	202509 320-57200-46100 SEP LANDSCAPE MAINT AREA2	SUN STATE NURSERY	*	1,808.08	1,808.08 001728
9/19/25	00012	9/04/25 17399	202509 320-57200-46100 SEP LANDSCAPE MAINT AREA3	SUN STATE NURSERY	*	6,720.00	6,720.00 001729
9/19/25	00012	9/15/25 17434	202509 320-57200-46400 IRRIGATION REPAIRS ETOWN	SUN STATE NURSERY	*	3,355.00	3,355.00 001730
9/19/25	00012	9/15/25 17441	202509 320-57200-46110 RNDABOUT ISLAND GLENM SOD	SUN STATE NURSERY	*	350.00	350.00 001731

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/19/25	00055	9/15/25 62110112	202509 320-57200-47000 SEP PEST CONTROL	TURNER PEST CONTROL LLC	*	140.04	140.04 001732
9/19/25	00104	9/09/25 25-01466	202509 320-57200-46000 QUARTERLY PM INSPECTION	VAK PAK, INC	*	350.00	350.00 001733
9/19/25	00037	8/31/25 428497	202508 320-57200-46000 HOUSEKEEPING GLOVES	VESTA PROPERTY SERVICES INC	*	27.93	27.93 001734
9/19/25	00178	9/12/25 0912	202509 320-57200-46000 2 RPLC MAIN DRAIN GRATES	VILLAGE POOLS OF CENTRAL FL LLC	*	1,225.00	1,225.00 001735
TOTAL FOR BANK A						83,463.63	
TOTAL FOR REGISTER						83,463.63	

CYBL CYPRESS BLUFF OKUZMUK

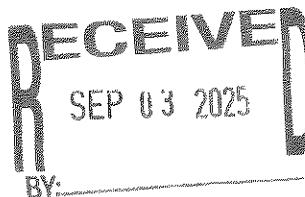
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 104
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - September 2025		4,601.17	4,601.17
Website Administration - September 2025		117.08	117.08
Information Technology - September 2025		234.08	234.08
Dissemination Agent Services - September 2025		632.50	632.50
Office Supplies		0.51	0.51
Postage		118.02	118.02
Copies		79.80	79.80
Telephone		11.64	11.64
Total			\$5,794.80
Payments/Credits			\$0.00
Balance Due			\$5,794.80

INVOICE

Shade America, Inc.
3604 Harbor Drive
Saint Augustine, FL 32084

sholton.shadeamerica@outlook.com
+1 (904) 217-0516
http://www.shadeamerica.com



Vesta Property - Recharge Amenity Center - E-Town

Bill to

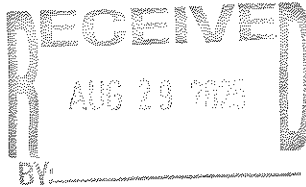
Cypress Bluff CDD
Vesta Properties - Recharge Amenity Center
- E-Town

Ship to

Marcy Pollicino
Vesta Property - Recharge Amenity Center -
E-Town

Invoice details

Invoice no.: 2591
Terms: Due on receipt
Invoice date: 08/27/2025
Due date: 08/27/2025



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Deposit	50% Deposit Due on; Supply and Installation (including foundations, equipment and labor) of (1) 20' x 20' Purlin Shade Canopy with Powder Coated posts and Galvanized Steel Frame Balance Due upon Completion = \$5,215.00	1	\$5,215.00	\$5,215.00

Total

\$5,215.00

Ways to pay



View and pay



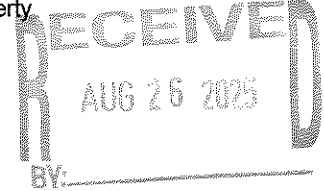
Maintenance Invoice

Invoice#: 17332

Date: 08/26/2025

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
Remove and Dispose of Palm Tree.	1.00	500.00	500.00	

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

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

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

Amount Due	500.00
-------------------	---------------

THANK YOU FOR YOUR BUSINESS!!



Invoice

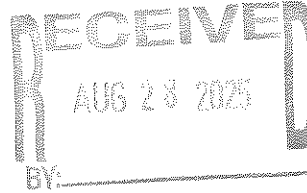
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 428155
Date 09/01/2025

Terms
Due Date 09/30/2025
Memo Monthly Fees

Bill To

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



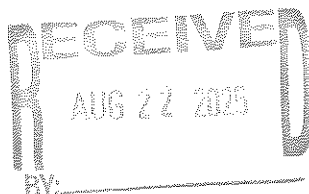
Description	Quantity	Rate	Amount
Amenity Manager	1	10,843.92	10,843.92
Facility Attendant	1	6,480.08	6,480.08
Pool Maintenance	1	823.00	823.00
Janitorial	1	1,079.17	1,079.17
Maintenance	1	1,730.33	1,730.33
Pool Chemicals	1	1,387.42	1,387.42

Total 22,343.92



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

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



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

Invoice Number	256302779
Customer Number	C2943565
Invoice Date	08/20/2025
Due Date	09/19/2025
Order Date	08/19/2025
Order Number	S155094634
Order Method	WEB

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	2	CT	75.18	150.36

SUBTOTAL: 150.36
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 150.36
Total Due: 150.36

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	256302779
Invoice Date	08/20/2025
Terms	Net 30
Total Due	150.36

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

C29435652563027792563027790000000150368

Invoice

BILL TO

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

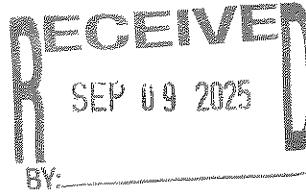
Phone #	P.O. NO.	TERMS	ACCOUNT #
386-767-4928		Net 30	822

Total	\$100.00
--------------	----------

Clearwaterslakemgmt.com

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108



Invoice

Date	Invoice #
6/23/2025	45669

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

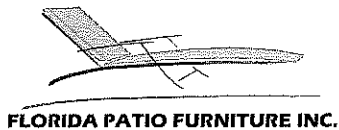
Location
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

P.O. No.	Terms
	Due on receipt

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

Thank you for your business.

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



FLORIDA PATIO FURNITURE INC.

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

RECEIVED
SEP 09 2025
BY: _____

Invoice

Date	Invoice #
7/15/2025	79797

Bill To
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

P.O. No.		Terms	Due Date	Rep	Ship Date	Ship Via	FOB
Marcy		Pre-pay	8/22/2025	Justn	8/22/2025	Our Truck	Palmetto
Qty	Item	Description				Rate	Amount
2	Repair	Repair/Restrning Umbrellas				50.00	100.00T
	Freight	Shipping Charge When In Area 8/22/25 Mark Delivered				100.00	100.00
					Subtotal \$200.00		
					Sales Tax (0.0%) \$0.00		
					Total \$200.00		
					Payments/Credits \$0.00		
					Balance Due \$200.00		

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

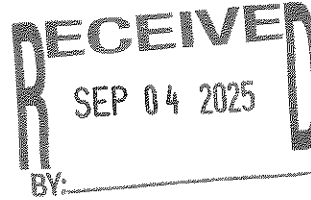
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

September 4, 2025

Date

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



Serial #	25-05145D	PO/File #		\$121.00
				Payment Due
Notice of Board of Supervisors Meeting Dates				
				\$121.00
				Publication Fee
Cypress Bluff Community Development District				
Case Number				Amount Paid
Publication Dates	9/4			
County	Duval			

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

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

If your payment is being
mailed, please reference
Serial # 25-05145D on your
check or remittance advice.

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

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

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

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

**NOTICE OF BOARD OF
SUPERVISORS MEETING
DATES CYPRESS BLUFF
COMMUNITY
DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2025-2026**

The Board of Supervisors of the Cypress Bluff Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256 at 12:30 p.m. on the fourth Tuesday of each month unless otherwise indicated as follows:

October 28, 2025
November 18, 2025
(*third Tuesday)
December 16, 2025
(*third Tuesday)
January 27, 2026
February 24, 2026
March 24, 2026
April 28, 2026
May 19, 2025 (*third Tuesday)
June 23, 2026
July 28, 2026
August 25, 2026
September 22, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jim Oliver
District Manager
Sep. 4 00 (25-05145D)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

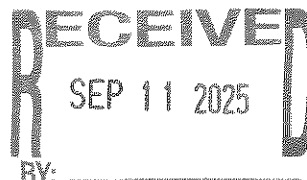
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

September 11, 2025

Date

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



Serial #	25-05527D	PO/File #		\$103.50
				Payment Due
Notice of Meeting of Board of Supervisors				
				\$103.50
Cypress Bluff Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	9/11			
County	Duval			

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

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

If your payment is being
mailed, please reference
Serial # 25-05527D on your
check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, September 23, 2025, at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

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

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

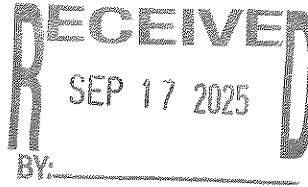
Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1,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

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

Jim Oliver
District Manager
Sep. 11 00 (25-05527D)

Rogers Pavement Maintenance Inc.

PO Box 65909
Orange Park, FL 32065

**Invoice**

Date	Invoice #
9/16/2025	39408c

Bill To	
Cypress Bluff CDD 10571 eTown Parkway Jacksonville, FL 32256	
ATTN:	

Job		
eTown Crosswalk Sign Repair		
Job Completed	Terms	P.O. #
9/16/2025	Net 30	

Description	Qty	U/M	Amount
Straighten existing Pedestrian Crossing with Arrow Sign with on decorative post. (Located as you come from the eTown Fire Station to the Welcome Center/HUB roundabout on eTown Parkway).	1	EA	350.00

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

INVOICE

Shade America, Inc.
3604 Harbor Drive
Saint Augustine, FL 32084

sholton.shadeamerica@outlook.com
+1 (904) 217-0516
<http://www.shadeamerica.com>



Vesta Property - Recharge Amenity Center - E-Town

Bill to

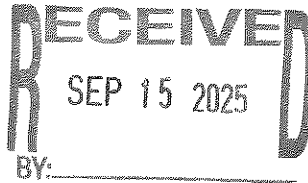
Cypress Bluff CDD
Vesta Properties - Recharge Amenity Center
- E-Town

Ship to

Marcy Pollicino
Vesta Property - Recharge Amenity Center -
E-Town

Invoice details

Invoice no.: 2601
Terms: Due on receipt
Invoice date: 09/15/2025
Due date: 09/15/2025



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Materials & Installation	Supply and Installation (including 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
2.		Payment	Less Deposit Received - Thank you	1	-\$5,215.00	-\$5,215.00

Total

\$5,215.00

Ways to pay

VISA   BANK  VERIZO

[View and pay](#)



Maintenance Invoice

Invoice#: 17126

Date: 06/24/2025

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
May Irrigation Repairs				
Replace spray heads.	9.00	30.00	270.00	
Replace rotor heads	10.00	50.00	500.00	
Replace broken lateral lines.	2.00	115.00	230.00	
Replace clogged/damaged nozzles.	225.00	5.00	1,125.00	
Replace faulty decoder	2.00	485.00	970.00	
Replace pump filters.	6.00	95.00	570.00	

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

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

Amount Due

3,665.00

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

THANK YOU FOR YOUR BUSINESS!!



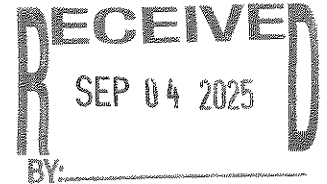
Maintenance Invoice

Invoice#: 17397

Date: 09/04/2025

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
September Landscape Maintenance				
Phase 1 Balance	1.00	4,218.92	4,218.92	
Phase 2	1.00	14,210.08	14,210.08	
Recharge	1.00	3,320.00	3,320.00	
Apex	1.00	1,600.00	1,600.00	
Glenmont	1.00	2,200.00	2,200.00	

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

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

Amount Due

25,549.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 17398

Date: 09/04/2025

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
September Landscape Maintenance	1.00	1,808.08	1,808.08	

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

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

Amount Due

1,808.08

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

THANK YOU FOR YOUR BUSINESS!!



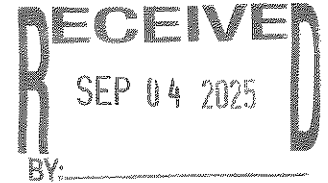
Maintenance Invoice

Invoice#: 17399

Date: 09/04/2025

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
September Landscape Maintenance	1.00	6,720.00	6,720.00	

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

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

Amount Due

6,720.00

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

THANK YOU FOR YOUR BUSINESS!!



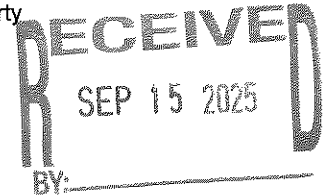
Maintenance Invoice

Invoice#: 17434

Date: 09/15/2025

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
Irrigation Repairs				
Replace spray heads.	4.00	30.00	120.00	
Replace clogged/damaged nozzles.	13.00	5.00	65.00	
Replace faulty decoders.	3.00	485.00	1,455.00	
Cap off broken drip line in pool area.	1.00	10.00	10.00	
Replace broken 2" valve.	1.00	550.00	550.00	
Repaired stuck valve	1.00	95.00	95.00	
Labor	8.00	95.00	760.00	
30 DBY wire connectors	30.00	10.00	300.00	

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

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

Amount Due

3,355.00

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

THANK YOU FOR YOUR BUSINESS!!



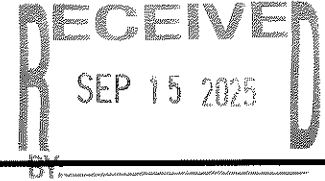
Maintenance Invoice

Invoice#: 17441

Date: 09/15/2025

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
Roundabout island at Glenmont. Grind stump and install sod over tree ring.	1.00	350.00	350.00	

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

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

Amount Due

350.00

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

THANK YOU FOR YOUR BUSINESS!!



Turner Pest Control

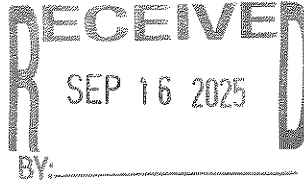
PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 621101129
DATE: 09/15/2025
ORDER: 621101129

BILL TO: [415357]
Cypress Bluff CDD
475 W Town Pl
Suite 114
Saint Augustine, FL 32092



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

Work Date	Time	Target Pest	Technician	Time In
09/15/2025	12:50 PM	ANTS, ROACH, WASP		12:50 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/15/2025		01:27 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$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 acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as presented above.

PLEASE PAY FROM THIS INVOICE



1824 Phoenix Avenue
Jacksonville, FL 32206

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

Invoice

Date	Invoice #
9/9/2025	25-01466

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

Ship To
RECHARGE AT ETOWN 10571 ETOWN PKWY JACKSONVILLE, FL 32256

RECEIVED
SEP 09 2025

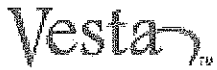
BY: _____

P.O. Number	Terms	Rep	Via	Project		
	Due on receipt	JW		PM Inspection		
Description		Item Code	Quantity	Price Each	U/M	Amount
Quarterly PM Inspection Inspection performed by John Willis		Labor		350.00		350.00
Combined Sales Tax for Duval County, FL						0.00
THANK YOU FOR YOUR BUSINESS				Total		
				\$350.00		

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

Payments	\$0.00
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Balance Due	\$350.00
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Invoice

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

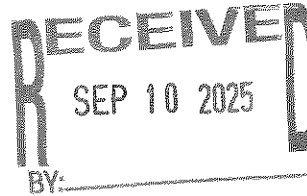
Invoice # 428497
Date 08/31/2025

Terms
Due Date 09/30/2025

Memo

Bill To

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



Description	Quantity	Rate	Amount
Billable Expenses			
Marcy Pollicino - 2025-08-04 - COSTCO WHSE #0357 - Housekeeping gloves			27.93
Total Billable Expenses			27.93

Total 27.93

TAX
**** TOTAL

1.95

~~27.93~~

XXXXXXXXXXXX2782

CHIP Read

AID: A0000000031010

Seq# 5445 App#: S10183

Visa Resp: APPROVED

Tran ID#: 521500005445....

APPROVED - Purchase

AMOUNT: \$27.93

08/03/2025 14:40 357 5 190 133

Visa

27.93

CHANGE

0.00

A 7.500% TAX

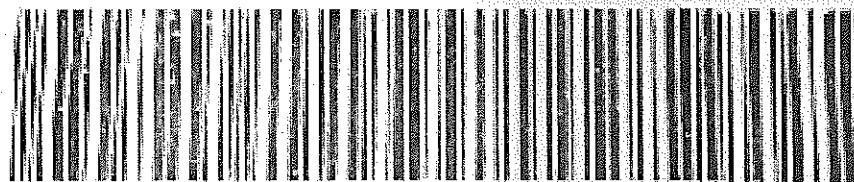
1.95

TOTAL TAX

1.95

TOTAL NUMBER OF ITEMS SOLD = 2

~~08/03/2025~~ 14:40 357 5 190 133



21035700501902508031440

OP#: 133 Name: Mel L

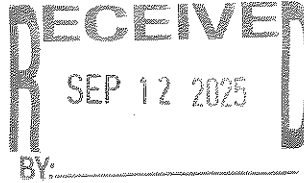
Thank You!

Please Come Again

Whse:357 Trm:5 Trn:190 OP:133

VILLAGE POOLS OF CENTRAL FLORIDA LLC
7013 FOREST CITY RD.
ORLANDO, FLORIDA 32810

Invoice



Etown Recharge
Cypress Bluff CDD
September 12th, 2025

Invoice #0912

Supply and install two replacement 12x12 Main Drain Grates.
AquaStar WAV12WRxxx

\$1,225.00