

*Cypress Bluff
Community Development District*

November 18, 2025

AGENDA

**Cypress Bluff
Community Development District**

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

November 11, 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, November 18, 2025 at 12:30 p.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida 32246.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of Minutes of the October 28, 2025 Board of Supervisors Meeting
- IV. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Budget
- V. Discussion of Glenmont Irrigation
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer – Consideration of Proposal for Preparation of Inspection Report
 - C. District Manager – Consideration of Revised Goals and Objectives for Fiscal Year 2026
 - D. General Manager
 - 1. Report
 - 2. Sunstate Proposal for Del Webb Sod Replacement
- VII. Financial Reports
 - A. Financial Statements as of October 31, 2025

B. Assessment Receipts Schedule

C. Check Register

VIII. Other Business

IX. Supervisor's Requests and Audience Comments

X. Next Scheduled Meeting – December 16, 2025 at 12:30 p.m. at the **Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida 32246**

XI. 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, October 28, 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
John Hewins	Vice Chairman
Will Cellar	Supervisor
Kirk Blomgren	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Marcy Pollicino	General Manager

The following is a summary of the discussions and actions taken at the October 28, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Biagetti 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 September 23, 2025 Meeting

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

On MOTION by Mr. Cellar seconded by Mr. Blomgren with all in favor the minutes of the September 23, 2025 Board of Supervisors meeting were approved as presented.

FOURTH 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 – Update on the Fiscal Year 2025 Goals & Objectives

Mr. Biagetti presented the goals and objectives previously set for fiscal year 2025, noting that all were met with the exception of Goal 2.2: District Infrastructure and Facilities Inspections. He recommended revising the Fiscal Year 2026 goals and objectives to remove that goal at the next meeting.

Mr. Muhl asked what the fee would be to have the District Engineer complete the inspection.

Mr. Biagetti responded that he would look into it and bring the estimate back.

On MOTION by Mr. Hewins seconded by Mr. Muhl with all in favor marking the fiscal year 2025 goals and objectives complete with the exception of Goal 2.2 was approved .

D. General Manager

1. Report

Ms. Pollicino provided an overview of her report.

2. Consideration of Proposals for Vegetation Cutbacks

Ms. Pollicino presented a proposal to cut the vegetation back along E-Town Parkway and at the Recharge Amenity Center totaling \$9,750 and a proposal to bush hog the vegetation in front of the pond for \$2,520. She reminded the Board that the E-Town Parkway / Recharge project was previously presented and the Board opted to budget for this project in fiscal year 2026.

Mr. Muhl asked Ms. Pollicino to ensure the costs are broken out between the amenity center and the Parkway since Del Webb residents do not pay for the amenity maintenance.

On MOTION by Mr. Muhl seconded by Mr. Blomgren with all in favor, the proposal from Sunstate totaling \$9,750 was approved.

3. Consideration of Proposals for Golf Cart Parking Refurbishing

Ms. Pollicino presented a proposal from Sunstate totaling \$1,315 to replace the sod with pine bark and Liriope in the golf cart parking area since the sod in that area continues to die.

No action was taken on this item.

4. Consideration of Proposal for Tree Removals

Ms. Pollicino presented a proposal from Sunstate totaling \$700 to remove multiple smaller dead trees in the dog park.

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

5. Consideration of Proposal for Pine Straw Install at Dog Park

Ms. Pollicino presented a proposal from Sunstate totaling \$900 to install pine straw over the bare dirt areas in the dog park as it is more cost effective compared to mulch.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor, the proposal from Sunstate totaling \$900 was approved.

Next, Ms. Pollicino reported that she is investigating water and electric usage for property at the intersection heading into the Edison entrance and whether costs need to be shared.

Mr. Muhl reported that he recommended to Ms. Pollicino that the District stop mowing the buffer area northwest of the south Glenmont entrance after a resident brought it up at the last meeting.

Lastly, Ms. Pollicino reported that it has come into question who maintains the landscaping at the Del Webb entrance. She will report back to the Board after further investigation.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of September 30, 2025

Mr. Oliver presented the financial statements as of September 30, 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 \$84,017.73, was included in the agenda package for the Board's review.

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

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

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

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2026-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Cypress Bluff Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 18th day of November, 2025 and be reflected in the monthly and Fiscal Year End 9/30/25 Financial Statements and Audit Report of the District.

*Cypress Bluff
Community Development District*

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

EXHIBIT A

Cypress Bluff
Community Development District
FY 2025 Budget Amendment

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

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
Revenues				
Special Assessments - Tax Roll	\$ 1,063,877	\$ 4,298	\$ 1,068,175	\$ 1,068,175
Special Assessments - Direct Bill	132,313	-	132,313	132,313
Interest Income	5,000	13,289	18,289	18,289
Insurance Proceeds	-	7,700	7,700	7,700
Other Income	20,000	(286)	19,714	19,714
Total Revenues	\$ 1,221,190	\$ 25,001	\$ 1,246,191	\$ 1,246,191
Expenditures				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ (4,400)	\$ 7,600	\$ 7,600
FICA Expense	918	(337)	581	581
Engineering	5,000	5,000	10,000	7,134
Arbitrage	2,400	-	2,400	2,400
Dissemination Agent	7,590	400	7,990	7,990
Attorney	13,000	-	13,000	7,813
Annual Audit	6,500	100	6,600	6,600
Assessment Roll	11,236	-	11,236	11,236
Trustee Fees	20,500	1,658	22,158	22,158
Management Fees	55,214	-	55,214	55,214
Information Technology	2,809	-	2,809	2,809
Website Maintenance	1,405	-	1,405	1,405
Telephone	500	-	500	106
Postage	1,500	1,744	3,244	3,244
Printing & Binding	2,500	709	3,209	3,209
Insurance	6,817	(186)	6,631	6,631
Legal Advertising	2,500	500	3,000	2,803
Other Current Charges	500	-	500	82
Office Supplies	600	-	600	85
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	\$ 153,663	\$ 5,189	\$ 158,852	\$ 149,276
<u>Operations & Maintenance</u>				
Ground Maintenance:				
Pond Maintenance (Water Quality)	\$ 1,500	\$ -	\$ 1,500	\$ 1,200
Landscape Maintenance	408,925	-	408,925	408,925
Landscape Contingency	13,000	12,000	25,000	20,831
Pump Maintenance	3,550	-	3,550	-
Water & Sewer	26,720	9,708	36,428	36,428
Irrigation Repairs	7,500	25,000	32,500	27,265
Pest Control	2,400	-	2,400	2,224
Environmental Permit/Monitoring	20,000	-	20,000	-
Other Repairs and Maintenance	5,000	-	5,000	-
Total Ground Maintenance	\$ 488,595	\$ 46,708	\$ 535,303	\$ 496,873

Cypress Bluff
Community Development District
FY 2025 Budget Amendment

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

Description	Adopted FY 25 Budget	Increase/ (Decrease)	Amended FY 25 Budget	Actual 9/30/25
Amenity Center:				
Insurance	\$ 60,517	\$ (3,954)	\$ 56,563	\$ 56,563
Amenity Manager	130,127	-	130,127	130,127
Pool Maintenance	9,876	-	9,876	9,876
Pool Chemicals	16,649	1,000	17,649	16,759
Facility Attendant	77,761	-	77,761	77,761
Janitorial Services	12,950	-	12,950	12,950
Refuse	2,160	-	2,160	2,037
Security and Gate Maintenance	10,000	-	10,000	3,146
Facility Maintenance	20,764	-	20,764	20,764
Elevator Maintenance	5,000	-	5,000	4,019
Electric	27,060	-	27,060	25,912
Cable and Internet	13,200	-	13,200	11,338
Licenses and Permits	1,000	-	1,000	-
Repairs & Maintenance	45,000	25,000	70,000	64,927
Special Events	35,000	-	35,000	31,173
Holiday Decorations	1,500	500	2,000	1,748
Fitness Center R&M	18,000	5,000	23,000	20,425
Fitness Equipment Rentals	25,368	-	25,368	5,074
Reserve for Amenities	55,000	-	55,000	29,880
Mobile Application	9,000	-	9,000	6,000
Other Current Charges	3,000	-	3,000	1,398
Total Amenity Center	\$ 578,932	\$ 27,546	\$ 606,478	\$ 531,877
Total Expenses	\$ 1,221,190	\$ 79,443	\$ 1,300,633	\$ 1,178,026
Excess Revenues (Expenditures)	\$ (0)	\$ (54,442)	\$ (54,442)	\$ 68,165
Fund Balance - Beginning	\$ 0	\$ 54,442	\$ 54,442	\$ 256,174
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ 324,339

SIXTH ORDER OF BUSINESS

B.



**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 1
2025 ANNUAL INSPECTION OF DISTRICT'S INFRASTRUCTURE & SYSTEMS
(ETM # 13-102-26)**

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Cypress Bluff Community Development District as directed by the Board of Supervisors or their designee. The work is to prepare a 2025 Annual Inspection Report of the District's infrastructure and related systems. The purpose of the report is to provide a general inspection of the infrastructure owned, maintained or operated by the District for Performance Measures/Standards stated in the District's Annual Reporting Goals and Objectives.

ESTIMATED FEE\$5,500.00

ENGLAND - THIMS & MILLER, INC.

HOURLY FEE SCHEDULE - 2025

CEO / Chairman / Founder	\$ 475.00 / Hr.
Executive Vice President	\$ 370.00 / Hr.
Principal - Vice President	\$ 305.00 / Hr.
Vice President	\$ 295.00 / Hr.
Senior Advisor	\$ 325.00 / Hr.
Senior Engineer / Senior Project Manager	\$ 255.00 / Hr.
Project Manager / Construction Project Manager	\$ 225.00 / Hr.
Director	\$ 210.00 / Hr.
Engineer	\$ 190.00 / Hr.
Assistant Project Manager	\$ 165.00 / Hr.
Senior Planner / Planning Manager	\$ 225.00 / Hr.
Senior Environmental Scientist	\$ 240.00 / Hr.
Planner	\$ 170.00 / Hr.
CEI Senior Project Engineer	\$ 320.00 / Hr.
Senior Construction Representative	\$ 205.00 / Hr.
Construction Representative	\$ 180.00 / Hr.
CEI Inspector	\$ 140.00 / Hr.
Senior Landscape Architect	\$ 215.00 / Hr.
Landscape Architect	\$ 190.00 / Hr.
GIS Director	\$ 205.00 / Hr.
GIS Solutions / Engineer / Manager	\$ 185.00 / Hr.
GIS Analyst	\$ 155.00 / Hr.
GIS Consultant	\$ 165.00 / Hr.
GIS Specialist	\$ 150.00 / Hr.
Senior Engineering Designer	\$ 170.00 / Hr.
Senior Landscape Designer	\$ 170.00 / Hr.
Engineering / Landscape Designer	\$ 155.00 / Hr.
Engineering Intern	\$ 150.00 / Hr.
CADD / GIS Technician	\$ 145.00 / Hr.
Project Coordinator / CSS	\$ 120.00 / Hr.
Administrative Support	\$ 110.00 / Hr.

* ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.



Expenses

Cost such as subconsultants, printing, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered commence upon District approval and will be completed on or before September 30, 2026.

Approval

Submitted by:



England, Thims & Miller, Inc.

Date: 11/17/25

Approved by:

Cypress Bluff Community Development District

Date: _____

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 ☐

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: _____

Date: _____

Print Name: _____

Cypress Bluff Community Development District

D.

1.



COMMUNITY MANAGER REPORT 11/18/25
SUBMITTED BY MARCY POLLICINO

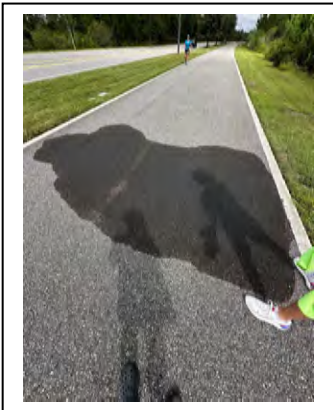
RECHARGE UPDATE:

Partial Pressure Wash

Recharge received a partial pressure wash. This is part of our yearly maintenance. Areas cleaned included the Recharge main entrance, stairs, rooftop patio, windows, walkways (within the gates at Recharge), partial sidewalk, as well as the Recharge and eTown entrance signs. Cost: \$2,248.60

Multi Use Path Follow Up

Sun State had a gas can leak on the multi-use path. While COJ governs this path, Sun State cleaned this area. It has been scrubbed and pressure washed. The team will keep an eye on it to determine if anything further can be done.



BEFORE



AFTER

Playground Update

A replacement rod is needed for the rocker. The rod is under warranty and should ship out mid-November (shipment was delayed). The CDD will pay for labor only.

October Amenity Use:

Front Gym door was opened 2,553 times.

Rear gym door was opened 60 times.

Main entry gate was opened 2,428 times.

Main pool gate was opened 948 times.

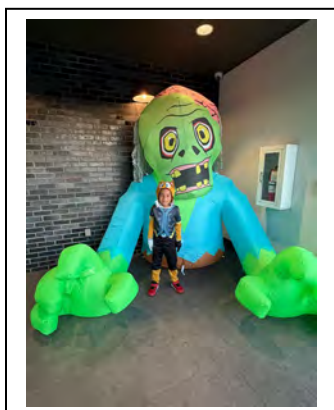
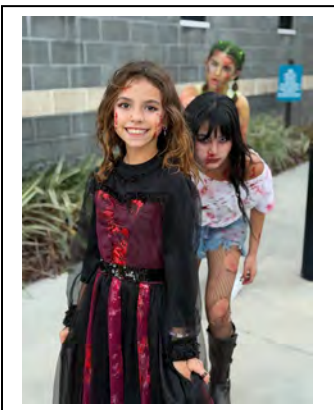
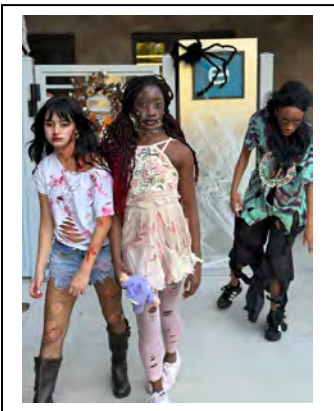
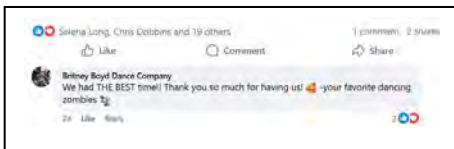
Side pool gate was opened 25 times.

EVENTS UPDATE:

Zombie Bash

Dancing zombies invaded eTown! A local competitive dance team from the Britney Boyd Dance Company performed to Thriller and interacted (as zombies) with residents. Train rides, rock wall, dance party, and a bartender serving up zombie punch rounded out the spooktacular fun! 200 +/- attended

Social Media Reaction:

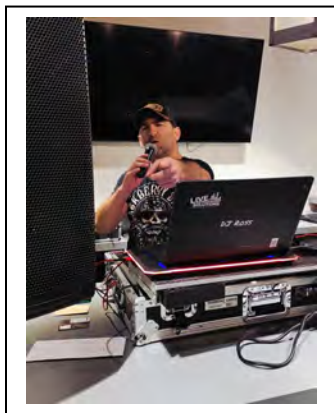
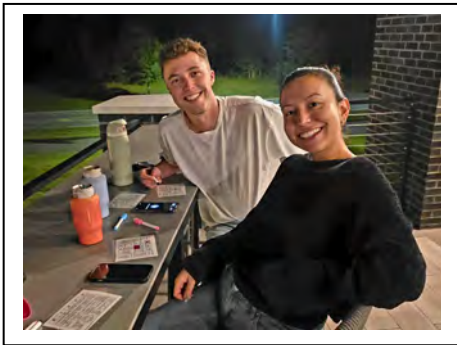
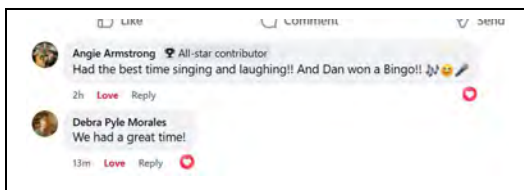




Adult Music Bingo

DJ Ross hosted a fun night of music bingo. Residents paid \$5 pp to attend. Nine \$10 gift card prizes were given out. Hapi Li food truck on site. 33 attended

Social Media Reaction:





NOVEMBER EVENTS: Holiday Vendor Fair, Cardio Dance 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

Glenmont

Irrigation follow up discussion requested.

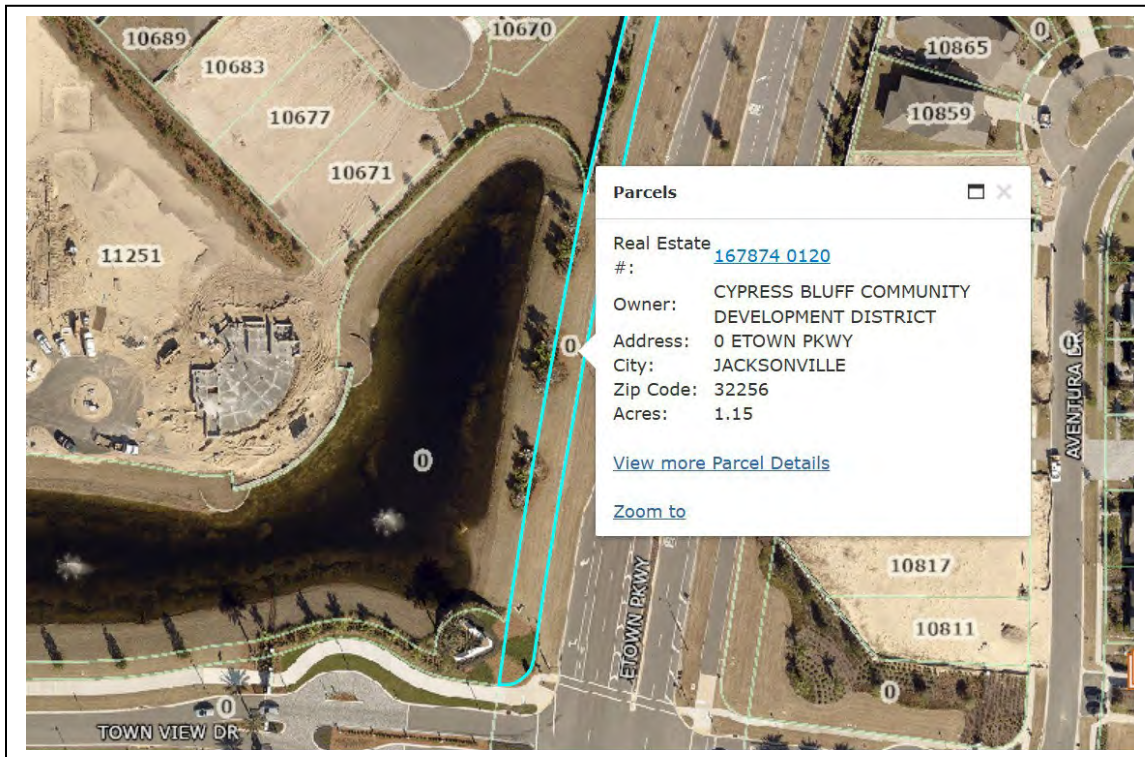
Recap from August/September/October report: The CDD water main line was never removed from the Glenmont (HOA) irrigation line. Due to this discovery, the board may want to consider drawing up a cautionary agreement between the HOA and the CDD (such as our agreements with the commercial POA's for landscape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

Del Webb Front Entrance Follow Up

Recap from the October report: The land in front of the Del Webb entrance has come into question about who manages 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 Del Webb team would manage the landscape.) 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 manage irrigation at the curb line in this area.

Update: Del Webb HOA board would like to maintain this area. However, the Del Webb landscape team has indicated that the turf is rampant with weeds and that after the proposed agronomic application, there may be little to no sod left. Therefore, the Del Webb HOA board would like to know if the CDD would be willing to replace the sod in this area should it need it, within the first 6 months of the new year after the weed mitigation takes place. Cost for Sun State (CDD landscape team) to replace the sod: \$8,125.

FRONT ENTRANCE DEL WEBB LANDSCAPE:



LANDSCAPE REPORT

1. The team is now on their bi-weekly mow schedule which will run until 3/31.
2. Edged curblines and walkways.
3. Hand pulled weeds in the drift rose beds along the median islands.
4. Sprayed all small bed weeds.
5. Hand pulled Jasmine weeds.
6. Hand pulled weeds in pool area.
7. Treated all turf weeds throughout entire property.
8. Fertilized St Augustine Turf areas.
9. Installed sod at Recharge (no cost).
10. Irrigation repairs made @ \$455.
11. Cut back the wood line at Recharge.
12. Removed the dead trees in the large dog park @ \$700

2.

Authorization for Extra Work



Job Name:	e-Town (Cypress Bluff CDD)	Jacksonville, Florida
Attention:	Marcy Pollicino	
RE:	Del Web -Sod Replacement	Phone: 904-250-4868
City, ST:		Work Classification Irrigation _____ Tree Trimming _____ Enhancements ☒ Other _____
Estimator	Todd Murphy	
Date:	November 10, 2025	

Material and Labor Based on the Following Irrigation Repairs				
DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
			\$	\$ -
Spray Herbicide(Round Up), Remove all Dead Turf and Install			\$	\$ -
St Augustine Sod	SF	6250	\$ 1.30	\$ 8,125.00
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
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			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
SUB-TOTAL:			\$ 8,125.00	
Tax % (if Applicable)	0.00%	TAX:	\$ -	
TOTAL:			\$ 8,125.00	

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

SEVENTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
October 31, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 91,787	\$ -	\$ 91,787
Assessments Receivable	167,079	171,656	338,734
Due from Other	775	-	775
<u>Investments:</u>			
State Board of Administration (SBA)	70,503	-	70,503
<u>Series 2019</u>			
Reserve	-	360,508	360,508
Principal	-	817	817
Revenue	-	120,818	120,818
Interest	-	241,313	241,313
Prepayment	-	5,000	5,000
<u>Series 2020</u>			
Reserve	-	248,010	248,010
Principal	-	150,000	150,000
Revenue	-	77,319	77,319
Interest	-	171,259	171,259
Prepayment	-	5,000	5,000
<u>Series 2020A</u>			
Reserve	-	210,790	210,790
Principal	-	586	586
Revenue	-	71,580	71,580
Interest	-	124,259	124,259
Prepayment	-	5,000	5,000
<u>Series 2021</u>			
Reserve	-	57,625	57,625
Principal	-	160	160
Revenue	-	18,987	18,987
Interest	-	33,326	33,326
Prepaid Expenses	249	-	249
Total Assets	\$ 330,393	\$ 2,074,013	\$ 2,404,407
Fund Balance:			
Nonspendable:			
Prepaid Items	\$ 249	\$ -	\$ 249
Restricted for:			
Debt Service - Series	-	2,074,013	2,074,013
Unassigned	330,145	-	330,145
Total Fund Balances	\$ 330,393	\$ 2,074,013	\$ 2,404,407
Total Liabilities & Fund Balance	\$ 330,393	\$ 2,074,013	\$ 2,404,407

Cypress Bluff
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 1,190,206	\$ 17,586	\$ 17,586	\$ -
Special Assessments - Direct Bill	149,493	149,493	149,493	-
Interest Income	10,200	850	537	(313)
Other Income	20,000	1,667	787	(880)
Total Revenues	\$ 1,369,899	\$ 169,595	\$ 168,402	\$ (1,193)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 800	\$ 200
FICA Expense	918	77	61	15
Engineering	9,500	792	-	792
Arbitrage	2,400	200	-	200
Dissemination Agent	7,969	664	964	(300)
Attorney	13,000	1,083	-	1,083
Annual Audit	6,700	558	-	558
Assessment Roll	11,798	11,798	11,798	-
Trustee Fees	23,000	1,917	8,800	(6,883)
Management Fees	57,974	4,831	4,831	0
Information Technology	2,949	246	246	0
Website Maintenance	1,475	123	123	(0)
Telephone	500	42	12	29
Postage	1,500	125	152	(27)
Printing & Binding	2,500	208	99	109
Insurance	7,460	7,029	7,029	-
Legal Advertising	2,500	208	104	105
Other Current Charges	500	42	57	(15)
Office Supplies	600	50	0	50
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 165,418	\$ 31,167	\$ 35,252	\$ (4,084)

Operations & Maintenance

Ground Maintenance

Pond Maintenance (Water Quality)	\$ 1,500	\$ 125	\$ 100	\$ 25
Landscape Maintenance	417,103	34,759	34,077	682
Landscape Contingency	13,000	1,083	1,350	(267)
Pump Maintenance	3,550	296	-	296
Water & Sewer	32,500	2,708	250	2,458
Irrigation Repairs	10,000	833	350	483
Pest Control	2,400	200	280	(80)
Environmental Permit/Monitoring	20,000	1,667	-	1,667
Other Repairs and Maintenance	5,000	417	-	417
Subtotal Ground Maintenance	\$ 505,053	\$ 42,088	\$ 36,407	\$ 5,680

Cypress Bluff
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Amenity Center				
Insurance	\$ 61,650	\$ 56,203	\$ 56,203	\$ -
Amenity Manager (Vesta)	134,031	11,169	11,169	(0)
Pool Maintenance (Vesta)	10,172	848	848	0
Pool Chemicals (Vesta)	17,148	1,429	1,429	0
Facility Attendant (Vesta)	98,500	8,208	8,208	0
Janitorial Services (Vesta)	13,339	1,112	1,112	(0)
Refuse	3,000	250	184	66
Security and Gate Maintenance	10,000	833	-	833
Security Patrol	20,000	1,667	-	1,667
Facility Maintenance (Vesta)	21,387	1,782	1,782	(0)
Elevator Maintenance	5,000	417	-	417
Electric	25,500	2,125	200	1,925
Cable and Internet	10,200	850	769	81
Licenses and Permits	1,000	83	-	83
Subscriptions	-	-	572	(572)
Repairs & Maintenance	71,000	5,917	3,689	2,228
Special Events	35,000	2,917	2,485	431
Holiday Decorations	1,500	125	-	125
Fitness Center R&M	20,000	1,667	1,289	377
Fitness Equipment Rentals	9,000	750	-	750
Reserve for Amenities	100,000	8,333	-	8,333
Mobile Application	9,000	750	750	-
Other Current Charges	3,000	250	-	250
Subtotal Amenity Center	\$ 679,427	\$ 107,684	\$ 90,689	\$ 16,995
Capital Reserve				
Capital Reserve Funding	\$ 20,000	\$ -	\$ -	\$ -
Subtotal Capital Reserve	\$ 20,000	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 1,204,480	\$ 149,772	\$ 127,096	\$ 22,676
Total Expenditures	\$ 1,369,899	\$ 180,940	\$ 162,348	\$ 18,592
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ (11,344)	\$ 6,054	\$ 17,399
Net Change in Fund Balance	\$ 0	\$ (11,344)	\$ 6,054	\$ 17,399
Fund Balance - Beginning	\$ -		\$ 324,339	
Fund Balance - Ending	\$ 0		\$ 330,393	

Month to Month

[illegible]

Month to Month

[illegible]

Cypress Bluff
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 723,981	\$ 9,498	\$ 9,498	\$ -
Interest Income	5,000	417	2,396	1,979
Total Revenues	\$ 728,981	\$ 9,915	\$ 11,894	\$ 1,979
Expenditures:				
Interest - 11/1	\$ 241,313	\$ -	\$ -	\$ -
Interest - 5/1	241,313	-	-	-
Principal - 5/1	240,000	-	-	-
Total Expenditures	\$ 722,626	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,355	\$ 9,915	\$ 11,894	\$ 1,979
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,355	\$ 9,915	\$ 11,894	\$ 1,979
Fund Balance - Beginning	\$ 360,334		\$ 726,061	
Fund Balance - Ending	\$ 366,689		\$ 737,955	

Cypress Bluff
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 439,795	\$ 6,474	\$ 6,474	\$ -
Special Assessments - Direct Bill	55,798	55,798	55,798	-
Interest Income	10,000	833	2,065	1,231
Total Revenues	\$ 505,593	\$ 63,105	\$ 64,336	\$ 1,231
Expenditures:				
Interest - 11/1	\$ 171,259	\$ -	\$ -	\$ -
Principal - 11/1	150,000	-	-	-
Interest - 5/1	168,334	-	-	-
Total Expenditures	\$ 489,593	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 16,000	\$ 63,105	\$ 64,336	\$ 1,231
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 16,000	\$ 63,105	\$ 64,336	\$ 1,231
Fund Balance - Beginning	\$ 398,976		\$ 649,523	
Fund Balance - Ending	\$ 414,976		\$ 713,859	

Cypress Bluff
Community Development District
Debt Service Fund Series 2020A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 421,869	\$ 5,526	\$ 5,526	\$ -
Interest Income	5,000	417	1,356	939
Total Revenues	\$ 426,869	\$ 5,942	\$ 6,882	\$ 939
Expenditures:				
Interest - 11/1	\$ 124,259	\$ -	\$ -	\$ -
Interest - 5/1	124,259	-	-	-
Principal - 5/1	175,000	-	-	-
Total Expenditures	\$ 423,518	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,351	\$ 5,942	\$ 6,882	\$ 939
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,351	\$ 5,942	\$ 6,882	\$ 939
Fund Balance - Beginning	\$ 197,240		\$ 410,859	
Fund Balance - Ending	\$ 200,591		\$ 417,741	

Cypress Bluff
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 22,502	\$ 1,522	\$ 1,522	\$ -
Special Assessments - Direct Bill	92,839	92,839	92,839	-
Interest Income	2,000	167	362	195
Total Revenues	\$ 117,340	\$ 94,527	\$ 94,723	\$ 195
Expenditures:				
Interest - 11/1	\$ 33,326	\$ -	\$ -	\$ -
Interest - 5/1	33,326	-	-	-
Principal - 5/1	45,000	-	-	-
Total Expenditures	\$ 111,651	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,689	\$ 94,527	\$ 94,723	\$ 195
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,689	\$ 94,527	\$ 94,723	\$ 195
Fund Balance - Beginning	\$ 51,742		\$ 109,736	
Fund Balance - Ending	\$ 57,432		\$ 204,458	

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	\$ 248,010	
Reserve Fund Balance	248,010	
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 2026 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	149,492.78	298,128.96
NET ASSESSMENTS BULK LANDS (1)	192	-	55,797.54	-	92,838.64	149,492.78	298,128.96
TAX ROLL	1,999	723,981.35	493,450.01	421,199.18	116,023.06	1,340,478.65	3,095,132.26
TOTAL DISTRICT	2,191	723,981.35	549,247.55	421,199.18	208,861.70	1,489,971.43	3,393,261.22

(1) Direct Invoices are due 50% 12/1/25, 25% 2/1/26, 25% 5/1/26

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	149,492.78	298,128.96
BULK LANDS	-	-	55,797.54	-	92,838.64	149,492.78	298,128.96
TAX ROLL	3,054,526.85	9,498.00	6,473.63	5,525.76	1,522.12	17,585.90	40,605.41
TOTAL DISTRICT	3,054,526.85	9,498.00	62,271.17	5,525.76	94,360.76	167,078.68	338,734.37

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	11/6/2025	9,498.00	6,473.63	5,525.76	1,522.12	17,585.90	40,605.41
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		9,498.00	6,473.63	5,525.76	1,522.12	17,585.90	40,605.41
% COLLECTED DIRECT INVOICE		0.0%	100.0%	0.0%	100.0%	100.0%	100.0%
% COLLECTED TAX ROLL		1.3%	1.3%	1.3%	1.3%	1.3%	1.3%

C.

Cypress Bluff

Community Development District

Check Run Summary September 30, 2025

Fund	Date	Check No.	Amount
Payroll	10/29/25	50288-50291	\$ 738.80
		Subtotal	<u>\$ 738.80</u>
General Fund			
	10/7/25	1736-1752	\$ 60,206.51
	10/16/25	1753-1768	109,463.23
	10/24/25	1769-1774	7,028.00
	10/31/25	1775-1779	1,900.00
		Subtotal	<u>\$ 178,597.74</u>
Total			<u>\$ 179,336.54</u>

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PAYROLL CHECK REGISTER

RUN 10/29/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50288	7	EDWARD J MUHL JR	184.70	10/29/2025
50289	2	JOHN S HEWINS JR	184.70	10/29/2025
50290	8	KIRK S BLOMGREN	184.70	10/29/2025
50291	6	WILLIAM J CELLAR	184.70	10/29/2025
TOTAL FOR REGISTER			738.80	

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: October 28, 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	NO

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

Approved for Payment:


District Manager Signature

10/28/25
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT	#
10/07/25	00120	9/30/25	2025-608 FIT CNTR WATER FOUNT	202509 320-57200-46000	ALDRIDGE & SONS PLUMBING	*	272.00	272.00	001736
10/07/25	00137	9/18/25	201264 MIRRORS	202509 320-57200-46000	ALL WEATHER CONTRACTORS INC	*	2,795.00	2,795.00	001737
10/07/25	00081	10/01/25	155881 OCT LAKE MAINT POND 1	202510 320-57200-47200	CLEAR WATERS INC	*	100.00	100.00	001738
10/07/25	00134	10/01/25	10012025 MRS SUNSHINE SANTA CLAUS	202510 320-57200-49400	DEBRA ANNE WELLER	*	150.00	150.00	001739
10/07/25	00042	9/22/25	46061 3RD QTR FIRE ALARM MONIT	202509 320-57200-46700	DYNAMIC SECURITY PROFESSIONALS, INC.	*	180.00	180.00	001740
10/07/25	00042	9/29/25	46287 ANNUAL FIRE INSPECTION	202509 320-57200-46700	DYNAMIC SECURITY PROFESSIONALS, INC.	*	335.00	335.00	001741
10/07/25	00086	11/18/24	25612A FNL PMT12/6 EXOTIC ANIMAL	202510 320-57200-49400	FARM TO YOU REVUE LLC	*	725.00	725.00	001742
10/07/25	00005	9/15/25	106 FY26 ASSESSMENT ROLL CERT	202510 310-51300-31700	GOVERNMENTAL MANAGEMENT SERVICES	*	11,798.00	11,798.00	001743
10/07/25	00010	9/24/25	28111 ARBIT SE2020A FYE 8/31/25	202508 310-51300-31400	GRAU AND ASSOCIATES	*	600.00	600.00	001744
10/07/25	00095	9/18/25	3626407 JUN GENERAL COUNSEL	202506 310-51300-31500	KUTAK ROCK LLP	*	818.00	818.00	001745
10/07/25	00095	9/24/25	3627258 JUL GENERAL COUNSEL	202507 310-51300-31500	KUTAK ROCK LLP	*	1,140.43	1,140.43	001746
10/07/25	00038	10/01/25	0349938 11/5 DJ ROSS MUSIC BINGO	202510 320-57200-49400	LIVE ENTERTAINMENT SOLUTIONS	*	300.00	300.00	001747

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/07/25	00061	8/06/24 12810460	202510 320-57200-49400 12/19 MOVIE NIGHT - GRASS	PROGRESSIVE ENTERTAINMENT	*	395.00	395.00 001748
10/07/25	00088	10/01/25 25-63495	202510 320-57200-46000 RNWL ANNL VIZ PIN-5 UNITS	SECURITY ENGINEERING & DESIGNS, INC	*	900.00	900.00 001749
10/07/25	00012	9/29/25 17458	202509 320-57200-46110 PALM TREE REPLACEMENT	SUN STATE NURSERY	*	10,750.00	10,750.00 001750
10/07/25	00011	9/19/25 252-6522	202510 310-51300-31200 FY26 SE2020A TRUSTEE FEES	THE BANK OF NEW YORK MELLON	*	4,400.00	4,400.00 001751
10/07/25	00037	10/01/25 428624	202510 320-57200-45000 OCT AMENITY MANAGER		*	11,169.25	
		10/01/25 428624	202510 320-57200-45100 OCT FACILITY ATTENDANT		*	8,208.33	
		10/01/25 428624	202510 320-57200-46800 OCT POOL MAINTENANCE		*	847.67	
		10/01/25 428624	202510 320-57200-46200 OCT JANITORIAL		*	1,111.58	
		10/01/25 428624	202510 320-57200-46600 OCT MAINTENANCE		*	1,782.25	
		10/01/25 428624	202510 320-57200-46810 OCT POOL CHEMICALS		*	1,429.00	
				VESTA PROPERTY SERVICES INC			24,548.08 001752
10/16/25	00124	10/07/25 7161	202510 330-57200-46500 GYM FLOOR CLEANED	C&C CARPET CARE OF JACKSONVILLE LLC	*	300.00	300.00 001753
10/16/25	00001	9/16/25 29349	202510 310-51300-45000 FY26 INSURANCE RENEWAL		*	7,029.00	
		9/16/25 29349	202510 320-57200-31000 FY26 INSURANCE RENEWAL		*	56,203.00	
				EGIS INSURANCE ADVISORS LLC			63,232.00 001754
10/16/25	00123	12/12/25 1851	202510 320-57200-49400 12/19 1HR BUDDY & JOVIE	GIRLY-GIRL PARTEAS	*	200.00	200.00 001755
10/16/25	00005	10/01/25 105	202510 310-51300-34000 OCT MANAGEMENT FEES		*	4,831.17	

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
		10/01/25	105	202510 310-51300-52100				*	122.92		
			OCT WEBSITE ADMIN								
		10/01/25	105	202510 310-51300-35200				*	245.75		
			OCT INFO TECH								
		10/01/25	105	202510 310-51300-31300				*	664.08		
			OCT DISSEM AGENT SRVCS								
		10/01/25	105	202510 310-51300-51000				*	.45		
			OFFICE SUPPLIES								
		10/01/25	105	202510 310-51300-42000				*	152.27		
			POSTAGE								
		10/01/25	105	202510 310-51300-42500				*	99.30		
			COPIES								
		10/01/25	105	202510 310-51300-41000				*	12.27		
			TELEPHONE								
							GOVERNMENTAL MANAGEMENT SERVICES			6,128.21	001756
10/16/25	00065	10/02/25	2102	202510 320-57200-46500				*	414.00		
			ALL EQUIPMENT INSPECTED								
							SOUTHEAST FITNESS REPAIR			414.00	001757
10/16/25	00012	10/08/25	17505	202510 320-57200-46100				*	25,549.00		
			OCT LANDSCAPE MAINT AREA1								
							SUN STATE NURSERY			25,549.00	001758
10/16/25	00012	10/08/25	17506	202510 320-57200-46100				*	1,808.08		
			OCT LANDSCAPE MAINT AREA2								
							SUN STATE NURSERY			1,808.08	001759
10/16/25	00012	10/08/25	17507	202510 320-57200-46100				*	6,720.00		
			OCT LANDSCAPE MAINT AREA3								
							SUN STATE NURSERY			6,720.00	001760
10/16/25	00012	10/08/25	17534	202509 320-57200-46400				*	3,300.00		
			IRRIGATION REPAIRS ETOWN								
							SUN STATE NURSERY			3,300.00	001761
10/16/25	00012	10/08/25	17541	202510 320-57200-46110				*	700.00		
			DOG PARK - TREE REMOVAL								
							SUN STATE NURSERY			700.00	001762
10/16/25	00145	10/02/25	1151	202510 320-57200-46000				*	350.00		
			RPLC FAULTY RECEPTACLES								
							TMT ELECTRIC LLC			350.00	001763
10/16/25	00055	10/07/25	62122758	202510 320-57200-47000				*	140.04		
			OCT PEST CONTROL								
							TURNER PEST CONTROL LLC			140.04	001764
							CYBL CYPRESS BLUFF OKUZMUK				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/16/25	00055	10/07/25 62122758	202510 320-57200-47000	OCT FIRE ANT CONTROL	*	140.04	
				TURNER PEST CONTROL LLC			140.04 001765
10/16/25	00037	9/30/25 429007	202509 320-57200-49400	HALLOWEEN CANDY	*	95.81	
		9/30/25 429007	202509 320-57200-46000	HOUSEKEEPING GLOVES	*	27.93	
				VESTA PROPERTY SERVICES INC			123.74 001766
10/16/25	00062	10/07/25 25737585	202510 320-57200-46500	JANITORIAL SERVICES	*	112.57	
				W.B. MASON CO., INC.			112.57 001767
10/16/25	00066	10/06/25 22087	202510 320-57200-46500	DISINFECTANT WIPES CASE	*	245.55	
				WIPES LLC			245.55 001768
10/24/25	00148	10/21/25 10571-4	202510 320-57200-46000	DUCT CLEANING	*	1,175.00	
				ANTHONY E ORTOLANI			1,175.00 001769
10/24/25	00120	10/22/25 2025-609	202510 320-57200-46000	FOUNTAIN FILTER-BREEZEWAY	*	352.00	
				ALDRIDGE & SONS PLUMBING			352.00 001770
10/24/25	00002	10/16/25 25-06230	202510 310-51300-48000	10/28 NTC OF BOS MTG	*	103.50	
				JACKSONVILLE DAILY RECORD			103.50 001771
10/24/25	00179	10/09/25 20912	202510 320-57200-46000	MISC SIGNS REPAIRS	*	538.50	
		10/14/25 20935	202510 320-57200-46000	ENTRANCE SIGN BY 9B RPR	*	359.00	
				LAKESIDE SIGN COMPANY LLC			897.50 001772
10/24/25	00061	1/06/25 12900775	202510 320-57200-49400	FNL PMT 10/24 HALLOWEEN	*	100.00	
				PROGRESSIVE ENTERTAINMENT			100.00 001773
10/24/25	00011	10/20/25 00252-25	202510 310-51300-31200	FY26 SE2021 TRUSTEE FEES	*	4,400.00	
				THE BANK OF NEW YORK MELLON			4,400.00 001774
10/31/25	00023	10/23/25 11	202510 310-51300-31300	AMORTIZ SCHDL SE2019	*	100.00	

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		10/23/25 11	202510 310-51300-31300		*	100.00	
		AMORTIZ SCHDL SE2020					
		10/23/25 11	202510 310-51300-31300		*	100.00	
		AMORTIZ SCHDL SE2020A					
				DISCLOSURE SERVICES LLC			300.00 001775
10/31/25 00023		4/15/25 10	202504 310-51300-31300		*	100.00	
		AMORTIZ SCHDL SE2019					
		4/15/25 10	202504 310-51300-31300		*	100.00	
		AMORTIZ SCHDL SE2020					
		4/15/25 10	202504 310-51300-31300		*	100.00	
		AMORTIZ SCHDL SE2020A					
				DISCLOSURE SERVICES LLC			300.00 001776
10/31/25 00118		10/27/25 271	202510 320-57200-49400		*	300.00	
		12/4 HOLIDAY MIXER					
				PIERRE MAURICE KENDRICK			300.00 001777
10/31/25 00012		10/24/25 17553	202510 320-57200-46400		*	350.00	
		RPLC VALVE NOT SHUTDOWN					
				SUN STATE NURSERY			350.00 001778
10/31/25 00012		10/24/25 17556	202510 320-57200-46110		*	650.00	
		RELOCATE ROSES/ST AUG SOD					
				SUN STATE NURSERY			650.00 001779
				TOTAL FOR BANK A		178,597.74	
				TOTAL FOR REGISTER		178,597.74	

CYBL CYPRESS BLUFF OKUZMUK

INVOICE

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

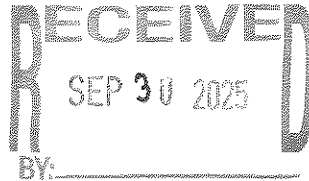
admin@aldrigedsonsplumbing.com
+1 (904) 287-3855



Cypress Bluff CDD:eTown

Bill to

Cypress Bluff CDD
475 West Town Place
St Augustine, FL



Ship to

Cypress Bluff CDD
eTown
10571 eTown Parkway
Jacksonville, FL 32256

Invoice details

Invoice no.: 2025-60866
Terms: Net 30
Invoice date: 09/30/2025
Due date: 10/30/2025

Service Technician: Zach Dennis

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/25/2025	14 Plumbing Commercial	TICKET: water filter in the gym needs replaced			
2.		14 Plumbing Commercial	Replaced the water filter in the gym. No issues at this time.	1	\$272.00	\$272.00
Total						\$272.00

Note to customer

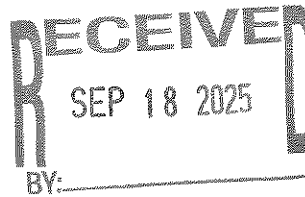
THANKS, ANITA



Invoice

Date:	Invoice #:
9/18/2025	201264

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



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

Work Performed At		
Cypress Bluff CDD 10571 eTown Parkway Jacksonville, FL 32256 Marci Pollicino		
Purchase Order	Rep	Work Order
-	PM SCOTT HAINES	263630

Item	Description	Amount
	Final Billing Etown Recharge Center Attn: Marci Pollicino – Vesta Property Services 7 23 25 Re: mirrors - 10571 E Town Parkway 32256 > bring in crew to do the scope of work listed below per management > replace (2) 66 x 63 3/4" x 1/4" mirrors will have polished edges > new mirrors to be installed in the area per management > existing fitness mirrors will be removed by others > new mirrors will cover over the existing electric boxes per management > clean up job site and haul away debris Total Price \$2,795.00	\$2,795.00

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

Subtotal:	\$2,795.00
Sales Tax:	\$0.00
Invoice Total:	\$2,795.00
Payments and Credits:	\$0.00
Total Due:	\$2,795.00

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

Invoice

DATE	INVOICE #
10/1/2025	155881

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

RECEIVED
OCT 01 2025

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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00

Thank you for your business.

Clearwaterslakemgmt.com

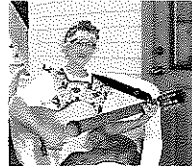
Total

\$100.00

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

949-295-7634 debteller136@gmail.com

<https://story-tellingcourses.com>



Oct. 1, 2025

To : Cypress Bluff CDD

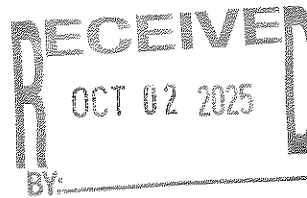
475 West Town Place

Suite 114

St. Augustine, FL 32902

Attention- Marcy Pollicino

Vesta Property Services, 904-710-9348



INVOICE

Dec. 20, 2025

Mrs. Sunshine Santa Claus (Debra Weller)

will perform engaging stories, and songs
about the holidays.

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

Arrival time- 9:30

Recharge Amenity Center, 10571 eTown Parkway,
Jacksonville

Fee: \$150.00

Total **\$150.00**

Make Check payable to: Debra Weller, Thank you!

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
9/22/2025	46061

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

RECEIVED
SEP 24 2025
BY: _____

P.O. No.	Terms
	Due on receipt

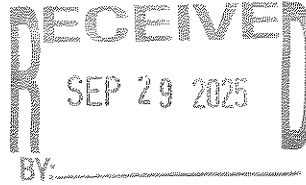
Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 4th Quarter	60.00	180.00

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

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108



Date	Invoice #
9/29/2025	46287

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
Marcy	Due on receipt

Quantity	Description	Rate	Amount
3	Technicians Performed Annual Fire System Inspection and Test. Cleaned all smoke detectors and replaced panel batteries due to age.	85.00	255.00
2	12V 7AH Sealed Lead Acid Batteries	40.00	80.00

Thank you for your business.

Subtotal	\$335.00
Sales Tax (7.5%)	\$0.00
Total	\$335.00
Payments/Credits	\$0.00
Balance Due	\$335.00

BEAUTIFUL CREATURES FARM TO YOU REVUE

Mailing Address
19410 SW 25th Place
Dunnellon, FL 34431

Call/text 518-1239
Email: farmtoyourevue@icloud.com
www.FarmToYouRevue.com

Invoice

Date: 11/18/24
Invoice #: 25612



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

Description	Quantity	Unit Price	Cost
Exotic Animal Experiences & Lemur Add-on	1	\$1,250.00	\$1,250.00
Travel	1	\$200.00	\$200.00
			\$0.00
50% Deposit Paid #001398 10/24/24	1	-\$725.00	-\$725.00
			\$0.00
	1	Subtotal	\$725.00
Not For Profit	Tax	0.00%	\$0.00
Total			\$725.00

Payment Information:

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

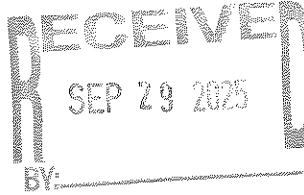
Thank you very much for your business!

Candice & Scott Miller.

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

Invoice #: 106
Invoice Date: 9/15/25
Due Date: 9/15/25
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		11,798.00	11,798.00

Total	\$11,798.00
Payments/Credits	\$0.00
Balance Due	\$11,798.00

Grau and Associates

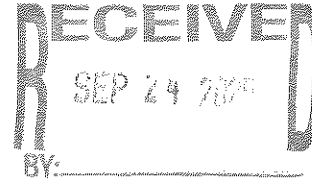
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28111
Date 09/24/2025



SERVICE

AMOUNT

Project: Arbitrage - Series 2020A FYE 8/31/2025

Arbitrage Services

Arbitrage

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00

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

Payment due upon receipt.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

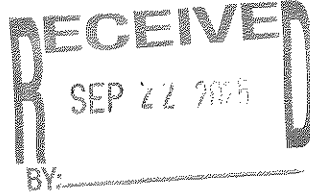
September 18, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Reference: Invoice No. 3626407

Client Matter No. 4123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3626407
4123-1

Re: General Counsel

For Professional Legal Services Rendered

06/05/25	K. Haber	0.40	108.00	Correspond with Fulks regarding budget notices; prepare assessment resolution and correspond with Oliver and Hogge regarding same
06/12/25	K. Buchanan	0.40	142.00	Review meeting minutes
06/17/25	K. Buchanan	0.20	71.00	Review agenda package
06/24/25	K. Buchanan	1.00	355.00	Prepare for and attend conference call
06/27/25	K. Buchanan	0.40	142.00	Perform meeting follow up
TOTAL HOURS		2.40		
TOTAL FOR SERVICES RENDERED				\$818.00
TOTAL CURRENT AMOUNT DUE				<u>\$818.00</u>

KUTAK ROCK LLP

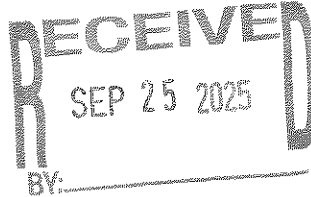
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 24, 2025



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3627258

Client Matter No. 4123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3627258

4123-1

Re: General Counsel

For Professional Legal Services Rendered

07/22/25	K. Buchanan	2.50	887.50	Prepare for, travel to and from, and attend board meeting
07/24/25	K. Buchanan	0.40	142.00	Perform meeting follow up

TOTAL HOURS 2.90

TOTAL FOR SERVICES RENDERED \$1,029.50

DISBURSEMENTS

Meals	5.41
Travel Expenses	105.52

TOTAL DISBURSEMENTS 110.93

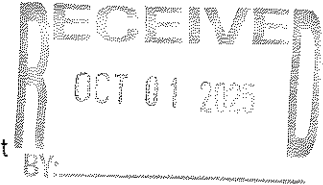
TOTAL CURRENT AMOUNT DUE \$1,140.43



INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: 0349938



Description	Date	Time	Price
• DJ Ross for Music Bingo	11/5/2025	6:30 - 8pm	\$ 300.00

Final Balance Due

\$ 300.00

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



Total Entertainment Services

Invoice-Agreement

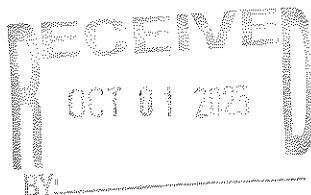
Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 8/6/2024 **Invoice #** 12810460 **Terms:** Prior to event date **PO#**
Customer name: Cypress Bluff CDD (e-Town) **Event type:** Movie Night
Billing address: 10571 eTown Parkway, Jacksonville, FL 32256
Original contact person: Marcy Pollicino **Wk:** 527-1081 **Cell:** 904-710-9348 **E-mail/ fax:** mpollicino@vestapropertyservices.com
At event contacts with cell: Same
Event date: Friday, December 19, 2025 **Hours of event:** 6:30pm till end **Hours of service:** Same
Approximate set up time: 5:00 to 5:30pm
Location name and address: Same
Where to set up at location:
Set up-grass or pavement: Grass **Water within 75':** N/A **Power within 75':** NA
Covered area for entertainer: NA
Notes:
SERVICES NEEDED:
24' inflatable Movie Screen



Reg. Rate \$	450.00	Your Cost \$	395.00
Reg. Total \$	450.00	Your Total \$	395.00
Total Savings \$	55.00		

Sub Total:	\$	395.00
Sales Tax:	\$	-
Invoice Total:	\$	395.00
50 % Deposit required	\$	-
Balance due at set up	\$	395.00
Payments received	\$	-
Current Balance	\$	395.00

Due Prior to event date or \$50 Late Fee

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

Customer signature required x _____ Date: _____

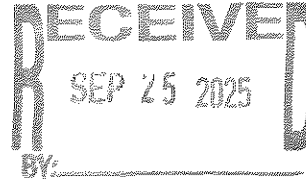
Invoice

Invoice Number
25-63495

Invoice Date
10/1/25

Page
1

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



Voice: 904-371-4931

Fax:

Sold To:

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

Site Address:

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

Customer ID: CYPRESS BLUFF CCD

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days		10/11/25

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

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

Please include invoice number on payment

25-63495

Subtotal	900.00
Sales Tax	
Total Invoice Amount	900.00
Payment Received	0.00
TOTAL	900.00



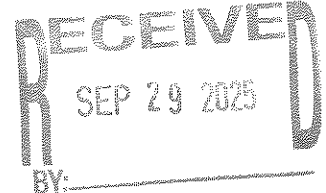
Maintenance Invoice

Invoice#: 17458

Date: 09/29/2025

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
Palm Tree Replacement	1.00	10,750.00	10,750.00	

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

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

Amount Due

10,750.00

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

THANK YOU FOR YOUR BUSINESS!!



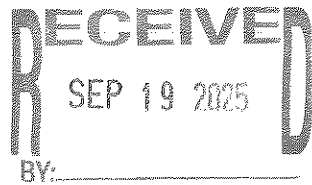
INVOICE

For: **GOVERNMENT MANAGEMENT SERVICES, LLC.**
ATTN: Jim Perry
475 West Town Place
Suite 114
World Golf Village
St. Augustine, FL 32092
United States

From: **The Bank of New York Mellon Trust Company, National Association**
333 South Hope Street
Los Angeles, CA, 90071
United States

Invoice Number: **00252-25-0065228**
Invoice Date: **Sep 19, 2025**
Due Date: **Oct 20, 2025**
Account Number: **5298069133-INV**
Cycle Date: **Sep 1, 2025**
Legacy Ref#: **CYPBLF20ADWP**
Currency: **USD**

INVOICE



Total Payable Amount: **4,400.00 USD**

Current Period Subtotal:	4,400.00 USD
Current Period Tax:	0.00 USD
Current Period Total:	4,400.00 USD
Satisfied to Date:	0.00 USD
Balance Due:	4,400.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.

Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.

The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

Wire and ACH Payment Instructions:

The Bank of New York Mellon
ABA Number: 021000018
Account Number: 8901245259
Account Name: BNY Mellon - Fee Billing Wire Fees
Please reference Invoice Number: 00252-25-0065228

Check Payment Instructions:

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

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com



Account Number: 5298069133-INV Invoice Number: 00252-25-0065228

Details for Cypress Bluff Community Development District (City of Jacksonville, Florida) \$7,350,000 Special Assessment Bonds,
Series 2020A (Del Webb Project)

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Trustee					
Annual Fee					4,400.00
For the period: Sep 1, 2025 to Aug 31, 2026					
Flat Fee		4,400.00		4,400.00	
Total					4,400.00

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com



Account Number: 5298069133-INV Invoice Number: 00252-25-0065228

Billing Stub

GOVERNMENT MANAGEMENT SERVICES,
LLC.

Invoice Number: 00252-25-0065228

Account Number: 5298069133-INV

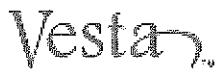
Invoice Date: Sep 19, 2025

Cycle Date: Sep 1, 2025

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com



Invoice

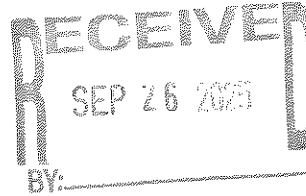
Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 428624
Date 10/01/2025

Terms
Due Date 10/31/2025
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



Description	Quantity	Rate	Amount
Amenity Manager	1	11,169.25	11,169.25
Facility Attendant	1	8,208.33	8,208.33
Pool Maintenance	1	847.67	847.67
Janitorial	1	1,111.58	1,111.58
Maintenance	1	1,782.25	1,782.25
Pool Chemicals	1	1,429.00	1,429.00

Total 24,548.08

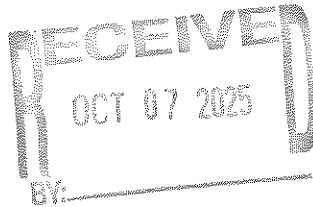


C&C Carpet Care Of Jacksonville

Cypress Bluff CDD
10571 E-Town Parkway
Jacksonville, FL 32256

(904) 710-9348

mpollicino@vestapropertyservices.com



JOB	#7161
SERVICE DATE	Oct 07, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 07, 2025
AMOUNT DUE	\$300.00

CONTACT US

1015 Atlantic Blvd, PO Box 158
Atlantic Beach, FL 32233

(904) 372-7374

cuttheline2013@gmail.com

INVOICE

Service	Amount
1 to 2 areas/vacuuming With our carpet cleanings you would get the chemical boost that is applied directly to the stains, pet treatment that neutralizes the odors, truck mount steam extraction, and deodorizer.	\$150.00
Laminate This includes the citric acid, power scrub, and Hot steam extraction with our truck mounted unit.	\$150.00
Subtotal	\$300.00
Job Total	\$300.00
Amount Due	\$300.00

We now offer A/C Maintenance and repair! Call to inquire more about the more affordable service!

✓ Signed on 10/07/25 for \$300.00



Insurance & Risk Advisors

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

INVOICE

Customer	Cypress Bluff Community Development District
Acct #	835
Date	09/16/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 63,232.00
Payment Amount	
Payment for:	Invoice#29349
	100125353



Customer: Cypress Bluff Community Development District

Invoice	Effective	Transaction	Description	Amount
29349	10/01/2025	Renew policy	Policy #100125353 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025 	63,232.00
Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555				Total \$ 63,232.00

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Fieldwood Rd College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors		(321)233-9939	Date
P.O. Box 748555			09/16/2025
Atlanta, GA 30374-8555		accounting@egisadvisors.com	

INVOICE



Girly-Girl Partea' Inc
245 Ashby Landing Way, St Augustine, FL 32086,
UNITED STATES
girlygirlpartea@gmail.com

Invoice No#: 1851

Invoice Date: Dec 12, 2025

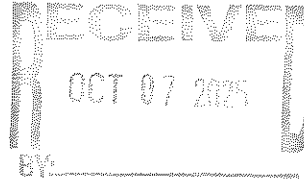
Due Date: Dec 12, 2025

\$200.00 USD

AMOUNT DUE

BILL TO

Cypress Bluff CDD
Marcy Pollicino
mpollicino@vestapropertyservices.com



#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Buddy & Jovie Friday, December 19:5:30 - 6:30pm 10571 eTown Parkway, Jacksonville, FL 32256	\$200.00	\$200.00
Subtotal			\$200.00
Shipping			\$0.00
TOTAL			\$200.00 USD

NOTES TO CUSTOMER

Thank you for choosing Girly-Girl Parteas for your celebration!

TERMS AND CONDITIONS

Kindly note, there is a 5% service fee for using Paypal's services. If you wish to avoid this fee, you may mail a check made payable to Girly-Girl Parteas to 245 Ashby Landing Way St Augustine FL 32086. Alternately, you may request instructions to pay via Zelle. Please note, payment MUST be received 7 days PRIOR to your party/event date.

If applicable, mileage is calculated based on \$0.75 per mile outside our 15 mile radius. We are based in St. Augustine, FL. For details please read a full copy of the agreed to terms and conditions (including our Travel Policy) at <https://www.girlygirlparteas.com/terms-of-service/>

Gratuuity is greatly appreciated with all party packages and is automatically added in the amount of 15% to parties of \$1,000 or more. You may add gratuity on your PayPal invoice or pay in cash the day of the event.

LATE BOOKING: Bookings scheduled within 7 days of the event date will be subject to a fee due to last minute preparations.

ATTENDANCE: Though some guests may not show up even if they RSVP, you will be charged for the final guest count you confirmed prior to the party. We do not provide refunds if your guests are no shows.

Governmental Management Services, LLC

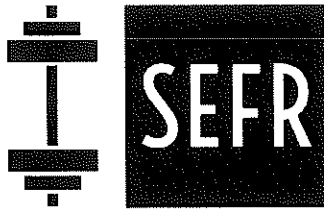
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice**Invoice #:** 105**Invoice Date:** 10/1/25**Due Date:** 10/1/25**Case:****P.O. Number:****Bill To:**

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

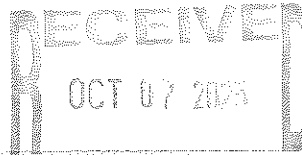


Description	Hours/Qty	Rate	Amount
Management Fees - October 2025		4,831.17	4,831.17
Website Administration - October 2025		122.92	122.92
Information Technology - October 2025		245.75	245.75
Dissemination Agent Services - October 2025		664.08	664.08
Office Supplies		0.45	0.45
Postage		152.27	152.27
Copies		99.30	99.30
Telephone		12.27	12.27
Total			\$6,128.21
Payments/Credits			\$0.00
Balance Due			\$6,128.21



SOUTHEAST FITNESS REPAIR

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



Invoice

BY: DATE	10/02/2025
INVOICE#	2102
TERMS	NET 30
DUE DATE	11/01/2025

BILL TO

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

SERVICE LOCATION

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

JOB#	DATE	PO/REF#	DESCRIPTION
------	------	---------	-------------

106738	10/02/2025		
--------	------------	--	--

Completion Notes: **Quarterly preventative maintenance completed**

~no follow up at this time

Job Charges	Qty	Rate	Total
Q-PM: Treadmill	4.00	\$32.00	\$128.00
Q-PM: Elliptical, 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: Single-Station	1.00	\$12.00	\$12.00
Q-PM: Dumbbell Set, Weight Set	2.00	\$21.00	\$42.00
Travel <60 miles	1.00	\$90.00	\$90.00
Job Subtotal			\$437.00
Discount		\$23.00	-\$23.00
Job Total			\$414.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

10/02/2025 03:29 pm

Signed By:

Signed By:

Marcy Pollicino

CUSTOMER MESSAGE

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



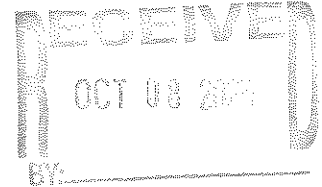
Maintenance Invoice

Invoice#: 17505

Date: 10/08/2025

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

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

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

Amount Due

25,549.00

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

THANK YOU FOR YOUR BUSINESS!!



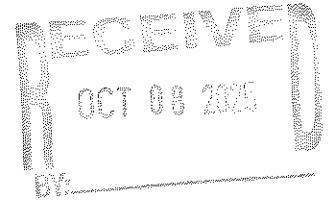
Maintenance Invoice

Invoice#: 17506

Date: 10/08/2025

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
October Landscape Maintenance	1.00	1,808.08	1,808.08	

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

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

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

Amount Due

1,808.08

THANK YOU FOR YOUR BUSINESS!!



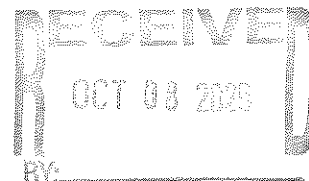
Maintenance Invoice

Invoice#: 17507

Date: 10/08/2025

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
October Landscape Maintenance	1.00	6,720.00	6,720.00	

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

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

Amount Due

6,720.00

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

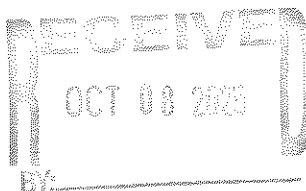
THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 17534

Date: 10/08/2025



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
September Irrigation Repairs				
Replace spray heads.	7.00	30.00	210.00	
Replace rotor heads.	2.00	50.00	100.00	
Replace clogged/damaged nozzles.	16.00	5.00	80.00	
Replace faulty decoders.	6.00	485.00	2,910.00	

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

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

Amount Due

3,300.00

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

THANK YOU FOR YOUR BUSINESS!!



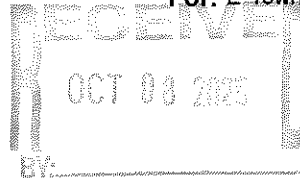
Maintenance Invoice

Invoice#: 17541

Date: 10/08/2025

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
Dog Park - Tree Removal	1.00	700.00	700.00	

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

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

Amount Due

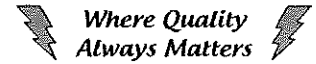
700.00

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

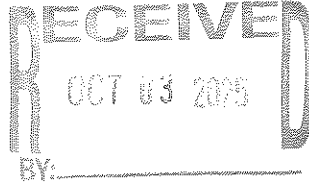
THANK YOU FOR YOUR BUSINESS!!

TMT Electric, LLC

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

TMT ELECTRIC**904-789-0193***Veteran Owned***INVOICE**

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



INVOICE 1151
DATE 10/02/2025
TERMS Net 30
DUE DATE 11/01/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	GFCI receptacle not working on rooftop. Inspected and tested all GFCI receptacles on site. Replaced two faulty receptacles. All working correctly upon completion.		350.00	350.00
Please make check payable to TMT Electric LLC					
SUBTOTAL					350.00
TAX					0.00
TOTAL					350.00
BALANCE DUE					\$350.00



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: 621227583
DATE: 10/07/2025
ORDER: 621227583

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

RECEIVED
OCT 08 2025
BY: _____

Work Date	Time	Target Pest	Technician	Time In
10/07/2025	01:24 PM	ANTS, ROACH, WASP		01:24 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/07/2025		02:25 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
		
TECHNICIAN SIGNATURE		
		
E-Town CUSTOMER SIGNATURE		

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

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

PLEASE PAY FROM THIS INVOICE



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

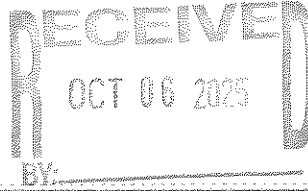
Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 621227584
DATE: 10/04/2025
ORDER: 621227584

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



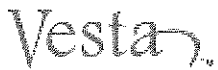
Work Date	Time	Target Pest	Technician	Time In
10/04/2025	04:10 PM	FIRE ANT		04:10 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/04/2025		04:35 PM

Service	Description	Price
LANDOFA	TURNERGREEN - GUARANTEED 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 acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 429007
Date 09/30/2025

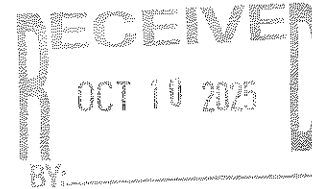
Terms

Due Date 10/31/2025

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 - 2025-09-29 - COSTCO WHSE#1615 - Halloween candy			95.81
Marcy Pollicino - 2025-09-22 - COSTCO WHSE #0357 - Housekeeping gloves			27.93
Total Billable Expenses			123.74
Total			123.74

COSTCO

WHOLESALE

St. Augustine 31615
 211 World Commerce Plaza
 St. Augustine, FL 32082
 CC Number: 112034766295
 E 1919853 KS CHOC BAK 23.99 A
 E 1481907 KS FUNHOUSE 20.99 A
 E 1481907 KS FUNHOUSE 20.99 A
 E 1919853 KS CHOC BAK 23.99 A
 E 1919853 KS CHOC BAK 09.96
 SUBTOTAL 6.85
 TAX 0.00
 XXXX TOTAL 6.85

XXXXXXXXXXXX2702
 AID: A0000000031010
 Seq# 9737 App# 550519
 Visa Resp: APPROVED
 Tran ID#: 527100009737....

APPROVED - Purchase
 AMOUNT: \$25.81
 09/28/2025 13:35 1615 9 54 860

Visa 95.81
 CHANGE 0.00

A 6.500% TAX 5.85
 TOTAL TAX 5.85
 TOTAL NUMBER OF ITEMS SOLD = 4
 09/28/2025 13:35 1615 9 54 860



21161500900642509281335

OP#: 860 Name: Rachel B

Thank You!

Please Come Again

Whse:1615 Trm:9 Trn:54 OP:860

Items Sold: 4
 CC 09/28/2025 13:35

COSTCO WHOLESALE

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

PL Member 112034766296
1241492 L GLOVES 12.99 A
1241492 L GLOVES 12.99 A
SUBTOTAL 25.98
TAX 1.95
**** TOTAL 27.93

XXXXXXXXXXXX2782 H
AID: A0000000031010
Seq# 5766 App#: S42093
Visa Resp: APPROVED
Tran ID#: 526400005766....

APPROVED - Purchase
AMOUNT: \$27.93
09/21/2025 13:50 357 5 231 121

Visa 27.93
CHANGE 0.00

A 7.500% TAX 1.95
TOTAL TAX 1.95
TOTAL NUMBER OF ITEMS SOLD - 2
~~09/21/2025~~ 13:50 357 5 231 121



21036700602312609211350

OP#: 121 Name: Arty W
Thank You!
Please Come Again
Whse:357 Trm:5 Trn:231 OP:121

Items Sold: 2
PL 09/21/2025 13:50

Download



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

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

Invoice Number	257375851
Customer Number	C2943565
Invoice Date	10/07/2025
Due Date	11/06/2025
Order Date	10/06/2025
Order Number	S156521207
Order Method	WEB

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



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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	1	CT	75.18	75.18
HEW3YN97AN	INKCART,CMY COMBO,910,F/OJ PRO8020-945PG	1	PK	37.39	37.39

SUBTOTAL: 112.57
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 112.57
Total Due: 112.57

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	257375851
Invoice Date	10/07/2025
Terms	Net 30
Total Due	112.57

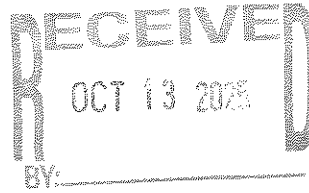
PLEASE REFERENCE INVOICE NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

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

C29435652573758512573758510000000112572

Wipes LLC

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

**INVOICE**

BILL TO	SHIP TO	SHIP DATE	10/06/2025	INVOICE	22087
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	10/06/2025
475 West Town Place	ReCHARGE Amenity Center	TRACKING#	1ZX51V3903465129	TERMS	Due on receipt
Suite 114	10571 eTown Parkway	80		DUE DATE	10/06/2025
St Augustine, FL 32092	Jacksonville, FL 32256				

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com	One (1) Case - Four (4) - 800 count rolls of EPA	2	98.96	197.92
Disinfectant Wipes	registered disinfecting wipes			
Case				
Shipping	Freight Cost	1	32.78	32.78
Sales Tax	Sales Tax calculated by AvaTax for 57000-V4 at Tue Oct 7 05:44:34 UTC 2025	1	14.85	14.85

INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS

SUBTOTAL	245.55
TAX	0.00
TOTAL	245.55
BALANCE DUE	\$245.55

[Pay Invoice](#)

INVOICE

Air Doctors Heating and Cooling,
Inc CAC1815910
120 Cumberland Park Dr
Ste 201
Saint Augustine, FL 32095-8914

airdrs@aol.com
+1 (904) 230-4645
www.airdrs.com

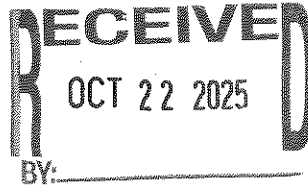


Bill to
Marcy
Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Ship to
Marcy
Cypress Bluff CDD
Recharge Amenity Center
10571 eTown Parkway
Jacksonville, FL 32256

Invoice details

Invoice no.: 10571-4
Terms: Due on receipt
Invoice date: 10/21/2025
Due date: 10/21/2025



#	Product or service	Description	Qty	Rate	Amount
1.	15.11 Duct Cleaning	Full duct commercial cleaning to include the following: Large return @ the front door. All supplies Bathrooms x3 Bathroom exhaust fans Office **Removed all of the supply & return grills. Cleaned them very well. Performed the duct cleaning for each supply & return vent. Re-installed each grill.	1	\$1,375.00	\$1,375.00
2.	15.04 Discount	Discount - Customer Loyalty - charging as a residential property.	1	-\$200.00	-\$200.00

Total

\$1,175.00

Ways to pay

BANK

[View and pay](#)

INVOICE

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

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



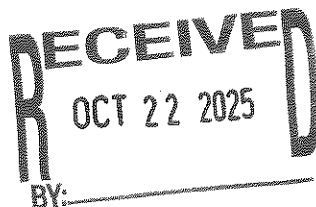
Cypress Bluff CDD:eTown

Bill to

Cypress Bluff CDD
475 West Town Place
St Augustine, FL

Ship to

Cypress Bluff CDD
eTown
10571 eTown Parkway
Jacksonville, FL 32256



Invoice details

Invoice no.: 2025-60978
Terms: Net 30
Invoice date: 10/22/2025
Due date: 11/21/2025

Service Technician: Zach Dennis

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/20/2025	14 Plumbing Commercial	TICKET: water fountain in breezeway needs filter replacement			
2.		14 Plumbing Commercial	Replaced water filter in breezeway water cooler.	1	\$352.00	\$352.00

Total

\$352.00

Note to customer

THANKS, ANITA

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

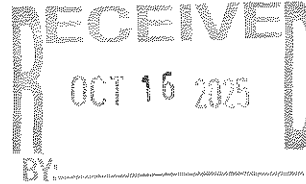
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

October 16, 2025

Date

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



Serial # <u>25-06230D</u>	PO/File # _____	<u>\$103.50</u>
		Payment Due
Notice of Meeting of Board of Supervisors		
_____		<u>\$103.50</u>
Cypress Bluff Community Development District		Publication Fee

Case Number _____		Amount Paid
Publication Dates <u>10/16</u>		
County <u>Duval</u>		

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

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

If your payment is being
mailed, please reference
Serial # 25-06230D 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, October 28, 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.

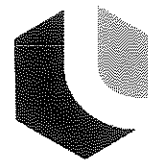
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

Jim Oliver
District Manager

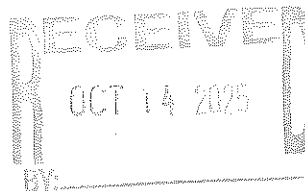
Oct. 16 00 (25-06230D)

Lakeside Sign Company

407 N Pilot Knob Rd
Denver, NC 28037 US
www.tsrfi.com



LAKESIDE
SIGN COMPANY
The Sign Resource

**INVOICE**

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

SHIP TO
eTown
10571 eTown Parkway
Jacksonville, FL 32256

INVOICE 20912
DATE 10/09/2025
TERMS Net 30
DUE DATE 11/08/2025

SALES REP
Cassandra Rich

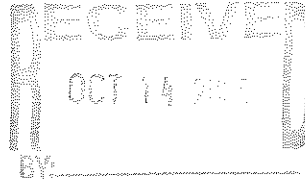
QTY	DESCRIPTION	RATE	AMOUNT
3 Non taxable - Misc Signs	Repairs - Labor	179.50	538.50
1 Misc Signs	Repairs - Materials	0.00	0.00
1 Sales Tax	Sales Tax calculated by AvaTax for 26920-V7 at Tue Oct 14 03:05:48 UTC 2025	0.00	0.00

BALANCE DUE

\$538.50

Lakeside Sign Company

407 N Pilot Knob Rd
Denver, NC 28037 US
www.tsrfi.com

**INVOICE**

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

SHIP TO
eTown
10571 eTown Parkway
Jacksonville, FL 32256

INVOICE 20935
DATE 10/14/2025
TERMS Net 30
DUE DATE 11/13/2025

SALES REP
Cassandra Rich

QTY	DESCRIPTION	RATE	AMOUNT
2 Non taxable - Misc Signs	Customer states the entrance sign by 9B (apartment side) is not lighting. They drove past a 6:15AM and 7AM and nothing was illuminating. Please troubleshoot and repair RESOLUTION: TRIP 1 10/2/2025 FOUND ISSUES WITH THE PHOTOCELL. BYPASSED AND SIGN IS WORKING. TECH NOTES: sign was having problems with photo cell, bypassed photo cell as it's redundant to have time clock and photo cell, set timer to 1150-1155 and it turned on and off.	179.50	359.00
1 Sales Tax	Sales Tax calculated by AvaTax for 27058-V0 at Tue Oct 14 02:57:45 UTC 2025	0.00	0.00
SUBTOTAL			359.00
TAX (0%)			0.00
TOTAL			359.00
BALANCE DUE			\$359.00



Total Entertainment Services

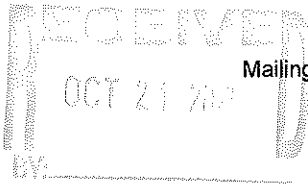
Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

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

E-mail: bookme@progressiveent.com

www.progressiveent.com



Invoice date: 1/6/2025 **Invoice #** 12900775 **Terms:** Prior to event date **PO#**
Customer name: Cypress Bluff CDD (e-Town) **Event type:** Halloween Event
Billing address: 10571 eTown Parkway, Jacksonville, FL 32256
Original contact person: Marcy Pollicino **Wk:** 527-1081 **Cell:** 904-710-9348 **E-mail/ fax:** mpollicino@vestapropertyservices.com
At event contacts with cell: Same
Event date: Friday October 24, 2025 **Hours of event:** 6:00 pm-8:00 pm **Hours of service:** Same
Approximate set up time: 5:00 to 5:15 pm
Location name and address: Same
Where to set up at location:
Set up-grass or pavement: Parking lot **Water within 75':** N/A **Power within 75':** NA
Covered area for entertainer: NA
Notes:
SERVICES NEEDED:
* Solid Rock Wall with operators
* Trackless Train with operator

Reg. Rate \$	750.00	Your Cost \$	695.00
Reg. Rate \$	575.00	Your Cost \$	495.00
Reg. Total \$	1,325.00	Your Total \$	1,190.00
Total Savings \$		135.00	

Sub Total:	\$	1,190.00	
Sales Tax:	\$	-	
Invoice Total:	\$	1,190.00	
50 % Deposit required	\$	595.00	Payment #001486 1/18/2025
Balance due prior to event date	\$	495.00	Payment #001700 8/22/2025
Payments received	\$	-	
Current Balance	\$	100.00	

Due Prior to event date or \$50 Late Fee

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

Customer signature required x _____ Date: _____



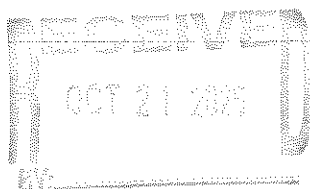
INVOICE

For: CYPRESS BLUFF COMMUNITY DEVELOPMENT
DISTRICT
475 WEST TOWN PLACE, SUITE 114
WORLD GOLF VILLAGE
ST. AUGUSTINE, FL 32092
United States

From: The Bank of New York Mellon Trust Company, National
Association
333 South Hope Street
Los Angeles, CA, 90071
United States

Invoice Number: 00252-25-0070707
Invoice Date: Oct 20, 2025
Due Date: Nov 19, 2025
Account Number: 7014100964-INV
Cycle Date: Oct 1, 2025
Legacy Ref#: CT2118080
Currency: USD

INVOICE



Total Payable Amount: 4,400.00 USD

Current Period Subtotal:	4,400.00 USD
Current Period Tax:	0.00 USD
Current Period Total:	4,400.00 USD
Satisfied to Date:	0.00 USD
Balance Due:	4,400.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.

Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.

The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

Wire and ACH Payment Instructions:

The Bank of New York Mellon
ABA Number: 021000018
Account Number: 8901245259
Account Name: BNY Mellon - Fee Billing Wire Fees
Please reference Invoice Number: 00252-25-0070707

Check Payment Instructions:

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

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

avani.adaliya@bny.com



Account Number: 7014100964-INV Invoice Number: 00252-25-0070707

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

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Trustee					
Annual Fee					4,400.00
For the period: Oct 1, 2025 to Sep 30, 2026					
Flat Fee		4,400.00		4,400.00	
Total					4,400.00

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com



Account Number: 7014100964-INV Invoice Number: 00252-25-0070707

Billing Stub

CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT

Invoice Number: 00252-25-0070707
Account Number: 7014100964-INV
Invoice Date: Oct 20, 2025
Cycle Date: Oct 1, 2025

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

 avani.adaliya@bny.com

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
4/15/2025	10

Bill To
Cypress Bluff CDD C/O GMS

RECEIVED
OCT 23 2025
BY: _____

Terms	Due Date
Net 30	5/15/2025

Description	Amount
Amortization Schedule Series 2019 5-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2020 5-1-25 Prepay \$10,000	100.00
Amortization Schedule Series 2020A 5-1-25 Prepay 15,000	100.00

Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

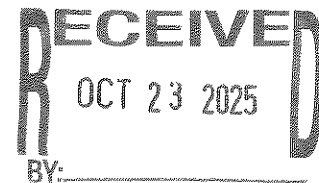
Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/23/2025	11

Bill To
Cypress Bluff CDD C/O GMS



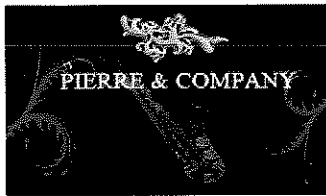
Terms	Due Date
Net 30	11/22/2025

Description	Amount
Amortization Schedule Series 2019 11-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2020 11-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2020A 11-1-25 Prepay \$5,000	100.00

Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

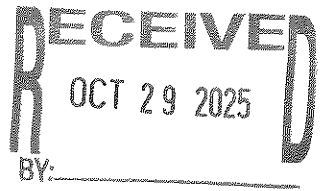
Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



Invoice #0000271

Issue Date: Oct 27, 2025
Due Date: Dec 4, 2025



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

Product or Service	Quantity	Price	Line Total
Service Holiday Mixer Entertainment	1	\$300.00	\$300.00
Subtotal			\$300.00
Taxes			\$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.



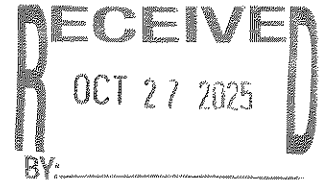
Maintenance Invoice

Invoice#: 17553

Date: 10/24/2025

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
Service Call Replace valve not shutting down.	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!!



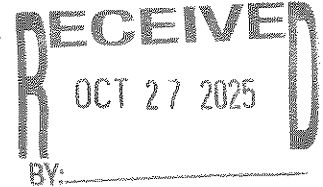
Maintenance Invoice

Invoice#: 17556

Date: 10/24/2025

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
Landscape Enhancement Relocate roses and install St Augustine sod.	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

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

THANK YOU FOR YOUR BUSINESS!!