Cypress Bluff Community Development District

December 16, 2025



Cypress Bluff Community Development District

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

December 9, 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, December 16, 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 November 18, 2025 Board of Supervisors Meeting
- IV. Ratification of the Fitness Equipment Lease Agreement
- V. Consideration of Agreement with Edison HOA for Irrigation Cost Share
- 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. Del Webb Sod Request

VII. Financial Reports

A. Financial Statements as of November 30, 2025

- B. Assessment Receipts Schedule
- C. Check Register
- VIII. Other Business
 - IX. Supervisor's Requests and Audience Comments
 - X. Next Scheduled Meeting January 27, 2026 at 12:30 p.m. at the **Pablo Creek Regional Library**, 13295 Beach Boulevard, Jacksonville, Florida 32246
 - XI. Adjournment



MINUTES OF MEETING CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, November 18, 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 MuhlChairmanJohn Hewins by phoneVice ChairmanWill CellarSupervisorKirk BlomgrenSupervisorRobert FeistSupervisor

Also present were:

Matt Biagetti District Manager
Katie Buchanan by phone District Counsel
Marcy Pollicino General Manager
Dana Harden Vesta Property Services

The following is a summary of the discussions and actions taken at the November 18, 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 October 28, 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. Muhl with all in favor the minutes of the October 28, 2025 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Budget

Mr. Biagetti noted the purpose of this resolution is to level out any line items that were higher or lower than budgeted for auditing purposes. The interest income was higher than anticipated and the landscape contingency, irrigation, and repair and replacement line items were higher than anticipated. Overall, there was a \$70,000 surplus at year end.

On MOTION by Mr. Muhl seconded by Mr. Blomgren with all in favor Resolution 2026-01, amending the fiscal year 2025 budget was approved.

FIFTH ORDER OF BUSINESS Discussion of Glenmont Irrigation

Mr. Biagetti reminded the Board that they had previously asked staff to investigate what the cost share would need to be with the Edison HOA for use of the District's irrigation line versus what it would cost the HOA to install their own meter. It was found that Glenmont is 15% of the total linear footage of the irrigation supply line, so a 15% cost share would be appropriate. Based off the latest month's service, the HOA's cost share would be \$454.

On MOTION by Mr. Cellar seconded by Mr. Blomgren with three in favor and Mr. Muhl and Mr. Feist abstained, authorizing staff to draft an agreement with the Edison HOA for a 15% cost share of the irrigation costs was approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Consideration of Proposal for Preparation of Inspection Report

Mr. Biagetti reminded the Board they asked District staff to investigate what it would cost to have the District Engineer perform an inspection that would satisfy the goals and objectives previously set by the Board. ETM has provided a proposal in the amount of \$5,500 to perform an onsite inspection of the infrastructure.

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Mr. Feist asked when the public facilities report required to be completed every seven years was last completed and when the next report will be due. Mr. Biagetti will confirm and report back.

This item was tabled.

C. District Manager – Consideration of Revised Goals & Objectives for Fiscal Year 2026

Mr. Biagetti stated that goal 2.2 on the fiscal year 2026 goals and objectives is to have an inspection of the infrastructure completed by the District Engineer. The recommendation is to revise the goals and objectives to remove goal 2.2 if the Board does not see the need to have such an inspection completed.

This item was tabled to confirm when the public facilities report was last completed.

D. General Manager

1. Report

Ms. Pollicino provided an overview of her report.

2. Sunstate Proposal for Del Webb Sod Replacement

Ms. Pollicino reminded the Board that it came into question who maintains the landscaping in front of the Del Webb entrance. While it is owned by the CDD, the HOA has discussed the matter and decided the HOA would like to maintain the area, however, the Del Webb landscaping team has indicated the sod is rampant with weeds and may need to be replaced. The HOA board has asked if the CDD will replace the sod if it is needed within the first six months of the new year after weed mitigation is attempted. Ms. Pollicino presented a proposal for \$8,125 for sod replacement.

The Board directed Ms. Pollicino to get a proposal for seeding the area as an alternative solution. The Board also asked that Ms. Buchanan work on a license agreement with the Del Webb HOA for future maintenance of the area owned by the CDD.

This item was tabled.

Next, Ms. Pollicino stated that Clearwater has indicated they can treat the drainage ditch near the dog park to prevent future growth rather than having to bush hog the ditch every five years or so. She does not yet have a quote for the treatment.

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The Board's consensus was to not treat the area.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of October 31, 2025

Mr. Biagetti presented the financial statements as of October 31, 2025.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 1.3% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$179,336.54, was included in the agenda package for the Board's review.

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

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Ervin Pierce stated that since 2021, Toll Brothers and the Newton HOA have been maintaining a strip of land in front of the Newton community to a shared path to the front ponds. It is CDD property. Toll Brothers is no longer involved, so the Newton HOA is looking at their options. The resident proposed that the CDD begin maintaining that property so the townhouse community does not have to absorb that cost.

TENTH ORDER OF BUSINESS

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

Jacksonville, Florida

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Cella favor the meeting was adjour	ar seconded by Mr. Muhl with all in rned.
Secretary/Assistant Secretary	Chairman/Vice Chairman

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Edward Joseph Muhl, Jr. MAILING ADDRESS 9819 Filament Blvd. CITY COUNTY Jacksonville Duval		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Cypress Bluff Community Development District		
		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:		
		NAME OF POLITICAL SUBDIVISION:		
DATE ON WHICH VOTE OCCURRED November 18, 2025		MY POSITION IS: LECTIVE DI APPOINTIVE		

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the
minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

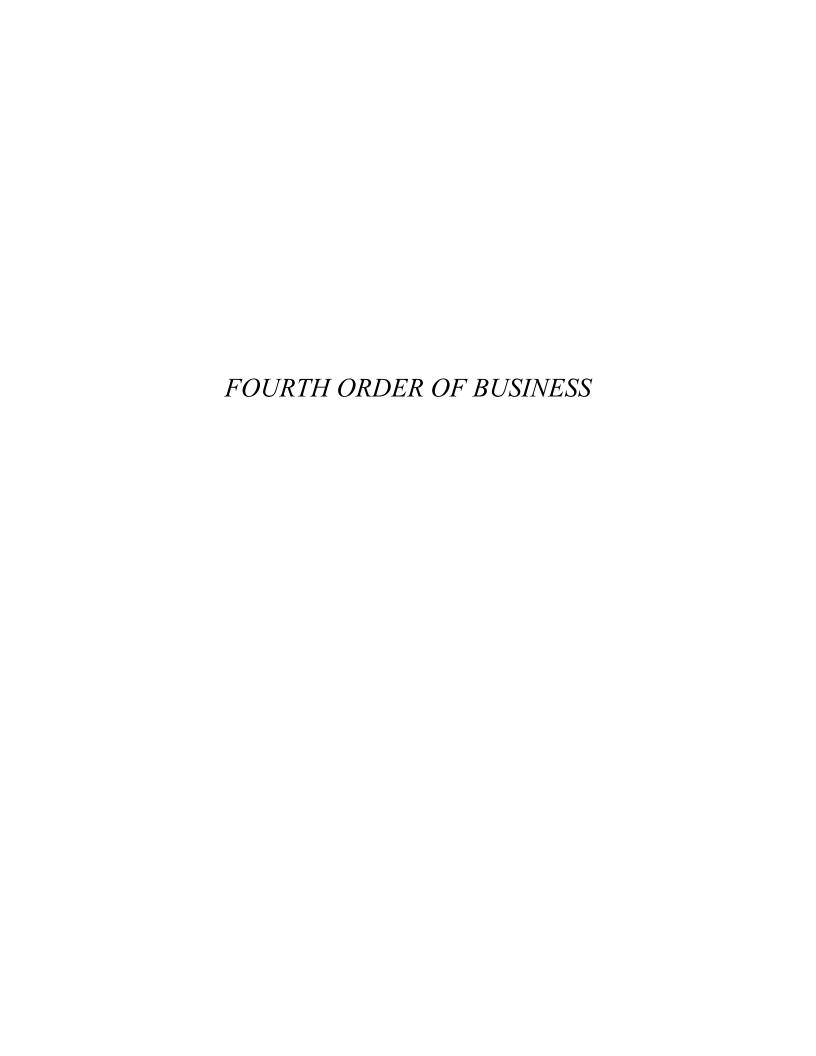
- · A copy of the form must be provided immediately to the other members of the agency.
- . The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the
 meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the
 agency, and the form must be read publicly at the next meeting after the form is filed.

DISC	LOSURE OF LOCAL OFFICER'S INTEREST	
I. E. Joseph Muhl, Jr.	, hereby disclose that on November 18 , 20	25 :
(a) A measure came or will come before r		
✓ inured to my special private gain of	loss;	
inured to the special gain or loss of	my business associate,	;
	my relative,	
inured to the special gain or loss of		, by
whom I am retained; or		
inured to the special gain or loss of		, which
is the parent subsidiary, or sibling	rganization or subsidiary of a principal which has retained me.	
(b) The measure before my agency and t	e nature of my conflicting interest in the measure is as follows:	
water meter installed. I am a homeowner in the Edison The monthly charge paid to the 0	with the charges assessed, they will be required to pay to have a stand-alone community and therefore a member of the Edison Homeowner Association. DD and/or the capital and ongoing cost of the stand-alone meter have a f the Edison Homeowners Association.	
	violate confidentiality or privilege pursuant to law or rules governing attorneys, a public the disclosure requirements of this section by disclosing the nature of the interest in suc conflict.	
November 24, 2025 Date Filed	Signature Signature	

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



LEASE AGREEMENT TO OUR VALUED LESSEE: This Lease has been written in "Plain English". When we use the words "you" and "your" in this Lease, we mean you, as the Lessee, named as the Lessee indicated below. When we use the words "we", "us" and "our" in this Lease, we mean the Lessor, Insight Capital Finance, LLC, 2030 Main Street, Suite 1400, Irvine, CA 92614 (714) 939-2300				
,	Lessee Name			
	Cypress Bluff Community Develo	opment District		
LESSEE INFORMATION	Billing Street Address/City/State/Zip		Lease Number	
IN ORMATION	475 West Town Place Suite 114	St Augustine FL 32092	CYP020-001	
EQUIPMENT DESCRIPTION AND LOCATION		achment A attached hereto and made a		
END OF LEASE PURCHASE OPTION	Fixed Price Purchase Option of S	\$101.00 *plus applicable taxes		
BASE TERM	Base Term	Billing Frequency	Lease Payment	
AND LEASE PAYMENT SCHEDULE	60 Months	Monthly in Arrears	\$591.46 *tax exempt	
INSURANCE AND TAXES		ain insurance related to the Equipment, and t. (See Sections 4 and 6 of this Lease) If you aption.		
BY SIGNING THIS LEASE: (I) YOU ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS ON PAGE ONE, PAGE TWO AND PAGE THREE OF THIS LEASE, (II) YOU AGREE THAT THIS LEASE IS A NET LEASE THAT YOU CANNOT TERMINATE OR CANCEL, YOU HAVE AN UNCONDITIONAL OBLIGATION TO MAKE ALL PAYMENTS DUE UNDER THIS LEASE, AND YOU CANNOT WITHHOLD, SET OFF OR REDUCE SUCH PAYMENTS FOR ANY REASON, (III) YOU WILL USE THE EQUIPMENT ONLY FOR BUSINESS PURPOSES, (IV) YOU WARRANT THAT THE PERSON SIGNING THIS LEASE FOR YOU HAS THE AUTHORITY TO DO SO AND TO GRANT THE POWER OF ATTORNEY SET FORTH IN SECTION 7 OF THIS LEASE AND, UPON REQUEST, YOU WILL PROVIDE A SECRETARY'S CERTIFICATE OF INCUMBENCY AND AUTHORITY FOR SUCH SIGNER, (V) YOU CONFIRM THAT YOU DECIDED TO ENTER INTO THIS LEASE WILL BE GOVERNED BY THE LAWS OF THE STATE OF CALIFORNIA AND YOU CONSENT TO THE JURISDICTION OF ANY COURT LOCATED WITHIN CALIFORNIA.YOU AND WE EXPRESSLY WAIVE ANY RIGHTS TO A TRIAL BY JURY.				
Insight Capital Finance, LLC Lessor Cypress Bluff Community Development District Lessee			nity Development District	
X Orgie Odamik		X James Oliver	X James Oliver	
Authorized Signor		Authorized Signor		
Name: James Oliver				
Title: VP, Asset Mgmt & Lease Operations Title: District Secretary				
Date: 11/24/2025				

1. LEASE; DELIVERY AND ACCEPTANCE. You agree to lease the equipment described on the front of the lease agreement (collectively "Equipment") and/or to finance certain licensed software and services ("Financed Items"), on the terms and conditions set forth herein ("Lease"). If you have entered into any purchase or supply contract (collectively "Supply Contract") you assign to us your rights under such Supply Contract, but none of your obligations (other than the obligation to pay for the Equipment if it is accepted by you as stated below and you timely deliver to us such documents and assurances as we request). If you have not entered into a Supply Contract, you authorize us to enter into a Supply Contract on your behalf. You will arrange for the delivery of the Equipment to you. When you receive the Equipment, you agree to inspect it to determine if it is in good working order. This Lease will begin on the date the Equipment is delivered to you. The Equipment will be considered accepted by you (the "Acceptance Date") only upon delivery to us of a signed Delivery and Acceptance Certificate. If the Acceptance Date is other than on the first day of the month, then "Interim Rent" (a prorated portion of the Lease Payment due for the period from the Acceptance Date through but not including the first day of the following month) will be due upon invoicing. The Base Term will start on the first of the month following the Acceptance Date, unless the Acceptance Date is the first day of the month, in which case the Base Term will start on the Acceptance Date. The first Lease Payment is due on or before the date the Equipment is delivered to you. The remaining Lease Payments will be due on the day of each subsequent month (or such other time period specified on the front of this Lease) designated by us. You will make all payments required under the Lease to us at such address we may specify in writing. You authorize us to adjust the Lease Payment by not more than 15% if the actual Total Cash Price (which is all amounts we have paid in connection with the purchase, delivery and installation of the Equipment, including any trade-up and buyout amounts) differs from the estimated Total Cash Price of the Equipment. By the date the first Payment is due, you agree to pay us an origination fee in the amount of \$350.00 to cover us for all closing costs. We will have the right to apply all sums received from you to any amounts due and owed to us under the terms of this Agreement. If for any reason your check is returned for nonpayment, you will pay us a bad check charge of \$30 or, if less, the maximum charge allowed by law. We may make a profit on any fees and other charges paid under this

Agreement. The Lease Payment on this Agreement has been calculated, in part, using an interest rate tied to the current yield of a comparable term Interest Rate Swaps as reported at www.Barchart.com ("Barchart") for November 24, 2025. The Lease Payment is subject to change in the event such Interest Rate Swap yields increase by 5 or more basis points (.05%) prior to the lease commencement date or Lessor has determined that there is an adverse change in Lessee's credit standing, or a material adverse change in the financial business operations, properties, assets or prospects of the Lessee. If any Lease Payment or other amount payable to us under the Lease is not paid within 10 days of its due date, you will pay us a late charge not to exceed 7% of each late payment (or such lesser rate as is the maximum rate allowable under applicable law).

- 2. NO WARRANTIES. WE ARE LEASING THE EQUIPMENT TO YOU "AS-IS". YOU ACKNOWLEDGE THAT WE DO NOT MANUFACTURE THE EQUIPMENT, WE DO NOT REPRESENT THE MANUFACTURER OR SUPPLIER, AND YOU HAVE SELECTED THE EQUIPMENT AND SUPPLIER BASED UPON YOUR OWN JUDGEMENT. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR OTHERWISE. YOU AGREE THAT REGARDLESS OF CAUSE, WE ARE NOT RESPONSIBLE FOR AND YOU WILL NOT MAKE ANY CLAIM AGAINST US FOR ANY DAMAGES, WHETHER CONSEQUENTIAL, DIRECT, SPECIAL, OR INDIRECT. YOU AGREE THAT NEITHER THE SUPPLIER NOR ITS SALESPERSON, EMPLOYEE, OR AGENT IS OUR AGENT OR HAS ANY AUTHORITY TO SPEAK FOR US OR BIND US IN ANY WAY. WE TRANSFER TO YOU FOR THE TERM OF EACH SCHEDULE ANY WARRANTIES MADE BY THE MANUFACTURER OR SUPPLIER WITH RESPECT TO THE EQUIPMENT LEASED.
- 3. EQUIPMENT LOCATION; USE AND REPAIR; RETURN. You will keep and use the Equipment only at the Equipment Location shown on the front of this Lease. You may not move the Equipment without our prior written consent. At your own cost and expense, you will keep the Equipment eligible for any manufacture's certification, in compliance with all applicable laws and in good condition, except for ordinary wear and tear. You will not make any alterations, additions, or replacements to the Equipment without our prior written consent. All alterations, additions or replacements will become part of the Equipment and our property at no cost or expense to us. We may inspect the Equipment at any reasonable time. Unless you purchase the Equipment in accordance with this Lease, at the end of this Lease you will immediately deliver the Equipment to us in as good condition as when you received it, expect for ordinary wear and tear, to any place in the United States that we tell you. You will pay all expenses of deinstalling, crating and shipping, and you will insure the Equipment for its full replacement value during shipment.
- 4. TAXES AND FEES. You will pay when due, either directly or to us upon demand, all taxes, fines and penalties relating to this Lease or the Equipment that are now or in the future assessed or levied by any state, local or government authority. We will file all personal property, use or other tax returns (unless we notify you otherwise in writing) and you agree to pay us a fee for making such filings. We do not have to contest any taxes, fines or penalties. You will pay estimated property taxes with each Lease Payment or annually, as invoiced. You authorize us to adjust the Lease Payment by not more than 15% if the actual Total Cash Price (which is all amounts we have paid in connection with the purchase, delivery and installation of the Equipment, including any trade-up and buyout amounts) differs from the estimated Total Cash Price of the Equipment.
- **5. LOSS OR DAMAGE.** As between you and us, you are responsible for any loss, theft or destruction of, or damage to the Equipment (collectively "Loss") from any cause at all, whether or not insured, until it is delivered to us at the end of the Lease and comply with all other Lease obligation even if there is a loss. You are required to make all Lease Payments even if there is a loss. You must notify us in writing immediately of any Loss. Then, at our option, you will either (a) repair the Equipment so that it is in good condition and working order, eligible to any manufacturer's certification, or (b) pay us the amount specified in section 9(b) below.
- **6. INSURANCE.** You will provide and maintain at your expense (a) property insurance against the loss, theft or destruction of, or damage to, the Equipment for its original equipment cost, naming us as loss payee, and (b) public liability and third party property insurance in amounts of not less than \$1,000,000.00 per occurrence covering the Lessee, the Equipment and its use, naming us as an additional insured. You will give us certificates or other evidence of such insurance when requested. Such insurance will be in a form, amount and with companies acceptable to us, and will provide that we will be given 30 days advance notice of any cancellation or material change of such insurance. If you do not give us evidence of insurance acceptable to us, we have the right, but not the obligation, to obtain Insurance covering our interest in the Equipment for the term of this Lease, including any renewal or extensions, from an insurer of our choice, including an insurer that is our affiliate. We may add the costs of acquiring and maintaining such insurance to our fees and our fees for services in placing and maintaining such insurance (collectively "Insurance Charge") to the amounts due from you under this Lease. You will pay the Insurance Charge in equal installments allocated to the remaining Lease Payments. If we purchase insurance, you will cooperate with our insurance agent with respect to the placement of insurance and the processing of claims. Nothing in this Lease will create an insurance relationship of any type between us any other person. You acknowledge that we are not required to secure or maintain any insurance, and we will not be liable to you if we terminate any insurance coverage that we arrange. If we replace or renew any insurance coverage, we are not obligated to provide replacement or renewal coverage under the same terms, cost, limits, or conditions as the previous coverage. Any proceeds of insurance will be paid to us and credited, at our option, against any Loss. You authorize us to sign on your
- 7. TITLE; RECORDING. We are the owner of and will hold title to the Equipment. You will keep the Equipment free of all liens and encumbrances. Unless the Purchase Option shown on the front of this Lease is \$1.00, you agree that this transaction is a true lease. However, if the transaction is deemed to be a lease intended for security, you grant us a purchase money security interest in the Equipment (including any replacements, substitutions, additions, attachments and proceeds). You will deliver to us signed financing statements or other documents we request to protect our interest in the Equipment. YOU AUTHORIZE US TO FILE A COPY OF THIS LEASE AS A FINANCING STATEMENT AND APPOINT US OR OUR DESIGNEE AS YOUR ATTORNEY-IN-FACT TO EXECUTE AND FILE, ON YOUR BEHALF, FINANCING STATEMENTS COVERING THE EQUIPMENT. You will give us at least thirty (30) days prior written notice of any change in your name, form of organization or jurisdiction of formation.
- 8. DEFAULT. Each of the following is a "default" under this Lease (a) you fail to pay any Lease Payment or any other payment within 10 days of its due date, (b) you do not perform any of your obligations under the Lease or in any other agreement with us or with any of our affiliates and this failure continues for 10 days after we have notified you of it, (c) you become insolvent, you dissolve or are dissolved, or you assign your assets for the benefit of your creditors, or enter (voluntarily) any bankruptcy or reorganization proceeding, (d) any guarantor of this Lease dies, does not perform its obligations under the guaranty, or becomes subject to one of the events listed in clause (c) above, (e) you fail to keep the Equipment insured as required by Section 6 hereof or (f) you attempt to transfer or encumber the Equipment, (g) neither you (nor any guarantor of your obligations under a Lease) will allow or suffer a change in its controlling ownership from the date of the applicable Lease without our prior written consent (h) you default under any other agreement with us or our assignee or new owner, or (i) you make or have made any false statement or misrepresentation to us.
- 9. REMEDIES. If a Default occurs, we may do one or more of the following (a) we may cancel or terminate this Lease or any or all other agreements that we have entered into with you, (b) we may require you to immediately pay us, as compensations for loss of our bargain and not as a penalty, a sum equal to, (i) the present value of all unpaid Lease Payments for the remainder of the term plus the present value of our anticipated residual interest in the Equipment, each discounted at 2% per year, compounded monthly, plus (ii) all other amounts due or that become due under this Lease, (c) we may require you to deliver the Equipment to us as set forth in Section 3 and to immediately stop using any Financed Items; (d) we or our agent may peacefully repossess the Equipment without court order and you will not make any claims against us for damages or trespass or any other reason, and (e) we may excise any other right or remedy available at law or in equity. You agree to pay all of our costs of enforcing our rights against you, including reasonable attorneys' fees. If we take possession of the Equipment, we may sell or otherwise dispose of it with or without notice, at a public or private sale, and apply the net proceeds (after we have deducted all costs related to the sale or disposition of the Equipment) to the amounts that you owe us.

THIS IS A COPY

This is a copy view of the Authoritative Copy held by the designated custodian

You agree that if notice of sale is required by law to be given, 10 days' notice shall constitute reasonable notice. You will remain responsible for any amounts that are due after we have applied such net proceeds.

- 10. FINANCED ITEMS; SOFTWARE, SERVICES. You may have elected to finance certain licensed software ("Software") and/or services, including but not limited to training, installation, maintenance, custom programming, technical consulting and support services ("Services") (together with the Software, the "Financed Items", which are included in the word "Equipment" unless separately stated). You grant us a security interest in your rights (including any rights as a licensee) in the Software to secure all amounts you owe us under any agreement with us. Ownership of any Software shall remain with the licensor thereof and your rights with respect to such Software shall be governed by a separate license agreement between you and the licensor, which shall not be affected by this Agreement. Any Services shall be performed by a service provider unrelated to us. IN NO EVENT SHALL WE HAVE ANY OBLIGATION TO PERFORM ANY SERVICES, AND ANY FAILURE OF SUCH SERVICE PROVIDER TO PROVIDE ANY SERVICES FINANCED HEREUNDER SHALL NOT EXCUSE YOUR OBLIGATIONS TO US. WE SHALL NOT BE LIABLE TO YOU, NOR SHALL THERE BE ANY ABATEMENT OR SETOFF IN YOUR PAYMENTS, FOR ANY LIABILITY, CLAIM, LOSS, DAMAGE OR EXPENSE OF ANY KIND OR NATURE CAUSED BY ANY FINANCED ITEMS. Upon the happening of a default, in addition to all other remedies provided for under this Agreement, we shall have the right to cause the termination of all Financed Items.
- 11. ASSIGNMENT. YOU MAY NOT ASSIGN, SELL, TRANSFER OR SUBLEASE THE EQUIPMENT OR YOUR INTEREST IN THIS LEASE. We may, without notifying you, sell, assign, or transfer this Lease or our rights in the Equipment. YOU AGREE THAT THE NEW OWNER WILL HAVE THE SAME RIGHTS AND BENEFITS THAT WE HAVE NOW UNDER THIS LEASE BUT NOT OUR OBLIGATIONS. THE RIGHTS OF THE NEW OWNER WILL NOT BE SUBJECT TO ANY CLAIM, DEFENSE OR SET-OFF THAT YOU MAY HAVE AGAINST US. Following any assignment, you will make all payments due under this Lease as directed by the new owner.
- 12. PURCHASE OPTION; AUTOMATIC RENEWAL. If no Default exist under this Lease, you will have the option at the end of the original or any renewal term to purchase all (but not less than all) of the Equipment at the Purchase Option price shown on the front of this Lease, plus any applicable taxes. Unless the Purchase Option price is \$1.00, you must give us at least 30 days written notice before the end of the original term that you will purchase the Equipment or that you will deliver the Equipment to us to an address specified by us. If you do not give us such written notice or if you do not purchase or deliver the Equipment to us. During such renewal(s) the Lease Payment will remain the same. We may cancel an automatic renewal term by sending you written notice 10 days prior to such renewal term. If the Fair Market Value Purchase Option has been selected, we will use our reasonable judgement to determine the Equipment's fair market value. If you do not agree with our determination of the Equipment's fair market value, the fair market value (so a retail basis) will be determined at your expense by independent appraiser selected by us. Upon payment of the Purchase Option price, we shall transfer our interest in the Equipment to you "AS IS, WHERE IS" without any representation or warranty whatsoever and this Lease will terminate.
- 13. INDEMNIFICATION. You are responsible for any losses, damages, penalties, claims, suits, and actions (collectively "Claims"), whether based on a theory of strict liability or otherwise caused by or related to (a) the manufacture, installation, ownership, use, lease, possession, or delivery of the Equipment or (b) any defects in the Equipment. You agree to reimburse us for and if we request, to defend us against, any Claims to the fullest extent permitted by state law.
- 14. CREDIT INFORMATION. YOU AUTHORIZE US OR ANY OF OUR AFFILIATES OR OUR ASSIGNS TO OBTAIN CREDIT BUREAU REPORTS, AND MAKE OTHER CREDIT INQUIRIES THAT WE DETERMINE ARE NECESSARY. ON YOUR WRITTEN REQUEST, WE WILL INFORM YOU WHETHER WE HAVE REQUESTED A CONSUMER CREDIT REPORT AND THE NAME AND ADDRESS OF ANY CONSUMER CREDIT REPORTING AGENCY THAT FURNISHED A REPORT. YOU ACKNOWLEDGE THAT WITHOUT FURTHER NOTICE WE MAY USE OR REQUEST ADDITIONAL CREDIT BUREAU REPORTS TO UPDATE OUR INFORMATION SO LONG AS YOUR OBLIGATIONS TO US ARE OUTSTANDING.
- 15. MISCELLANEOUS. You agree that the terms and conditions contained in this Lease make up the entire agreement between you and us regarding the Lease of the Equipment. You agree this Lease is a "Finance Lease" as defined by Article 2A of the Uniform Commercial Code ("UCC"). To the extent permitted by applicable law, you hereby waive any and all rights and remedies conferred upon a lessee by Sections 2A-508 through 2A-522 of the UCC. This Lease is not binding on us until we sign it. Any Change in any of the terms and of this Lease must be in writing and signed by us. You agree, however, that we are authorized, without notice to you, to supply missing information or correct obvious errors in this Lease. If we delay or fail to enforce any of our rights under this Lease, we will still be entitled to enforce those rights at a later time. All notices shall be given in writing by the party sending the notice and shall be effective when deposited in the U.S. Mail, addressed to the party receiving the notice and its address shown on the front of this Lease (or to any other address specified by that party in writing) with postage prepaid. All representations, warranties, indemnities and covenants made by you under this Lease will survive the termination of this Lease. It is the express intent of the parties not to violate any applicable usury laws or to exceed the maximum amount of time price differential or interest, as applicable, permitted to be charged or collected by applicable law, and any such excess payment will be applied to Lease Payments in inverse order of maturity, and any remaining excess will be refunded to you. If you do not perform any of your obligations under this Lease, we have the right, but not the obligation, to take any action or pay any amounts that we believe are necessary to protect our interests. You agree to reimburse us immediately upon our demand for any such amounts that we pay. If more than one Lessee has signed this Lease, each of you agrees that your liability is joint and several. If any provision of this Lease is declared unenforceable in any jurisdiction, the other provisions herein shall remain in full force and effect in the jurisdiction and all other. The parties agree that the written version of this Lease containing the original, fax, or machine copy signatures may represent the original authoritative version, and that the electronic version of this Lease which has been authenticated by you and us in accordance with applicable law and controlled by us (or any new owner identified per Section 11) shall (pursuant to the rules and regulations of eOriginal, Inc.) constitute the original authoritative version of this Lease; provided that if the "Paper Out" process shall have occurred pursuant to the eOriginal Product Reference Guide, and there shall simultaneously exist both the "Paper Out" printed version and an electronic version of this Lease, then the "Paper Out" printed version of this Lease as identified in the eOriginal audit record and corresponding affidavit will constitute the sole authoritative version. Both parties agree that this Lease may be authenticated by electronic means, and expressly consent to the use of the electronic version of this Lease to embody the entire agreement and the understanding between you and us. All reference to eOriginal means eOriginal, Inc., Baltimore, MD, or any successor electronic custodian appointed by us.
- **16. ACCORD AND SATISFACTION.** No endorsement or statement on any check or any letter accompanying any check or payment of Lease Payment be deemed and accord and satisfaction, and we may accept such check or payment without prejudice to our right to recover the balance of such Lease Payment or pursue other remedy.

ATTACHMENT A TO LEASE NUMBER CYP020-001

This Attachment A is attached hereto and made a part of Lease Number CYP020-001 between Insight Capital Finance, LLC, Lessor and Cypress Bluff Community Development District, Lessee. Capitalized terms used but not defined will have the same meaning given to them in the Lease.

Equipment location: 1057 Etown Parkway, Jacksonville, FL 32256

<u>Qty</u>	<u>Model</u>	<u>Manufacturer</u>	<u>Description</u>	Serial Number
1	RBK685 P84	Precor	Precor RBK685 P84 Recumbent Bike, 110V Power Required, w/ 16" Touchscreen Console (ANDMB22250682), Cradle (AGWZA28255011)	ANLBC07250050
1		-	- Installation	
1	PRE-C027BP	Precor	Precor PRE-C027BP BP Vitality Leg Extension/Curl	B12HG04250017
1	PRE-VBR6805	Precor	Precor PRE-VBR6805 Vitality 3 Tier Hex DB Rack (15 Pr)	B12RG15257029
1	PRE-RSL602-BP- BLK	Precor	Precor PRE-RSL602-BP-BLK BP/BLK Resolute Leg Press	BHNBD11250020
1	AIR- AIRROWER/ELITE	Precor	Precor AIR-AIRROWER/ELITE Assault AirRower Elite	F2410BL0204
1	PRE-C024BP	Precor	Precor PRE-C024BP BP Vitality Multi Press	B12BG25250003
1		-	- Freight	
1	PRE-C026BP	Precor	Precor PRE-C026BP BP Vitality Pulldown/Row	B12FH08250020
1	PRE-VBR6117	Precor	Precor PRE-VBR6117 Vitality FID Utility Bench	B12MG10257121

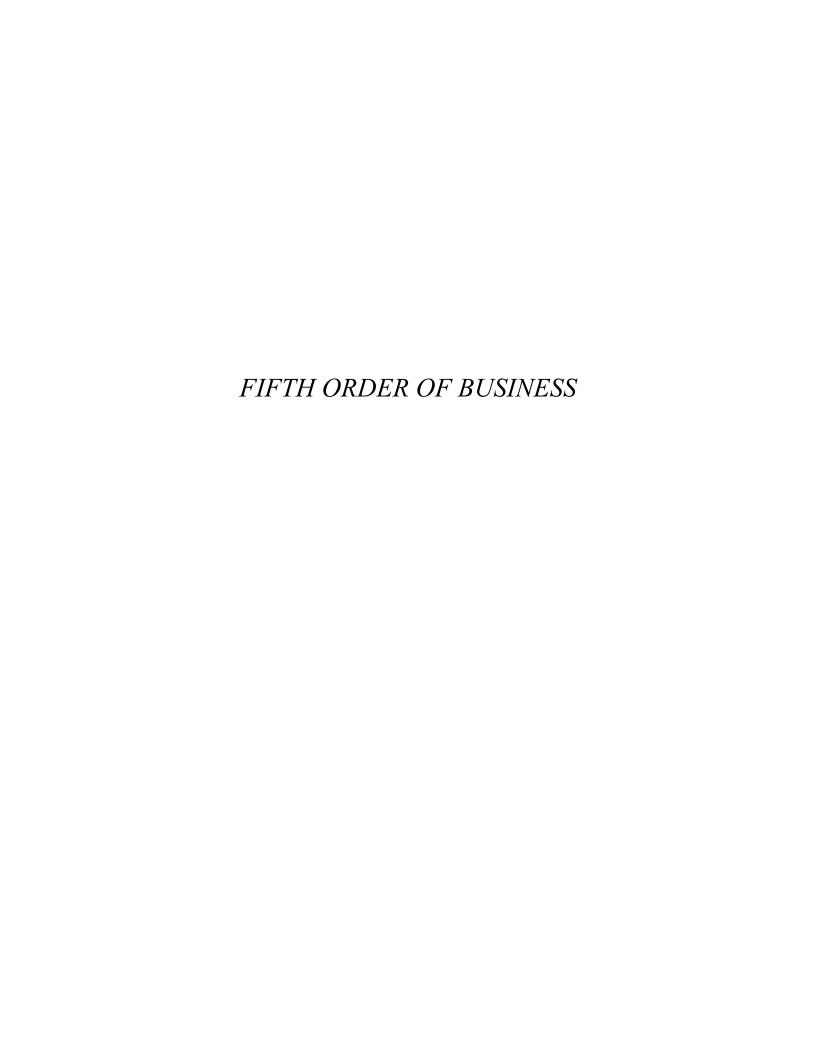
Plus all parts, attachments, appendages, substitutions and modifications thereon.

DELIVERY AND ACCEPTANCE CERTIFICATE TO LEASE NUMBER CYP020-001

By signing this Certificate, you, the Lessee identified below, agree:

- A) That all equipment described in the Lease identified below ("Equipment") has been delivered, inspected, installed and is unconditionally and irrevocably accepted by you as satisfactory for all purposes of the Lease; and
- B) That we, Insight Capital Finance, LLC, are authorized to purchase the Equipment and start billing you under the Lease.

Accepta	ance Date:11/30/25
Lessee	Name: Cypress Bluff Community Development District
	Docusigned by:
BY:	James Oliver
TITLE:	District Secretary
DATE:	11/24/2025



COST SHARE AGREEMENT BETWEEN THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT AND THE NORTH RIVER RANCH HOMEOWNERS ASSOCIATION, INC., FOR IRRIGATION SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____ 202_ by and between:

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government being situated in Duval County, Florida and with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter, "District"), and

EDISON HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, with a mailing address of 7400 Baymeadows Way, Suite 317, Jacksonville, Florida 32256 (hereinafter "Association" and, together with District, the "Parties").

RECITALS:

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating, and/or maintaining certain public infrastructure improvements; and

WHEREAS, the Association is a Florida not-for-profit corporation owning, operating, and maintaining various improvements and facilities in the District; and

WHEREAS, the District has constructed an irrigation system within the Edison Parcel 4 area of the District which has mainline connections and includes a certain irrigation water meter ("Meter") identified in **Exhibit A**, attached hereto; and

WHEREAS, the water utility account ("Account") is in the name of the District and the District pays the associated invoices; and

WHEREAS, the Meter irrigates privately owned lots which are members of the Association ("Association Acreage") as well as landscaping improvements on District property ("District Acreage"), the general acreages and locations of which are depicted in Exhibit A; and

WHEREAS, the Association has requested, and the District has agreed to allow the Association, to irrigate the Association Acreage using the Meter owned by the District rather than requiring the Association to install a separately metered water line; and

WHEREAS, the Parties acknowledge that the water service to their respective properties will be supplied through a shared water service line ("Water Line") and Meter; and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and the benefits received by the property owners and residences within the District, the

District and Association desire to enter into this Agreement to provide for the allocation of costs associated with the irrigation so that each party pays its respective share.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

- 1. <u>Recitals.</u> The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.
- 2. <u>Cost Allocation.</u> Each party shall be responsible for its proportionate share of the utility costs on the Account. During the term of this Agreement, the Association shall pay its proportionate share of the irrigation water usage costs incurred to the District based on the acreage irrigated by the Meter, including any additional fees, surcharges, or penalties attributable to usage recorded on the shared meter. Such share shall be 85% (eighty-five percent) for the District Acreage and 15% (fifteen percent) for the Association Acreage.
- 3. <u>Billing and Payment.</u> The Account is set up in the name of the District and utility bills associated with the Account will be sent to the District. Once the District receives a monthly bill on the Account, the District shall calculate the amount due from the Association as set forth in Section 2 above and shall send an invoice to the Association at the address listed in this Agreement. The Association will then have thirty (30) days to submit payment to the District at the address listed in this Agreement. Failure of the Association to make timely payment of its proportionate share shall constitute a default under Section 4 of this Agreement.
- 4. Maintenance and Repairs. Each party shall be responsible, at its sole cost and expense, for the maintenance, repair, and replacement of any portion of the Water Line located on that party's property. If the cause of the damage cannot be reasonably limited to one property or party's actions, the Parties shall cooperate in good faith to determine responsibility. If responsibility cannot be determined, costs shall be shared proportionally to water bill allocation unless otherwise mutually agreed. Neither party shall intentionally modify, obstruct, or interfere with the Water Line in a manner that disrupts service to the other party without prior written consent. Each party grants the other reasonable access to its property for the limited purpose of maintaining or repairing the Water Line upon prior notice to the other party, with the exception of emergencies, and any such access shall be exercised in a minimally disruptive manner.
- **4.** <u>Default.</u> A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.
- 5. <u>Enforcement of Agreement.</u> In the event that either party is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

- **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.
- **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the Parties hereto.
- 8. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.
- Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

If to District: Cypress Bluff Community Development District A.

> 475 West Town Place, Suite 114 St. Augustine, Florida 32092

Attn: District Manager

With a copy to: Kutak Rock LLP.

> 107 W. College Ave Tallahassee, Florida 32301 Attn: District Counsel

B. If to Association: Edison Homeowners Association, Inc.

c/o Community Management Concepts of

Jacksonville, Inc.

7400 Baymeadows Way, Suite 317

Jacksonville, Florida 32256

Attn:

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

- 10. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.
- 11. <u>Assignment.</u> Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.
- 12. <u>Controlling Law and Venue.</u> This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The Parties agree that venue shall be in Duval County, Florida.
- 13. <u>Effective Date and Term.</u> The Agreement shall be effective after execution by both Parties hereto and shall remain in effect unless terminated by either of the Parties hereto in accordance with the provisions of Section 14 of this Agreement.
- 14. <u>Termination.</u> The District shall have the right, but not the obligation, to terminate this agreement for default by the Association if the Association shall become more than ninety (90) days delinquent on its payment obligations as set forth above. In the event that the Association defaults, the Association shall be responsible for paying all costs associated with the installation of a separate meter to which the Association Acreage shall be attached, as well as any costs incurred by the District under Sections 4 and 5 above. In addition, either party may terminate this Agreement without cause upon sixty (60) days' notice to the other. However, as a condition precedent to the Association being released from its obligations hereunder, the Association must cause the Association Acreage to be placed on a separate meter connected to an account in its own name and must pay for all expenses associated with such re-metering. The Association shall remain obligated by the terms and conditions of this Agreement until such time as the new meter and account is established and all payments due under this Agreement are made.
- 15. <u>Public Records.</u> The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), Florida Statutes, the Association shall permit such records to be inspected and copied by any person desiring to do so. Failure of the Association to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.
- 16. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

- 17. <u>Headings for Convenience Only.</u> The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.
- 18. <u>Limitations on Governmental Liability.</u> Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

[Signatures Appear on Following Page]

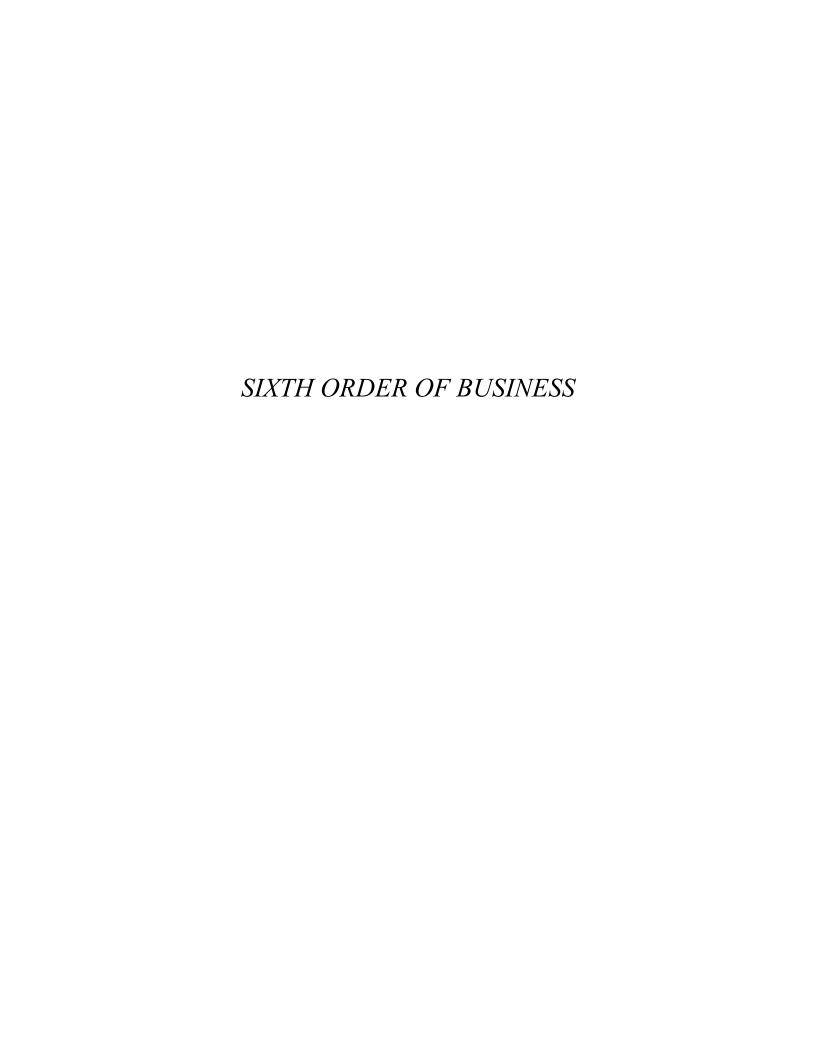
IN WITNESS WHEREOF, the Parties execute this agreement the day and year first written above.

Attest:	CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
By:	By: Its:
Attest:	EDISON HOMEOWNERS ASSOCIATION, INC.
	By: Its:

Exhibit A: Irrigation Water Meter & Maintained Acreages

Exhibit AIrrigation Water Meter & Maintained Acreages

Meter Number	Area Irrigated
District-Maintained Acreage	
Association-Maintained Acreage	







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	
Senior Construction Representative		
Construction Representative		
CEI Inspector		
Senior Landscape Architect	\$ 215.00	/Hr.
Landscape Architect	190.00	/ Hr.
GIS Director	205.00	/ Hr.
GIS Solutions / Engineer / Manager	185.00	
GIS Analyst	155.00	/Hr.
GIS Consultant	\$ 165.00	/ Hr.
GIS Specialist		
Senior Engineering Designer		
Senior Landscape Designer		
Engineering / Landscape Designer	\$ 155.00	/Hr.
Engineering Intern		
CADD / GIS Technician		
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.

Jacksonville | Orlando | Gainesville | Tampa

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

Cypress Bluff Community Development District

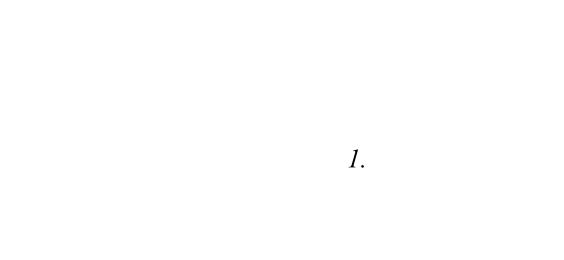
Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

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.

State of Florida.	
Achieved: Yes □ No □	
Chair/Vice Chair:	Date:
Print Name:	
Cypress Bluff Community Development District	
District Manager:	Date
District Manager: Print Name:	Date:







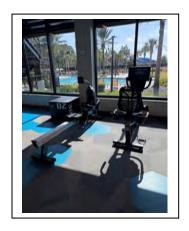
COMMUNITY MANAGER REPORT 12/16/25 SUBMITTED BY MARCY POLLICINO

RECHARGE UPDATE:

Fitness Equipment Delivered

The fitness center has received multiple new pieces of equipment including recumbent bike, rower, multi press, pull down row, leg extension, and leg press. A new bench and shelf were also delivered. The equipment is being leased.











Recharge Pool

The pool was inspected by the State of Florida Department of Health on 11-24-25. The pool passed inspection with the exception of a life ring that had deteriorated rope. A replacement was ordered immediately and installed on 12/3/25. Photos were sent to the FL Department of Health as a follow up. See the initial report and follow up reports attached. Pool has passed inspection.

Playground Update

A replacement rod for the rocker was installed on 12/8/25. The part was under warranty and the CDD will pay for labor only.

November Amenity Use:

Front Gym door was opened 2,472 times.

Rear gym door was opened 74 times.

Main entry gate was opened 2,432 times.

Main pool gate was opened 257 times.

Side pool gate was opened 36 times.

EVENTS UPDATE:

Holiday Vendor Fair

Over 40 vendors participated in our annual holiday vendor fair. Rob & Julie provided live music, and The Mochi Café food truck was on site. 200 +/- attended

Social Media Reaction:





Email Received:

I'd like to thank you for a great event last night. It was more successful for us than the other events in Nocatee and Deercreek that we have participated in, COMBINED! We are so grateful for the eTown community and the wonderful partnership that we are creating. Thank you as always for everything you do for the neighborhood. —Lauren Ellis, eTown Resident and Director of Admissions at Jacksonville Country Day School























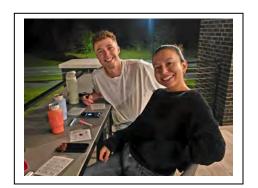


Adult Music Bingo

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

Social Media Reaction:













Santa Safari
Santa brought his wild side to our holiday event! Residents enjoyed Santa visits, exotic animal petting zoo, "Florida Snow",
Safari Punch and live music. 200 +/- attended





















<u>DECEMBER EVENTS:</u> Kerala Express Pop Up Food Truck, Adult Only Dueling Pianos, Elf Movie Night, Snacks & Stories with

Mrs. Claus, Noon Year Party

JANUARY EVENTS: Adult Trivia, 904 Aladdin Food Truck

ACTION ITEMS UPDATE

Del Webb Front Entrance Follow Up

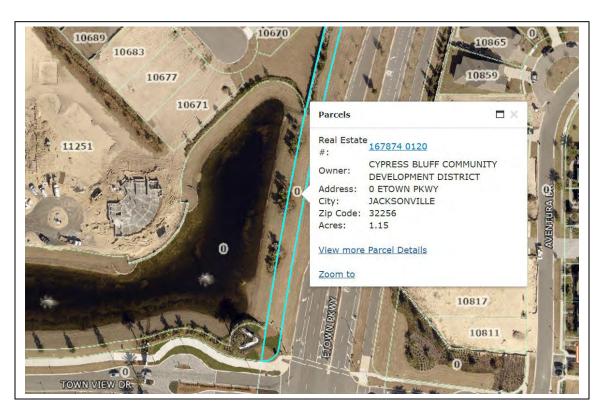
Recap from the October report: The land in front of the Del Webb entrance has come into question about who manages the landscaping. The Del Webb HOA manager inquired why the CDD landscape team did not spray for weeds in this area. The CDD community manager explained that the Del Webb landscape team maintains 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.)

November 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.

See quote attached. Costs under consideration:

Sod replacement: \$8,125 Bahia Seeding: \$4,063.15 Pine Straw: \$1,260

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 Bermuda on the roundabout islands.
- 9. Fertilized all plants and roses.
- 10. Pine straw was added to the dog park @ \$900.
- 11. Installed playground mulch @ \$1,250.
- 12. Bush hogged all wood lines along eTown Parkway @ \$7,000.
- 13. The large dog park is maintaining water (not drying out) in the back corner. Therefore, additional pine straw was installed in this area.
- 14. Irrigation repairs made at \$555.
- 15. Fertilized all plants.
- 16. Overseeded roundabout islands.
- 17. Main line break on eTown Parkway. Team acted quickly to secure. Repairs are currently in progress.







Re-Inspection Date: 12/29/2025

1 of 2

Facility Information

RESULT: Unsatisfactory Permit Number: 16-60-2040783 Correct By: by 8:00 AM

Name of Facility: E-Town Amenity Pool Address: 10571 ETown Parkway City, Zip: Jacksonville 32256

Type: Public Pool > 25000 Gallons Owner: Cypress Bluff CDD

Person In Charge: Cypress Bluff CDD Phone: (904) 229-5294

PIC Email:

Pool Operator: Anderson, David - Vesta Property Services Phone: Na

Inspection Information

Purpose: Routine Begin Time: 11:00 AM Inspection Date: 11/24/2025 End Time: 11:39 AM

Additional Information

22. Free Chlorine 5	VOLUME 115903	
23. pH 7.0 24. Chlor. Stablilizer	POOL LOAD 80 FLOW RATE 400	
33. Flowmeter 400 34. Thermometer	NIGHT SWIM No FILTER TYPE SP	

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

Violation Markings

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

Inspector Signature:

Client Signature:

16-60-2040783 E-Town Amenity Pool Form Number: DH 920 04/16



2 of 2

General Comments

UNSATISFACTORY

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

Email Address(es): No Email Addresses Available

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

Violations Comments

Violation #15. Life Ring(s) w/Rope

CORRECT WITHIN 30 DAYS: Grasping rope broken

CODE REFERENCE: Life Ring with Rope. 64E-9.008(3). An 18 inch diameter lifesaving ring with sufficient rope attached to reach all parts of the pool must be provided. The rope must be in good condition. The ring must be fully accessible, visible and not tied down or locked. Pools over 50 feet in length must have a lifesaving ring along each of the longer sides of the pool.

Inspection Conducted By: Jessica Bertrand (4092) Inspector Contact Number: Work: (904) 253-1280 ex.

Print Client Name: Date: 11/24/2025

Inspector Signature:

Client Signature:

Form Number: DH 920 04/16 16-60-2040783 E-Town Amenity Pool



Re-Inspection Date: None

1 of 2

Facility Information

RESULT: Satisfactory Permit Number: 16-60-2040783 Correct By: None

Name of Facility: E-Town Amenity Pool Address: 10571 ETown Parkway City, Zip: Jacksonville 32256

Type: Public Pool > 25000 Gallons Owner: Cypress Bluff CDD

Person In Charge: Cypress Bluff CDD Phone: (904) 229-5294

PIC Email:

Pool Operator: Anderson, David - Vesta Property Services Phone: Na

Inspection Information

Purpose: Reinspection Begin Time: 04:14 PM Inspection Date: 12/4/2025 End Time: 04:16 PM

Additional Information

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

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

Violation Markings

POOL AREA 1. Water Clarity/Algae Control 2. Deck/Walkways 3. Tile/Pool Finish 4. Depth Markers-FBC 5. Handrail/Ladder-FBC 6. Step Markings-FBC 7. Suction Outlets-514.0315(1) 8. Gutter Grates/Skimmer-FBC 9. Lighting 10. No Dive Markings-FBC 11. Diving Board-FBC 12. Pool Cover 13. Pool Side Shower-FBC POOL SAFETY 14. Life Hook(s) w/Pole 15. Life Ring(s) w/Rope 16. Safety Line	17. Rules Posted 18. Certification SANITARY FACILITIES 19. Supplies 64E-10, FAC 20. Clean 64E-10, FAC WATER QUALITY 21. Approved Test Kit 22. Free Chlor./Brom. 23. pH 24. Chlor. Stabilizer 25. Spa Requirements-ORP EQUIPMENT ROOM 26. Wading Pool-Quick Dump 27. Water Level/Control 28. Disinfection Feeder/Generator 29. pH Feeder 30. Chem. Container Label-FBC 31. Filter / Pump	32. Vacuum Cleaner-FBC 33. Flowmeter 34. Thermometer 35. Pressure/Vacuum Gauge 36. Equip. Room 37. Cross Connection 38. Gas Chlorine EqFBC 39. Waste Water - FBC 40. D.E. Separator-FBC 41. Other Equipment 42. Equip. Change-FBC 43. Approved Chemicals 44. Maintenance Log 45. Inspection Posted 46. Safety-514.0315(2) 47. Fences/Gates- FBC 48. Other	
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NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

Form Number: DH 920 04/16 16-60-2040783 E-Town Amenity Pool



2 of 2

General Comments

All violations cleared via email

Email Address(es): No Email Addresses Available

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

Violations Comments

No Violation Comments Available

Inspection Conducted By: Jessica Bertrand (4092) Inspector Contact Number: Work: (904) 253-1280 ex.

Print Client Name: Date: 12/4/2025

Inspector Signature:

Client Signature:

Form Number: DH 920 04/16 16-60-2040783 E-Town Amenity Pool

.

Authorization for Extra Work e-Town (Cypress Bluff CDD) Job Name: Jacksonville, Florida **Marcy Pollicino Attention:** 904-250-4868 Phone: **Del Web - Perimeter Sod Replacement** RE: Work Classification City, ST: **Todd Murphy** Irrigation **Estimator Tree Trimming November 22, 2025 Enhancements** \mathbf{X} Other Date: 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 Option 1: St Augustine Sod SF 6250 1.30 \$ 8,125.00 \$ Option 2: Bahia Seeding SF \$ 4,063.15 6251 0.65 Option 3: Pine Straw 140 \$ \$ Bales 9.00 1,260.00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ **SUB-TOTAL:** Tax % (if Applicable) 0.00% TAX: TOTAL:

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

Work Order #:

Date:

APPROVAL INFORMATION:

Authorized By:



A.

Community Development District

Unaudited Financial Reporting November 30, 2025



Cypress Bluff Community Development District Combined Balance Sheet

November 30, 2025

	General Fund	Debt Service Fund	Gove	Totals rnmental Funds
Assets:	T unu	T unu	4070	mnemear r anas
Cash:				
Operating Account	\$ 293,475	\$ -	\$	293,475
Assessments Receivable	874,760	1,145,039		2,019,798
Due from Other	775	-		775
Due from General Fund	-	298,655		298,655
Investments:				
State Board of Administration (SBA)	608	-		608
Custody (US Bank)	335,446	-		335,446
<u>Series 2019</u>				
Reserve	-	360,508		360,508
Principal	-	820		820
Revenue	-	123,109		123,109
Interest	-	129		129
Prepayment	-	3		3
<u>Series 2020</u>				
Reserve	-	248,805		248,805
Principal	-	78		78
Revenue	-	78,443		78,443
Interest	-	88		88
Prepayment	-	3		3
Series 2020A				
Reserve	-	211,494		211,494
Principal	-	588		588
Revenue	-	72,178		72,178
Interest	-	67		67
Prepayment	-	3		3
<u>Series 2021</u>				
Reserve	-	57,625		57,625
Principal	-	161		161
Revenue	-	19,335		19,335
Interest	-	18		18
Prepaid Expenses	184	-		184
Total Assets	\$ 1,505,249	\$2,617,145	\$	4,122,394
Liabilities:				
Accrued Expenses	\$ 22,766	\$ -	\$	22,766
Due to Debt Service 2019	124,749	-		124,749
Due to Debt Service 2020	83,989	-		83,989
Due to Debt Service 2020A	71,691	-		71,691
Due to Debt Service 2021	18,226	-		18,226
Total Liabilites	\$ 321,420	\$ -	\$	321,420
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 184	\$ -	\$	184
Restricted for:				
Debt Service - Series	-	2,617,145		2,617,145
Unassigned	1,183,644	-		1,183,644
Total Fund Balances	\$ 1,183,828	\$2,617,145	\$	3,800,974
Total Liabilities & Fund Balance	\$ 1,505,249	\$ 2,617,145	\$	4,122,394
The Bulling	 			- 1,225,03 I

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pro	rated Budget		Actual		
		Budget		ru 11/30/25	Th	ru 11/30/25	V	ariance
		Duuget	1111	1411/30/23	111	14 11/30/23		arrance
Revenues:								
Special Assessments - Tax Roll	\$	1,339,699	\$	1,102,919	\$	1,102,919	\$	-
Interest Income		10,200		1,700		642		(1,058)
Other Income		20,000		3,333		1,491		(1,843)
Total Revenues	\$	1,369,899	\$	1,107,952	\$	1,105,051	\$	(2,901)
Expenditures:	<u> </u>	· · ·		•		•		
-								
General & Administrative:								
Supervisor Fees	\$	12,000	\$	2,000	\$	1,600	\$	400
FICA Expense		918		153		122		31
Engineering		9,500		1,583		-		1,583
Arbitrage		2,400		400		-		400
Dissemination Agent		7,969		1,328		1,628		(300)
Attorney		13,000		2,167		-		2,167
Annual Audit		6,700		-		-		-
Assessment Roll		11,798		11,798		11,798		-
Trustee Fees		23,000		8,800		8,800		-
Management Fees		57,974		9,662		9,662		0
Information Technology		2,949		492		492		0
Website Maintenance		1,475		246		246		(0)
Telephone		500		83		19		64
Postage		1,500		250		403		(153)
Printing & Binding		2,500		417		226		191
Insurance		7,460		7,029		7,029		-
Legal Advertising		2,500		417		204		213
Other Current Charges		500		83		126		(42)
Office Supplies		600		100		1		99
Dues, Licenses & Subscriptions		175		175		175		-
Total General & Administrative	\$	165,418	\$	47,183	\$	42,531	\$	4,652
Operations & Maintenance								
Ground Maintenance								
Pond Maintenance (Water Quality)	\$	1,500	\$	250	\$	200	\$	50
Landscape Maintenance		417,103		69,517		68,154		1,363
Landscape Contingency		13,000		2,167		1,350		817
Pump Maintenance		3,550		592		-		592
Water & Sewer		32,500		5,417		6,807		(1,390)
Irrigation Repairs		10,000		1,667		350		1,317
Pest Control		2,400		400		280		120
Environmental Permit/Monitoring		20,000		3,333		-		3,333
Other Repairs and Maintenance		5,000		833		-		833
Subtotal Ground Maintenance	\$	505,053	\$	84,176	\$	77,141	\$	7,035

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 11/30/25	Thr	u 11/30/25	V	ariance
Amenity Center								
nsurance	\$	61,650	\$	56,442	\$	56,442	\$	-
menity Manager (Vesta)		134,031		22,338		22,339		(0)
ool Maintenance (Vesta)		10,172		1,695		1,695		0
ool Chemicals (Vesta)		17,148		2,858		2,858		0
acility Attendant (Vesta)		98,500		16,417		16,417		0
anitorial Services (Vesta)		13,339		2,223		2,223		(0)
efuse		3,000		500		433		67
ecurity and Gate Maintenance		10,000		1,667		-		1,667
ecurity Patrol		20,000		3,333		-		3,333
acility Maintenance (Vesta)		21,387		3,564		1,782		1,782
levator Maintenance		5,000		833		-		833
lectric		25,500		4,250		2,814		1,436
able and Internet		10,200		1,700		1,538		162
icenses and Permits		1,000		167		-		167
ubscriptions		-		-		1,144		(1,144)
epairs & Maintenance		71,000		11,833		6,717		5,116
pecial Events		35,000		5,833		4,698		1,135
loliday Decorations		1,500		250		-		250
itness Center R&M		20,000		3,333		2,155		1,178
itness Equipment Rentals		9,000		1,500		· -		1,500
leserve for Amenities		100,000		16,667		-		16,667
Nobile Application		9,000		1,500		1,500		· -
Other Current Charges		3,000		500		-		500
Subtotal Amenity Center	\$	679,427	\$	159,405	\$	124,756	\$	34,649
apital Reserve	·	,	<u> </u>	•	•	,	· ·	•
apital Reserve Funding	\$	20,000	\$	-	\$	-	\$	-
Subtotal Capital Reserve	\$	20,000	\$	-	\$	-	\$	-
otal Operations & Maintenance	\$	1,204,480	\$	243,580	\$	201,897	\$	41,683
otai Operations & Maintenance	3	1,204,400	J	243,360	J	201,097	J	41,003
otal Expenditures	\$	1,369,899	\$	290,763	\$	244,428	\$	46,335
xcess (Deficiency) of Revenues over Expenditures	\$	0	\$	817,189	\$	860,623	\$	43,434
let Change in Fund Balance	\$	0	\$	817,189	\$	860,623	\$	43,434
und Balance - Beginning	\$	-			\$	323,205		
und Balance - Ending	\$	0			\$	1,183,828		

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 17,586 \$	1,085,333 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,102,919
Interest Income	537	105	=	-	-	=	-	-	-	-	-	-	64
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	
Other Income	787	704	-	-	-	-	-	-	-	-	-	-	1,49
Total Revenues	\$ 18,910 \$	1,086,142 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,105,05
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800 \$	800 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,600
FICA Expense	61	61	-	-	-	-	-	-	-	-	-	-	122
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	
Dissemination Agent	964	664	-	-	-	-	-	-	-	-	-	-	1,628
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	
Assessment Roll	11,798	-	-	-	-	-	-	-	-	-	-	-	11,798
Trustee Fees	8,800	-	-	-	-	-	-	-	-	-	-	-	8,800
Management Fees	4,831	4,831	-	-	-	-	-	-	-	-	-	-	9,662
Information Technology	246	246	-	-	-	-	-	-	-	-	-	-	492
Website Maintenance	123	123	-	-	-	-	-	-	-	-	-	-	246
Telephone	12	7	-	-	-	-	-	-	-	-	-	-	19
Postage	152	251	-	-	-	-	-	-	-	-	-	-	403
Printing & Binding	99	126	-	-	-	-	-	-	-	-	-	-	226
Insurance	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Legal Advertising	104	100	-	-	-	-	-	-	-	-	-	-	204
Other Current Charges	57	69	=	-	-	-	-	-	-	-	-	-	126
Office Supplies	0	1	=	-	-	-	-	-	-	-	-	-	
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 35,252 \$	7,279 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	42,533
Operations & Maintenance													
Ground Maintenance													
Pond Maintenance (Water Quality)	\$ 100 \$	100 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	200
Landscape Maintenance	34,077	34,077	-	-	-	-	-	-	-	-	-	-	68,154
Landscape Contingency	1,350	-	-	-	-	-	-	-	-	-	-	-	1,350
Pump Maintenance	=	-	=	-	-	=	-	-	-	-	-	-	
Water & Sewer	250	6,556	-	-	-	-	-	-	-	=	-	-	6,807
Irrigation Repairs	350	-	-	-	-	-	-	-	-	-	-	-	350
Pest Control	280	-	=	-	-	=	-	-	-	-	-	-	280
Environmental Permit/Monitoring	=	-	=	-	-	=	-	-	-	-	-	-	
Other Repairs and Maintenance	-	-	=	-	-	-	-	-	-	-	-	=	

Community Development District Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center														
Insurance	\$	56,203 \$	239 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	56,44
Amenity Manager (Vesta)		11,169	11,169	=	=	-	=	-	=	=	-	-	-	22,33
Pool Maintenance (Vesta)		848	848	=	-	-	=	-	=	=	-	-	-	1,69
Pool Chemicals (Vesta)		1,429	1,429	-	-	-	-	-	-	-	-	-	-	2,85
Facility Attendant (Vesta)		8,208	8,208	-	-	-	-	-	-	-	-	-	-	16,41
Janitorial Services (Vesta)		1,112	1,112	-	-	-	-	-	-	-	-	-	-	2,22
Refuse		184	249	-	-	-	-	-	-	-	-	-	-	43
Security and Gate Maintenance		-	-	=	-	-	-	-	-	=	-	-	-	
Security Patrol		-	-	-	-	-	-	-	-	-	-	-	-	
Facility Maintenance (Vesta)		1,782	-	-	-	-	-	-	-	-	-	-	-	1,78
Elevator Maintenance		-	-	-	-	-	-	-	-	-	-	-	-	
Electric		200	2,614	-	-	-	-	-	-	-	-	-	-	2,81
Cable and Internet		769	770	-	-	-	-	-	-	-	-	-	-	1,53
Licenses and Permits		-	-	-	-	-	-	-	-	-	-	-	-	
Subscriptions		572	572	-	-	-	-	-	-	-	-	-	-	1,14
Repairs & Maintenance		3,689	3,029	-	-	-	-	-	-	-	-	-	-	6,71
Special Events		2,485	2,213	-	-	-	-	-	-	-	-	-	-	4,69
Holiday Decorations		-	-	-	-	-	-	-	-	-	-	-	-	
Fitness Center R&M		1,289	866	-	-	-	-	-	-	-	-	-	-	2,15
Fitness Equipment Rentals		-	-	-	-	-	-	-	-	-	-	-	-	
Reserve for Amenities		-	-	-	-	-	-	-	-	-	-	-	-	
Mobile Application		750	750	-	-	-	-	-	-	-	-	-	-	1,50
Other Current Charges		-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal Amenity Center	\$	90,689 \$	34,067 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	124,75
Capital Reserve														
Capital Reserve Funding	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Subtotal Capital Reserve	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Total Operations & Maintenance	\$	127,096 \$	74,801 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	201,89
Total o perations & Maintenance	.	127,070 \$	74,001 \$	- 4		- 4	- 4	- 3	- 4	- 4	- 3	- 4	- 4	201,07
Total Expenditures	\$	162,348 \$	82,080 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	244,42
Excess (Deficiency) of Revenues over Expenditures	\$	(143,439) \$	1,004,062 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	860,62
Net Change in Fund Balance	\$	(143,439) \$	1,004,062 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	860,62

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
	Budget			u 11/30/25	Th	ru 11/30/25	1	ariance
Revenues:								
Special Assessments - Tax Roll	\$	723,981	\$	595,677	\$	595,677	\$	-
Interest Income		5,000		833		4,821		3,988
Total Revenues	\$	728,981	\$	596,511	\$	600,498	\$	3,988
Expenditures:								
Interest - 11/1	\$	241,313	\$	241,313	\$	241,313	\$	-
Principal Prepayment - 11/1		-		-		5,000		(5,000)
Interest - 5/1		241,313		-		-		-
Principal - 5/1		240,000		-		-		-
Total Expenditures	\$	722,626	\$	241,313	\$	246,313	\$	(5,000)
Excess (Deficiency) of Revenues over Expenditures	\$	6,355	\$	355,197	\$	354,185	\$	(1,012)
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	6,355	\$	355,197	\$	354,185	\$	(1,012)
Fund Balance - Beginning	\$	360,334			\$	726,061		
Fund Balance - Ending	\$	366,689			\$	1,080,246		

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
	Budget		Thr	u 11/30/25	Thr	u 11/30/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	495,593	\$	406,001	\$	406,001	\$	-
Interest Income		10,000		1,667		4,152		2,485
Total Revenues	\$	505,593	\$	407,667	\$	410,152	\$	2,485
Expenditures:								
Interest - 11/1	\$	171,259	\$	171,259	\$	171,259	\$	-
Principal - 11/1		150,000		150,000		150,000		-
Principal Prepayment - 11/1		-		-		5,000		(5,000)
Interest - 5/1		168,334		-		-		-
Total Expenditures	\$	489,593	\$	321,259	\$	326,259	\$	(5,000)
Excess (Deficiency) of Revenues over Expenditures	\$	16,000	\$	86,409	\$	83,894	\$	(2,515)
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	16,000	\$	86,409	\$	83,894	\$	(2,515)
Fund Balance - Beginning	\$	398,976			\$	649,523		
Fund Balance - Ending	\$	414,976			\$	733,417		

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
	Budget			u 11/30/25	Thr	u 11/30/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	421,869	\$	346,554	\$	346,554	\$	-
Interest Income		5,000		833		2,728		1,895
Total Revenues	\$	426,869	\$	347,387	\$	349,282	\$	1,895
Expenditures:								
Interest - 11/1	\$	124,259	\$	124,259	\$	124,259	\$	-
Principal Prepayment - 11/1		-		-		5,000		(5,000)
Interest - 5/1		124,259		-		-		-
Principal - 5/1		175,000		-		-		-
Total Expenditures	\$	423,518	\$	124,259	\$	129,259	\$	(5,000)
Excess (Deficiency) of Revenues over Expenditures	\$	3,351	\$	223,129	\$	220,023	\$	(3,105)
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	3,351	\$	223,129	\$	220,023	\$	(3,105)
Fund Balance - Beginning	\$	197,240			\$	410,859		
Fund Balance - Ending	\$	200,591			\$	630,883		

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Prora	ated Budget		Actual		
		Budget	Thru	11/30/25	Thr	u 11/30/25	Va	riance
Revenues:								
Special Assessments - Tax Roll	\$	115,340	\$	95,461	\$	95,461	\$	-
Interest Income		2,000		333		729		395
Total Revenues	\$	117,340	\$	95,795	\$	96,190	\$	395
Expenditures:								
Interest - 11/1	\$	33,326	\$	33,326	\$	33,326	\$	-
Interest - 5/1		33,326		-		-		-
Principal - 5/1		45,000		-		-		-
Total Expenditures	\$	111,651	\$	33,326	\$	33,326	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	5,689	\$	62,469	\$	62,864	\$	395
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$		\$	-
Net Change in Fund Balance	\$	5,689	\$	62,469	\$	62,864	\$	395
Net change in Funu Dalance	J	3,007	J	02,407	J	02,004	Ψ	373
Fund Balance - Beginning	\$	51,742			\$	109,736		
Fund Balance - Ending	\$	57,432			\$	172,600		

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	\$ 11,565,00
Less: Principal Payment - 5/1/19	(330,00
Less: Principal Payment - 5/1/20	(195,00
Less: Principal Prepayment - 11/1/20	(15,00
Less: Principal Prepayment - 2/1/21	(20,00
Less: Principal Payment - 5/1/21	(200,00
Less: Principal Prepayment - 5/1/21	(15,00
Less: Principal Prepayment - 8/1/21	(10,00
Less: Principal Prepayment - 11/1/21	(15,00
Less: Principal Prepayment - 2/1/22	(5,00
Less: Principal Payment - 5/1/22	(210,00
Less: Principal Prepayment - 5/1/22	(35,00
Less: Principal Prepayment - 11/1/22	(10,00
Less: Principal Payment - 5/1/23	(215,00
Less: Principal Prepayment - 11/1/23	(15,00
Less: Principal Payment - 5/1/24	(225,00
Less: Principal Prepayment - 11/1/24	(15,00
Less: Principal Payment - 5/1/25	(230,00
Less: Principal Prepayment - 5/1/25	(5,00
Less: Principal Prepayment - 11/1/25	(5,00
Current Bonds Outstanding	\$ 9,795,00

Series 2020, Specia	l Assessment Bor	ıds		
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance	1:	9% - 5.2% 1/1/2049 5 Max Annual De 248,805 248,805	ebt	
Bonds outstanding - 4/15/2020 Less: Principal Payment - 11/1/20 Less: Principal Payment - 11/1/21 Less: Principal Payment - 11/1/22 Less: Principal Payment - 11/1/23 Less: Principal Payment - 11/1/24 Less: Principal Prepayment - 5/1/25 Less: Principal Payment - 11/1/25 Less: Principal Payment - 11/1/25 Less: Principal Prepayment - 11/1/25		\$		7,705,000 (290,000 (130,000 (135,000 (140,000 (145,000 (150,000 (5,000
Current Bonds Outstanding		•		6.700.00

Series 2020A, Special Assessn	ent 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	\$ 211,494
Reserve Fund Balance	211,494
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
Less: Principal Prepayment - 11/1/25	(5,000
	* *
Current Bonds Outstanding	\$ 6,810,000

Series 2021, Spec	ial Assessment Bonds			
Interest Rate:	3.719	951%		
Maturity Date:	5/1/	2051		
Reserve Fund Definition	50% Ma	ıx Annual	Debt	
Reserve Fund Requirement	\$	57,625		
Reserve Fund Balance		57,625		
Bonds outstanding - 11/1/2021			\$	2,045,000
Less: Principal Payment - 5/1/22				(40,000)
Less: Principal Payment - 5/1/23				(45,000)
Less: Principal Payment - 5/1/24				(45,000)
Less: Principal Payment - 5/1/25				(45,000)
Current Bonds Outstanding			\$	1,870,000



CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026 Assessment Receipts

TAX ROLL

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
1,999	723,981.35	493,450.01	421,199.18	116,023.06	1,340,478.65	3,095,132.26

		SUMMARY OF TAX ROLL COLLECTIONS					
DUVAL COUNTY	DATE	SERIES 2019	SERIES 2020	SERIES 2020A	SERIES 2021	O&M PAID	TOTAL ASMTS
DISTRIBUTION	DATE	DEBT PAID	DEBT PAID	DEBT PAID	PAID	O&IVI PAID	PAID
1	11/6/2025	9,498.00	6,473.63	5,525.76	1,522.12	17,585.90	40,605.41
2	11/14/2025	35,264.69	24,035.65	20,516.36	5,651.41	65,293.91	150,762.02
3	11/20/2025	43,590.53	29,710.36	25,360.17	6,985.69	80,709.49	186,356.24
4	11/26/2025	34,873.62	23,769.11	20,288.84	5,588.74	64,569.83	149,090.14
5	12/4/2025	472,450.36	322,011.93	274,863.02	75,713.46	874,759.59	2,019,798.36
		-	-	-	-	-	
		-	-	-	-	-	
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		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL TAX ROLL REC	EIPTS	595,677.20	406,000.68	346,554.15	95,461.42	1,102,918.72	2,546,612.17
% COLLECTED TAX RO	OLL	82.3%	82.3%	82.3%	82.3%	82.3%	82.3%

C.

Community Development District

Check Run Summary

November 30, 2025

Fund	Date	Check No.	Amount
Payroll	11/19/25	50292-50295	\$ 738.80
		Subtotal	\$ 738.80
General Fund	11/19/25	1780-1797	\$ 46,576.82
		Subtotal	\$ 46,576.82
Total		·	\$ 47,315.62

PR300R	PAYROI	L CHECK REGISTER	RUN	11/19/25 P	AGE 1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50292	7	EDWARD J MUHL JR	184.70	11/19/2025	
50293		JOHN S HEWINS JR	184.70	11/19/2025	
50294	8	KIRK S BLOMGREN	184.70	11/19/2025	-
50295	6	WILLIAM J CELLAR	184.70	11/19/2025	
			738,80		
	TOTAL I	OR REGISTER	/30.00		

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: November 18, 2025 Meeting

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

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

Approved for Payment:

District Manager Signature

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/08/25 PAGE 1

*** CHECK DATES 11/01/2025 - 11/30/2025 ***

CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

BANK A CYPRESS BLUFF CDD					
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11/19/25 00081	11/01/25 156740 202511 320-57200-4	7200	*	100.00	
	NOV LAKE MAINT POND 1	CLEAR WATERS INC			100.00 001780
11/19/25 00171	11/05/25 10457 202511 320-57200-4 ADJUST LOCK BACK POOLGATE	6000	*	390.00	
		EDWARDS ORNAMENTAL IRON INC			390.00 001781
	11/13/25 10471 202511 320-57200-4 ADJUST 7 PEDESTRAIN GATES		*		
		EDWARDS ORNAMENTAL IRON INC			390.00 001782
11/19/25 00001	11/05/25 30972 202511 320-57200-3	1000	*	239.00	
		EGIS INSURANCE ADVISORS LLC			239.00 001783
11/19/25 00127	11/03/25 2025-10- 202511 320-57200-4 10/24 HALLOWEEN BUBBLE	9400	*	300.00	
		FIRST COAST FOAM PARTY LLC			300.00 001784
11/19/25 00127		9400	*	600.00	
	12/0 SNOW ZIIK	FIRST COAST FOAM PARTY LLC			600.00 001785
11/19/25 00127		9400	*	400.00	
	12/2/ THR FOAM FOR NIE	FIRST COAST FOAM PARTY LLC			400.00 001786
	11/01/25 107 202511 310-51300-3	4000	*	4,831.17	
	NOV MANAGEMENT FEES 11/01/25 107 202511 310-51300-5 NOV WEBSITE ADMIN		*	122.92	
-	11/01/25 107 202511 310-51300-3 NOV INFO TECH	5200	*	245.75	
=	11/01/25 107 202511 310-51300-3 NOV DISSEM AGENT SRVCS	1300	*	664.08	
-	11/01/25 107 202511 310-51300-5	1000	*	.99	
=	OFFICE SUPPLIES 11/01/25 107 202511 310-51300-4 POSTAGE	2000	*	250.70	
=	11/01/25 107 202511 310-51300-4 COPIES	2500	*	126.45	
=	11/01/25 107 202511 310-51300-4 TELEPHONE	1000	*	7.21	
		GOVERNMENTAL MANAGEMENT SERVICE	S		6,249.27 001787

CYBL CYPRESS BLUFF OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/08/25 PAGE 2 *** CHECK DATES 11/01/2025 - 11/30/2025 ***

CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

	BA	ANK A CYPRESS BLUFF CDD			
CHECK VEND# DATE DAT	INVOICEEXPENSED TO TE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11/19/25 00128 11/04	4/25 4831 202511 320-57200-4 PRESSURE WASH	16000	*	2,248.60	
	TREBUIL WISH	HYDRO-KLEEN PRESSURE WASHING INC			2,248.60 001788
	5/25 25-06682 202511 310-51300-4 11/18 NTC OF BOS MTG		*	100.00	100 00 001700
		JACKSONVILLE DAILY RECORD			
	2/25 3655520 202509 310-51300-3 SEP GENERAL COUNSEL			568.00	
		KUTAK ROCK LLP			568.00 001790
11/19/25 00095 10/31	L/25 3644765 202508 310-51300-3 AUG/SEPT GENERAL COUNSEL	31500	*	566.00	
		KUTAK ROCK LLP			566.00 001791
	1/25 BP640216 202511 330-57200-4 UNIFORMS AND NAME TAGS		*	98.09	
		PROFORMA			98.09 001792
11/19/25 00012 11/07	7/25 17624 202511 320-57200-4 NOV LANDSCAPE MAINT AREA1	16100	*	25,549.00	
		SUN STATE NURSERY			25,549.00 001793
11/19/25 00012 11/07		16100	*	1,808.08	
		SUN STATE NURSERY			1,808.08 001794
	7/25 17626 202511 320-57200-4		*	6,720.00	
	NOV LANDSCAPE MAINT AREA3	SUN STATE NURSERY			6,720.00 001795
11/19/25 00037 10/31	L/25 429460 202510 320-57200-4 HALLOWEEN EVENT-ALCOHOL		*	41.89	
10/31	L/25 429460 202510 320-57200-4 HALLOWEEN EVENT-ALCOHOL	19400	*	22.35-	
	INDEGNEE TVENT TEEGNEE	VESTA PROPERTY SERVICES INC			19.54 001796
	9/25 25783846 202510 320-57200-4 JANITORIAL SERVICES			231.24	
		W.B. MASON CO., INC.			231.24 001797
		TOTAL FOR BANK	A	46,576.82	
		TOTAL FOR REGIS	STER	46,576.82	

CYBL CYPRESS BLUFF OKUZMUK

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

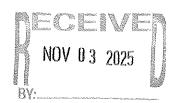
Invoice

DATE	INVOICE#
11/1/2025	156740

BILL TO

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

Thank you for your business.



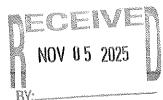
	Phone #	P.O. NO.	TERMS		ACCOUNT #
	386-767-4928		Net 30		822
ITEM		DESCRIPTI	ON	RATE	AMOUNT
ake Mgmt.	Pond 1			100.00	100.00
1					
•					
		ı			
,					
					,
				Total	\$100.00

Clearwaterslakemgmt.com

INVOICE

Edwards Ornamental Iron, Inc

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



BILL TO:

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

SHIP TO:

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

Invoice No: 10457

Status: Open

Invoice Date: 11/05/2025 Due Date: 12/05/2025

Total Card: \$403.65 Total ACH: \$390.00

Adjusted lock on back pool gate, tested and now working.

1.00

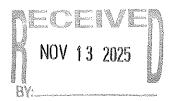
\$403.65 / \$390.00

\$403.65 / \$390.00

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

Amount	\$403.65	\$390.00	
Previous Payment(s):	\$0.00		
Amount:	والمناف والمناسبة والمناسب	•	
Invoice	\$403.65	\$390.00	
Tax:	\$0.00	\$0.00	
Subtotal:	\$403.65	\$390.00	
	Card	ACH	

Due (USD)



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

BILL TO:

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

SHIP TO:

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

Invoice No: **10471** Status: **Open**

Invoice Date: **11/13/2025** Due Date: **12/13/2025**

Total Card: **\$403.65**Total ACH: **\$390.00**

Checked and adjusted 7 pedestrian gates tiger hinges to fully close at near freezing temperatures

1.00

\$403.65 / \$390.00

\$403.65 / \$390.00

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

Amount Due (USD)	\$403.65	\$390.00
Previous Payment(s):	\$0.00	n National Control of the Control of
Invoice Amount:	\$403.65	\$390.00
Tax:	\$0.00	\$0.00
Subtotal:	\$403.65	\$390.00
	Card	ACH



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

Customer	Cypress Bluff Community Development District	
Acct#	835	
Date	11/05/2025	
Customer Service	Kristina Rudez	**********
Page	1 of 1	

Payment Inforn	nation	
Invoice Summary	\$	239.00
Payment Amount		
Payment for:	Invoice#30972	
100125353	•	

Thank You

Customer: Cypress Bluff Community Development District

Please detach and return with payment

Policy #100125353 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Added IM Units #16-21 Due Date: 11/5/2025 NOV 1 3 2025 By: Tota Startance and Risk Advisors Startance and Risk Advisors	roice	Effective	Transaction	Description	Am	ount
Pase Remit Payment To: is Insurance and Risk Advisors	30972	10/06/2025	Policy change	Florida Insurance Alliance Package - Added IM Units #16-21		239.0
is Insurance and Risk Advisors				NOV 13 2025		
V. DUX 740000	s Insurance	e and Risk Ad	visors			o tal 239.0
Thank '	. Box 748	055				

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood 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 Atlanta, GA 30374-8555	accounting@egisadvisors.com	11/05/2025





Invoice No#: 2025-10-24-02 Invoice Date: Nov 3, 2025

First Coast Foam Party LLC

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

Phone: +1 904-834-1311;

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



\$300.00 USD

AMOUNT DUE

BILL TO

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

Phone: +1 904-527-1081

SHIP TO

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

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Halloween Bubble Party 2025-10-24 6-8 pm	1	\$300.00	\$300.00
When the extendibility and		Subtotal		\$300.00
		TOTAL		\$300.00 USD

NOTES TO CUSTOMER

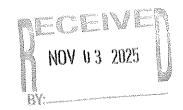
Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome!

TERMS AND CONDITIONS

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

32081





Phone: +1 904-834-1311:

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

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

First Coast Foam Party LLC



\$600.00 USD

AMOUNT DUE

Invoice No#: 2025-12-06-01 Invoice Date: Nov 3, 2025 Due Date: Dec 6, 2025

BILL TO

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

mpollicino@vestapropertyservices.com

Phone: +1 904-527-1081

SHIP TO

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

#	ITEMS & DESCRIPTION	QTY/HRS PR	RICE AMOUNT(\$)
1	SNOW 12-6 6-8 pm	1 \$600	0.00 \$600.00
		Subtotal	\$600.00
		TOTAL	\$600.00 USD

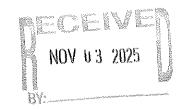
NOTES TO CUSTOMER

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

TERMS AND CONDITIONS

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





Invoice No#: 2025-12-27-01 Invoice Date: Nov 3, 2025 Due Date: Dec 27, 2025

First Coast Foam Party LLC

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

Phone: +1 904-834-1311; firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com



\$400.00 USD

AMOUNT DUE

BILL TO

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

mpollicino@vestapropertyservices.com

Phone: +1 904-527-1081

SHIP TO

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

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Foam for Noon Years eve 12/27 12-1	1	\$400.00	\$400.00
		Subtotal	—	\$400.00
		TOTAL		\$400.00 USD

NOTES TO CUSTOMER

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

TERMS AND CONDITIONS

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

Governmental Management Services, LLC

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

Invoice

\$6,249.27

Balance Due

Invoice #: 107

Invoice Date: 11/1/25

Due Date: 11/1/25

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 - November 2025 Website Administration - November 2025 Information Technology - November 2025 Dissemination Agent Services - November 2025 Office Supplies Postage Copies Telephone	Hours/Qty	4,831.17 122.92 245.75 664.08 0.99 250.70 126.45 7.21	4,831.17 122.92 245.75
	Total Payments	:/Credits	\$6,249.27 \$0.00



INVOICE #4831

ISSUED:

DUE:

Nov 04, 2025

Dec 04, 2025

NOV U4 2025

RECIPIENT:

Cypress Bluff CDD

10571 eTown Parkway JACKSONVILLE, FL 32256

SERVICE ADDRESS:

10571 eTown Parkway JACKSONVILLE, FL 32256 SENDER:

Hydro-Kleen Pressure Washing

11318 Distribution Avenue West Suite 3 Jacksonville, Florida 32256

Phone: (904) 329-5279

Email: info@HydroKleenPW.com Website: https://HydroKleenPW.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Nov 04, 2025				
Pressure Wash	Clean roof top Bar area tile floor and stairs both sides	1809	\$0.16	\$289.44
Pressure Wash	Clean upper pool deck concrete lounge area, breezeway, both ramps and stairs to playground entrance	3857	\$0.16	\$617.12
Pressure Wash	Clean Top, Inside, outside of all white knee walls	1	\$150.00	\$150.00
Pressure Wash	clean outside sidewalk from left side exit to past bike rack and island at rotunda. Dog park entry side walk and ramp across from dog park and dumpster pad.	4169	\$0.16	\$667.04
WINDOWS - SPOT FREE	Gym windows	25	\$5.00	\$125.00
Pressure Wash	Clean recharge and three other signs	4	\$100.00	\$400.00

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

Please contact us with any questions regarding this invoice.

Total

\$2,248.60



Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

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

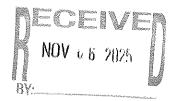
INVOICE

November 6, 2025

Date

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

FL 32092



Serial # 25-06682D PO/File #	\$100.00
	Payment Due
Notice of Meeting of Board of Supervisors	
	\$100.00
Cypress Bluff Community Development District	Publication Fed
Case Number	Amount Paid
Publication Dates 11/6	Payment Due Upon Receipt
County Duval	For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due before the Proof of Publication is released.	If your payment is being mailed, please reference Serial # 25-06682D on your check or remittance advice.

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

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

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

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT Nation is broady right that the

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, November

ing") of the Board of Supervisors ("Board") on Taesday, November 18, 2025, at 12:30 p.m. at the Pablo Creek Regional Librury, 13295 Beach Boulevard, Jacksonville, Plorida 32246, 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 Flace, 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 inpairment 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. in contacting the District Manager's Office.

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

Jim Oliver District Manager 00 (25-06682D) Nov. 6

KUTAK ROCK LLP

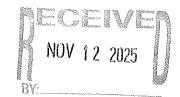
TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

November 12, 2025

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



Reference: Invoice No. 3655520 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. 3655520

4123-1

Re: General Counsel

For Professional Legal Services Rendered

09/19/25 K. Buchanan 0.30 106.50

09/19/25 K. Buchanan 0.30 106.50 Review open items 09/23/25 K. Buchanan 1.30 461.50 Prepare for and attend board meeting

TOTAL HOURS 1.60

TOTAL FOR SERVICES RENDERED \$568.00

TOTAL CURRENT AMOUNT DUE \$568.00

KUTAK ROCK LLP

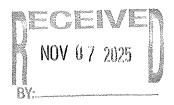
TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

October 31, 2025

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



Reference: Invoice No. 3644765 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. 3644765

4123-1

Re: Gene	eral Counsel			
For Professi	onal Legal Service	s Rendered		
08/02/25	M. Rigoni	0.10	30.50	Review applicability of worker's
08/26/25	K. Buchanan	1.40	497.00	compensation statute to supervisors Review and provide comments to fitness equipment lease (0.40); Prepare for and attend board meeting (1.00)
09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
TOTAL HO	URS	1.60		
TOTAL FOR SERVICES RENDERED				\$566.00
TOTAL CURRENT AMOUNT DUE				\$566,00



Original Bill

Proforma NorthPoint Telephone: 904-330-0162 Email: np.service@proforma.com

Sold To

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

Phone: 904-527-1081 Recharge@etownjax.com NOV U 4 2025

Bill Number

BP64021639A

Bill Date
Due Date

11/4/2025 12/3/2025

Terms

Net 30

Sales Order

SP64021639

Sales Person

Blair Wygle

Shipped To

Recharge Amenity Center Marcy Pollicino 10571 eTown Parkway JACKSONVILLE, FL 32256

Customer Ref	erence: eTown Apparel				***************************************	***************************************	***************************************	
Item #	item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Sport-Tek Posi-UV Pro Long Sleeve Tee.	2	2	0	16.0000	Each	-	\$32.00
	Color: <u>True Navy</u> : 1 - M, 1 - L							
	Sport-Tek Women's Posl-UV Pro Long Sleeve	1	1	0	16.0000	Each	*	\$16.00
	Color: <u>TrueNavy</u> : 1 - M							
	Setup Charge	1	1	0	25.0000	Each	-	\$25.00
Line-Item Total	Freight Amount Tax Amount	Sub Tota		Deposits	Credits/Dis	counts	Amoun	t Due:
\$73.0	0 \$25.09 -	\$	98.09		*			\$98.09 USD

Bills that are paid beyond terms will be adjusted to reflect current retail prices in addition to a 1.5% per month (18% per annum) service charge.

Vendor makes no warranties, express or implied, on merchantability, fitness or otherwise which extend beyond the description of the product herein.

Furthermore, buyer agrees through payment of this bill that Vendor's damages, if any, shall be limited to the total selling price of any item purchased.

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

Thank you for your business!

Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	BIII Date	Amount Due	
C001077	BP64021639A	11/4/2025	\$98.09	USD

BILL TO:

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

PLEASE SEND PAYMENT TO:

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





Invoice#: 17624 Date: 11/07/2025



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

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

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

Amount Due 25,549.00



Maintenance Invoice

Invoice#: 17625 Date: 11/07/2025



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
November Landscape Maintenance	1.00	1,808.08	1,808.08

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

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

Amount Due

1,808.08



Maintenance Invoice

Invoice#: 17626

Date: 11/07/2025

NOV 07 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
November Landscape Maintenance	1.00	6,720.00	6,720.00

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

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

Amount Due

6,720.00

Vesta

Invoice

Invoice #

429460

Date

10/31/2025

Terms

Due Date

11/30/2025

Memo

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

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300

Jacksonville FL 32202



Description (e)	entility listate Afmount
Marcy Pollicino - 2025-10-17 - COSTCO WHSE #0357 - Alcohol for Halloween event.	41.89
Marcy Pollicino - 2025-10-26 - COSTCO WHSE #0357 - Alcohol for Halloween event.	(22.35)
Total Billable Expenses	19.54

Total

19.54

Date of Bir	h = xx/x/x	K KEYED
77097	th = xx/xx/x: 1 KS AM VODK	12.99 A
03761 67097	KS AM DDK	12.99 A
Section 1		38.97
	TOTAL W	2.92
TAX	h li	
**** T01	(AL	41.07

H

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AID: A0000000031010

Seq# 99601 APP#: S57998

Visa Resp: APPROVED

Tran ID#: 528900099601....

APPROVED - Purchase

AMOUNT: \$41.89

10/16/2025 09:29 357 99 3 23

Visa	41.89
CHANGE	0.00
A 7.500% TAX	2.92
TOTAL TAX	2.92
TOTAL NUMBER OF ITEMS SOLD -	3
1074(67/20%) 09:29 357 99 3 23	

Date of Birth = xx/xx/xx KEYEU
639271 KS AM VODKA 12.99 A
639271 KS AM VODKA 12.99 A
SUBTOTAL 38.97
TAX 2.92

XXXXXXXXXXXXXXXXX

AID: 80000000031010

Seq# 99601 APP#: S57998

Visa Resp: APPROVED

Tran ID#: 528900099601....

APPROVED - Purchase

AMOUNT: \$41.89

10/16/2025 09:29 357 99 3 23

Visa 41.89
CHANGE 0.00

A 7.500% TAX 2.92
TOTAL TAX 2.92
TOTAL NUMBER OF ITEMS SOLD - 3



РМ



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

Address Service Requested 888-WB-MASON www.wbmason.com
 Invoice Number
 257838469

 Customer Number
 C2943565

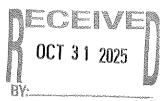
 Invoice Date
 10/29/2025

 Due Date
 11/28/2025

 Order Date
 10/27/2025

 Order Number
 S157041972

 Order Method
 WEB



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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	3	CT	77.08	231.24

SUBTOTAL: TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL:

TS TOTAL: 0.00 ER TOTAL: 231.24 Total Due: 231.24

231.24

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	257838469	
Invoice Date	10/29/2025	
Terms	Net 30	
Total Due	231.24	

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