

*Cypress Bluff  
Community Development District*

*February 24, 2026*

## *AGENDA*

**Cypress Bluff  
Community Development District**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.CypressBluffCDD.com](http://www.CypressBluffCDD.com)

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February 17, 2026

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, February 24, 2026 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 January 27, 2026 Board of Supervisors Meeting
- IV. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. General Manager
    1. Report
    2. Proposal for Pressure Washing ReCharge Facility
- V. Financial Reports
  - A. Financial Statements as of January 31, 2026
  - B. Assessment Receipts Schedule
  - C. Check Register
- VI. Other Business

VII. Supervisor's Requests and Audience Comments

VIII. Next Scheduled Meeting – March 24, 2026 at 12:30 p.m. at the **Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida 32246**

IX. Adjournment

*MINUTES*

**MINUTES OF MEETING  
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, January 27, 2026 at 12:30 p.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida 32256.

Present and constituting a quorum were:

|             |               |
|-------------|---------------|
| Joe Muhl    | Chairman      |
| John Hewins | Vice Chairman |
| Will Cellar | Supervisor    |

Also present were:

|                                |                         |
|--------------------------------|-------------------------|
| Matt Biagetti                  | District Manager        |
| Katie Buchanan <i>by phone</i> | District Counsel        |
| Brad Weeber                    | District Engineer       |
| Ryan Canady                    | England Thims & Miller  |
| Marcy Pollicino                | General Manager         |
| Dana Harden                    | Vesta Property Services |

The following is a summary of the discussions and actions taken at the December 16, 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 December 16, 2025 Meeting**

Mr. Biagetti asked for any questions, comments, or concerns regarding the minutes.

Hearing none, he asked for a motion to approve.

|  |
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| On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the minutes of the December 16, 2025 Board of Supervisors meeting were approved as presented. |
|--|

**FOURTH ORDER OF BUSINESS****Discussion of Landscape Maintenance at Neighborhood Entrances**

Mr. Biagetti provided the board members with a map of the various neighborhood entrances, as well as the current landscape plan showing what the HOAs own versus what the CDD owns. This came about due to a request regarding the maintenance of the sod at the Del Webb and Newton entrances. Ms. Pollicino added that these areas are already in the District's landscape maintenance contract, so there would be no extra cost.

The Board's consensus was to have the CDD maintain the sod going forward.

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

There being nothing to report, the next item followed.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

There being nothing to report, the next item followed.

**D. General Manager****1. Report**

Ms. Pollicino provided an overview of her report and relayed a request from a homeowner to have a blue USPS mailbox added at ReCharge. The Board's consensus was to not request the mailbox as it could draw non-residents.

**2. Del Webb Sod Request**

No action was taken on this item was the District will be maintaining the Del Webb entrance.

**3. Proposal for Painting of Columns and Trusses**

Ms. Pollicino presented a proposal from Investment Painting totaling \$3,795 to repaint the blue columns, pressure wash and paint the beams around ReCharge.

The Board's consensus was to table this project until 2027 when it can be budgeted.

## **SIXTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Financial Statements as of December 31, 2025**

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

#### **B. Assessment Receipts Schedule**

A copy of the assessment receipts schedule showing on-roll assessments are 95.3% collected was included in the agenda package.

#### **C. Check Register**

A copy of the check register totaling \$407,216.14, was included in the agenda package for the Board's review.

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

## **SEVENTH ORDER OF BUSINESS**

### **Other Business**

There being none, the next item followed.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor's Requests and Audience Comments**

Steve Kelly asked if the Granville HOA is responsible for the wall that runs down the Parkway near the Granville neighborhood.

Ms. Pollicino responded that the CDD is responsible for the long strip of landscaping along that area, but not the wall itself.

Steve Kelly asked who is responsible for the alleyway on the other side of Granville between Marconi.

Ms. Pollicino responded that anything within the neighborhoods is the HOA responsibility.

Steve Kelly asked if there are any other deferred maintenance items that need to be taken care of given the budget is \$20,000 to the positive.

Ms. Pollicino stated that there is currently nothing on her radar that needs to be done this year.

Steve Kelly asked if cubbies could be added to the fitness center.  
Ms. Pollicino will see if there is enough space to add cubbies.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – February 24, 2026 at 12:30 p.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida**

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*FOURTH ORDER OF BUSINESS*

*D.*

1.



**COMMUNITY MANAGER REPORT 2/24/26**  
**SUBMITTED BY MARCY POLLICINO**

**RECHARGE UPDATE:**

Pool

The pool lost water on the weekend of January 31<sup>st</sup>, and Village Pools was contacted. It was determined the pool was losing 4 inches per 24 hours. Village Pools recommended contacting Red Rhino for leak detection. Red Rhino is scheduled for March 3 @\$2,275.

January Amenity Use:

Front Gym door was opened 2,867 times.  
Rear gym door was opened 175 times.  
Main entry gate was opened 2,823 times.  
Main pool gate was opened 193 times.  
Side pool gate was opened 24 times.

**EVENTS UPDATE:**

Music Bingo

Adult only music bingo was cancelled due to the cold temperature.

Murder Mystery Party

Adult only murder mystery party was cancelled due to low registration numbers (it was being held on Valentine's Day which fell on President's Day weekend). This event has been rescheduled for October.

FEBRUARY EVENTS: Adult Opera Night, Double D's Food Truck Pop Up

MARCH EVENTS: Adult Trivia Night, Kids Movie Night, Live Music by Rob & Julie, Donut Run 5K, Egg Hunt

**ACTION ITEMS UPDATE**

Recharge Spring Clean

Recharge receives a full pressure wash clean every spring. This will include the eTown entrance signs as well. Cost did not change from 2025. See quote attached. Cost: \$7,237.91

## **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. Cut back ornamental grass.
5. Edged Jasmine beds.
6. Please keep in mind due to the cold temperatures this year sod and/or plants may need to be replaced come spring.

2.



# QUOTE #5998

SENT ON:

Jan 21, 2026

**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>

| Product/Service      | Description   | Qty.  | Unit Price | Total      |
|----------------------|---|-------|------------|------------|
| Solar Panel Cleaning | Clean solar panels with 0 pure waterfed pole system   | 54    | \$9.00     | \$486.00   |
| Pressure Wash        | Pergola on balcony  | 1     | \$75.00    | \$75.00    |
| WINDOWS - SPOT FREE  | REVERSE OSMOSIS MACHINE CLEANED FOR SPOT-FREE FINISH<br>\$6.50/ PER WINDOW - SCREENS MUST BE REMOVED BY CUSTOMER FOR CLEANING - NOTE: AN ESTIMATED NUMBER OF WINDOWS FOR QUOTING - ACTUAL NUMBER IS ADJUSTED ONSITE | 25    | \$6.50     | \$162.50   |
| Pressure Wash        | Clean entire clubhouse building   | 1     | \$900.00   | \$900.00   |
| Roof Cleaning        | Soft wash flat roof and rinse gutter alone flat roof and spraying out gutters   | 889   | \$0.25     | \$222.25*  |
| Pressure Wash        | Balcony furniture and pool furniture  | 1     | \$375.00   | \$375.00   |
| Pressure Wash        | Pool pump walls   | 1     | \$75.00    | \$75.00    |
| Pressure Wash        | Clean blue pool awnings   | 4     | \$30.00    | \$120.00   |
| FLATWORK             | Pool area and walls/curbs   | 10646 | \$0.16     | \$1,703.36 |
| FLATWORK             | All sidewalks, walls, and curbs in parking area   | 11419 | \$0.16     | \$1,827.04 |
| FLATWORK             | All concrete and walls inside amenities center area   | 3386  | \$0.16     | \$541.76   |
| FLATWORK             | Concrete pads and benches in dog park and playground  | 6     | \$25.00    | \$150.00   |
| Pressure Wash        | Recharge sign and E town signs  | 4     | \$100.00   | \$400.00   |
| Pressure Wash        | 2 Blue awnings in Dog Park<br>2 Blue awnings in Pool Area   | 4     | \$50.00    | \$200.00   |



Commercial

Residential

## QUOTE #5998

SENT ON:

Jan 21, 2026

Total

**\$7,237.91**

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*FIFTH ORDER OF BUSINESS*

*A.*



***Cypress Bluff***  
*Community Development District*

***Unaudited Financial Reporting***  
*January 31, 2026*



**Cypress Bluff**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

|   | <i>General<br/>Fund</i> | <i>Debt Service<br/>Fund</i> | <i>Capital Reserve<br/>Fund</i> | <i>Totals<br/>Governmental Funds</i> |
|---|-------------------------|------------------------------|---------------------------------|--------------------------------------|
| <b>Assets:</b>                              |                         |                              |                                 |                                      |
| <b>Cash:</b>                                |                         |                              |                                 |                                      |
| Operating Account                           | \$ 238,011              | \$ -                         | \$ -                            | \$ 238,011                           |
| Assessments Receivable                      | 8,988                   | 11,765                       | -                               | 20,752                               |
| Due from Other                              | 61                      | -                            | -                               | 61                                   |
| Due from General Fund                       | -                       | 35,086                       | -                               | 35,086                               |
| <b>Investments:</b>                         |                         |                              |                                 |                                      |
| State Board of Administration (SBA)         | 612                     | -                            | -                               | 612                                  |
| Custody (US Bank)                           | 982,152                 | -                            | -                               | 982,152                              |
| <b><u>Series 2019</u></b>                   |                         |                              |                                 |                                      |
| Reserve                                     | -                       | 360,508                      | -                               | 360,508                              |
| Principal                                   | -                       | 825                          | -                               | 825                                  |
| Revenue                                     | -                       | 805,537                      | -                               | 805,537                              |
| Interest                                    | -                       | 181                          | -                               | 181                                  |
| Prepayment                                  | -                       | 4                            | -                               | 4                                    |
| <b><u>Series 2020</u></b>                   |                         |                              |                                 |                                      |
| Reserve                                     | -                       | 250,275                      | -                               | 250,275                              |
| Principal                                   | -                       | 109                          | -                               | 109                                  |
| Revenue                                     | -                       | 542,004                      | -                               | 542,004                              |
| Interest                                    | -                       | 123                          | -                               | 123                                  |
| Prepayment                                  | -                       | 4                            | -                               | 4                                    |
| <b><u>Series 2020A</u></b>                  |                         |                              |                                 |                                      |
| Reserve                                     | -                       | 212,796                      | -                               | 212,796                              |
| Principal                                   | -                       | 591                          | -                               | 591                                  |
| Revenue                                     | -                       | 467,914                      | -                               | 467,914                              |
| Interest                                    | -                       | 93                           | -                               | 93                                   |
| Prepayment                                  | -                       | 4                            | -                               | 4                                    |
| <b><u>Series 2021</u></b>                   |                         |                              |                                 |                                      |
| Reserve                                     | -                       | 57,625                       | -                               | 57,625                               |
| Principal                                   | -                       | 162                          | -                               | 162                                  |
| Revenue                                     | -                       | 128,695                      | -                               | 128,695                              |
| Interest                                    | -                       | 25                           | -                               | 25                                   |
| Prepaid Expenses                            | 194                     | -                            | -                               | 194                                  |
| <b>Total Assets</b>                         | <b>\$ 1,230,018</b>     | <b>\$ 2,874,325</b>          | <b>\$ -</b>                     | <b>\$ 4,104,343</b>                  |
| <b>Liabilities:</b>                         |                         |                              |                                 |                                      |
| Accounts Payable                            | \$ 3,023                | \$ -                         | \$ -                            | \$ 3,023                             |
| Due to Debt Service 2019                    | 14,477                  | -                            | -                               | 14,477                               |
| Due to Debt Service 2020                    | 9,867                   | -                            | -                               | 9,867                                |
| Due to Debt Service 2020A                   | 8,422                   | -                            | -                               | 8,422                                |
| Due to Debt Service 2021                    | 2,320                   | -                            | -                               | 2,320                                |
| <b>Total Liabilities</b>                    | <b>\$ 38,108</b>        | <b>\$ -</b>                  | <b>\$ -</b>                     | <b>\$ 38,108</b>                     |
| <b>Fund Balance:</b>                        |                         |                              |                                 |                                      |
| Nonspendable:                               |                         |                              |                                 |                                      |
| Prepaid Items                               | \$ 194                  | \$ -                         | \$ -                            | \$ 194                               |
| Restricted for:                             |                         |                              |                                 |                                      |
| Debt Service - Series                       | -                       | 2,874,325                    | -                               | 2,874,325                            |
| Unassigned                                  | 1,191,715               | -                            | -                               | 1,191,715                            |
| <b>Total Fund Balances</b>                  | <b>\$ 1,191,909</b>     | <b>\$ 2,874,325</b>          | <b>\$ -</b>                     | <b>\$ 4,066,234</b>                  |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 1,230,018</b>     | <b>\$ 2,874,325</b>          | <b>\$ -</b>                     | <b>\$ 4,104,343</b>                  |

**Cypress Bluff**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|   | Adopted             | Prorated Budget     |                     | Actual   |                 | Variance |
|---|---------------------|---------------------|---------------------|----------|-----------------|----------|
|   | Budget              | Thru 01/31/26       | Thru 01/31/26       |          |                 |          |
| <b><u>Revenues:</u></b>                     |                     |                     |                     |          |                 |          |
| Special Assessments - Tax Roll              | \$ 1,339,699        | \$ 1,293,753        | \$ 1,293,753        | \$ -     | \$ -            |          |
| Interest Income                             | 10,200              | 3,400               | 7,673               |          | 4,273           |          |
| Other Income                                | 20,000              | 6,667               | 3,619               |          | (3,048)         |          |
| <b>Total Revenues</b>                       | <b>\$ 1,369,899</b> | <b>\$ 1,303,820</b> | <b>\$ 1,305,045</b> |          | <b>\$ 1,225</b> |          |
| <b><u>Expenditures:</u></b>                 |                     |                     |                     |          |                 |          |
| <i><u>General &amp; Administrative:</u></i> |                     |                     |                     |          |                 |          |
| Supervisor Fees                             | \$ 12,000           | \$ 4,000            | \$ 2,600            | \$ 1,400 |                 |          |
| FICA Expense                                | 918                 | 306                 | 199                 | 107      |                 |          |
| Engineering                                 | 9,500               | 3,167               | -                   | 3,167    |                 |          |
| Arbitrage                                   | 2,400               | 800                 | -                   | 800      |                 |          |
| Dissemination Agent                         | 7,969               | 2,656               | 2,956               | (300)    |                 |          |
| Attorney                                    | 13,000              | 4,333               | 3,587               | 747      |                 |          |
| Annual Audit                                | 6,700               | -                   | -                   | -        |                 |          |
| Assessment Roll                             | 11,798              | 11,798              | 11,798              | -        |                 |          |
| Trustee Fees                                | 23,000              | 10,106              | 10,106              | -        |                 |          |
| Management Fees                             | 57,974              | 19,325              | 19,325              | 0        |                 |          |
| Information Technology                      | 2,949               | 983                 | 983                 | 0        |                 |          |
| Website Maintenance                         | 1,475               | 492                 | 492                 | (0)      |                 |          |
| Telephone                                   | 500                 | 167                 | 63                  | 103      |                 |          |
| Postage                                     | 1,500               | 500                 | 922                 | (422)    |                 |          |
| Printing & Binding                          | 2,500               | 833                 | 450                 | 383      |                 |          |
| Insurance                                   | 7,460               | 7,460               | 7,029               | 431      |                 |          |
| Legal Advertising                           | 2,500               | 833                 | 411                 | 423      |                 |          |
| Other Current Charges                       | 500                 | 167                 | 130                 | 36       |                 |          |
| Office Supplies                             | 600                 | 200                 | 2                   | 198      |                 |          |
| Dues, Licenses & Subscriptions              | 175                 | 175                 | 175                 | -        |                 |          |
| <b>Total General &amp; Administrative</b>   | <b>\$ 165,418</b>   | <b>\$ 68,301</b>    | <b>\$ 61,228</b>    |          | <b>\$ 7,073</b> |          |
| <i><u>Operations &amp; Maintenance:</u></i> |                     |                     |                     |          |                 |          |
| <b>Ground Maintenance</b>                   |                     |                     |                     |          |                 |          |
| Pond Maintenance (Water Quality)            | \$ 1,500            | \$ 500              | \$ 400              | \$ 100   |                 |          |
| Landscape Maintenance                       | 417,103             | 139,034             | 136,308             | 2,726    |                 |          |
| Landscape Contingency                       | 13,000              | 13,000              | 14,575              | (1,575)  |                 |          |
| Pump Maintenance                            | 3,550               | 1,183               | -                   | 1,183    |                 |          |
| Water & Sewer                               | 32,500              | 10,833              | 18,472              | (7,639)  |                 |          |
| Irrigation Repairs                          | 10,000              | 3,333               | 1,650               | 1,683    |                 |          |
| Pest Control                                | 2,400               | 800                 | 850                 | (50)     |                 |          |
| Environmental Permit/Monitoring             | 20,000              | 6,667               | -                   | 6,667    |                 |          |
| Other Repairs and Maintenance               | 5,000               | 1,667               | -                   | 1,667    |                 |          |
| <b>Subtotal Ground Maintenance</b>          | <b>\$ 505,053</b>   | <b>\$ 177,018</b>   | <b>\$ 172,256</b>   |          | <b>\$ 4,762</b> |          |

**Cypress Bluff**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|  | Adopted             | Prorated Budget   |                     | Actual           |  | Variance |
|--|---------------------|-------------------|---------------------|------------------|--|----------|
|  | Budget              | Thru 01/31/26     | Thru 01/31/26       |                  |  |          |
| <b>Amenity Center</b>                                    |                     |                   |                     |                  |  |          |
| Insurance  | \$ 61,650           | \$ 61,650         | \$ 56,442           | \$ 5,208         |  |          |
| Amenity Manager (Vesta)                                  | 134,031             | 44,677            | 44,677              | (0)              |  |          |
| Pool Maintenance (Vesta)                                 | 10,172              | 3,391             | 3,391               | 0                |  |          |
| Pool Chemicals (Vesta)                                   | 17,148              | 5,716             | 5,716               | 0                |  |          |
| Facility Attendant (Vesta)                               | 98,500              | 32,833            | 32,833              | 0                |  |          |
| Janitorial Services (Vesta)                              | 13,339              | 4,446             | 4,446               | (0)              |  |          |
| Refuse   | 3,000               | 1,000             | 802                 | 198              |  |          |
| Security and Gate Maintenance                            | 10,000              | 3,333             | 180                 | 3,153            |  |          |
| Security Patrol  | 20,000              | 6,667             | -                   | 6,667            |  |          |
| Facility Maintenance (Vesta)                             | 21,387              | 7,129             | 7,129               | (0)              |  |          |
| Elevator Maintenance                                     | 5,000               | 1,667             | -                   | 1,667            |  |          |
| Electric   | 25,500              | 8,500             | 8,556               | (56)             |  |          |
| Cable and Internet                                       | 10,200              | 3,400             | 3,104               | 296              |  |          |
| Licenses and Permits                                     | 1,000               | 333               | -                   | 333              |  |          |
| Subscriptions  | -                   | -                 | 2,480               | (2,480)          |  |          |
| Repairs & Maintenance                                    | 71,000              | 23,667            | 10,045              | 13,621           |  |          |
| Special Events   | 35,000              | 11,667            | 9,209               | 2,458            |  |          |
| Holiday Decorations                                      | 1,500               | 500               | 704                 | (204)            |  |          |
| Fitness Center R&M                                       | 20,000              | 6,667             | 2,923               | 3,744            |  |          |
| Fitness Equipment Rentals                                | 9,000               | 3,000             | 941                 | 2,059            |  |          |
| Reserve for Amenities                                    | 100,000             | 33,333            | 5,502               | 27,831           |  |          |
| Mobile Application                                       | 9,000               | 3,000             | 3,000               | -                |  |          |
| Other Current Charges                                    | 3,000               | 1,000             | -                   | 1,000            |  |          |
| <b>Subtotal Amenity Center</b>                           | <b>\$ 679,427</b>   | <b>\$ 267,576</b> | <b>\$ 202,081</b>   | <b>\$ 65,494</b> |  |          |
| <b>Capital Reserve</b>                                   |                     |                   |                     |                  |  |          |
| Capital Reserve Funding                                  | \$ 20,000           | \$ -              | \$ -                | \$ -             |  |          |
| <b>Subtotal Capital Reserve</b>                          | <b>\$ 20,000</b>    | <b>\$ -</b>       | <b>\$ -</b>         | <b>\$ -</b>      |  |          |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 1,204,480</b> | <b>\$ 444,593</b> | <b>\$ 374,337</b>   | <b>\$ 70,256</b> |  |          |
| <b>Total Expenditures</b>                                | <b>\$ 1,369,899</b> | <b>\$ 512,895</b> | <b>\$ 435,565</b>   | <b>\$ 77,330</b> |  |          |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 0</b>         | <b>\$ 790,925</b> | <b>\$ 869,480</b>   | <b>\$ 78,555</b> |  |          |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 0</b>         | <b>\$ 790,925</b> | <b>\$ 869,480</b>   | <b>\$ 78,555</b> |  |          |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>         |                   | <b>\$ 322,430</b>   |                  |  |          |
| <b>Fund Balance - Ending</b>                             | <b>\$ 0</b>         |                   | <b>\$ 1,191,909</b> |                  |  |          |

## Cypress Bluff Community Development District Month to Month

# Cypress Bluff Community Development District Month to Month

**Cypress Bluff**  
**Community Development District**  
**Debt Service Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|  | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance          |
|--|-------------------|----------------------------------|-------------------------|-------------------|
| <b>Revenues:</b>   |                   |                                  |                         |                   |
| Special Assessments - Tax Roll                           |                   |                                  |                         |                   |
| Interest Income  | \$ 723,981        | \$ 698,745                       | \$ 698,745              | \$ -              |
|  | 5,000             | 5,000                            | 7,892                   | 2,892             |
| <b>Total Revenues</b>                                    | <b>\$ 728,981</b> | <b>\$ 703,745</b>                | <b>\$ 706,638</b>       | <b>\$ 2,892</b>   |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                   |
| 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           | -                                | -                       | -                 |
| <b>Total Expenditures</b>                                | <b>\$ 722,626</b> | <b>\$ 241,313</b>                | <b>\$ 246,313</b>       | <b>\$ (5,000)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 6,355</b>   | <b>\$ 462,432</b>                | <b>\$ 460,325</b>       | <b>\$ (2,108)</b> |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                                  |                         |                   |
| Transfer In/(Out)  | \$ -              | \$ -                             | \$ -                    | \$ -              |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>       |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 6,355</b>   | <b>\$ 462,432</b>                | <b>\$ 460,325</b>       | <b>\$ (2,108)</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 366,689</b> |                                  | <b>\$ 726,061</b>       |                   |
| <b>Fund Balance - Ending</b>                             |                   |                                  | <b>\$ 1,186,385</b>     |                   |

**Cypress Bluff**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|  | Adopted           | Prorated Budget   |                   | Actual        |                   | Variance |
|--|-------------------|-------------------|-------------------|---------------|-------------------|----------|
|  | Budget            | Thru 01/31/26     |                   | Thru 01/31/26 |                   |          |
| <b>Revenues:</b>   |                   |                   |                   |               |                   |          |
| Special Assessments - Tax Roll                           | \$ 495,593        | \$ 476,250        | \$ 476,250        | \$ -          | \$ -              |          |
| Interest Income  | 10,000            | 3,333             | 6,176             |               | 2,843             |          |
| <b>Total Revenues</b>                                    | <b>\$ 505,593</b> | <b>\$ 479,583</b> | <b>\$ 482,426</b> |               | <b>\$ 2,843</b>   |          |
| <b>Expenditures:</b>                                     |                   |                   |                   |               |                   |          |
| 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           | -                 | -                 |               |                   |          |
| <b>Total Expenditures</b>                                | <b>\$ 489,593</b> | <b>\$ 321,259</b> | <b>\$ 326,259</b> |               | <b>\$ (5,000)</b> |          |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 16,000</b>  | <b>\$ 158,324</b> | <b>\$ 156,167</b> |               | <b>\$ (2,157)</b> |          |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                   |                   |               |                   |          |
| Transfer In/(Out)  | \$ -              | \$ -              | \$ -              | \$ -          | \$ -              |          |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       |               | <b>\$ -</b>       |          |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 16,000</b>  | <b>\$ 158,324</b> | <b>\$ 156,167</b> |               | <b>\$ (2,157)</b> |          |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 398,976</b> |                   | <b>\$ 649,523</b> |               |                   |          |
| <b>Fund Balance - Ending</b>                             | <b>\$ 414,976</b> |                   | <b>\$ 805,690</b> |               |                   |          |

**Cypress Bluff**  
**Community Development District**  
**Debt Service Fund Series 2020A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|  | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance          |
|--|-------------------|----------------------------------|-------------------------|-------------------|
| <b>Revenues:</b>   |                   |                                  |                         |                   |
| Special Assessments - Tax Roll                           |                   |                                  |                         |                   |
| Interest Income  | \$ 421,869        | \$ 406,517                       | \$ 406,517              | \$ -              |
|  | 5,000             | 1,667                            | 4,527                   | 2,860             |
| <b>Total Revenues</b>                                    | <b>\$ 426,869</b> | <b>\$ 408,184</b>                | <b>\$ 411,044</b>       | <b>\$ 2,860</b>   |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                   |
| 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           | -                                | -                       | -                 |
| <b>Total Expenditures</b>                                | <b>\$ 423,518</b> | <b>\$ 124,259</b>                | <b>\$ 129,259</b>       | <b>\$ (5,000)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 3,351</b>   | <b>\$ 283,925</b>                | <b>\$ 281,785</b>       | <b>\$ (2,140)</b> |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                                  |                         |                   |
| Transfer In/(Out)  | \$ -              | \$ -                             | \$ -                    | \$ -              |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>       |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 3,351</b>   | <b>\$ 283,925</b>                | <b>\$ 281,785</b>       | <b>\$ (2,140)</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 197,240</b> |                                  | <b>\$ 410,859</b>       |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ 200,591</b> |                                  | <b>\$ 692,645</b>       |                   |

**Cypress Bluff**  
**Community Development District**  
**Debt Service Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|  | Adopted<br>Budget | Prorated Budget<br>Thru 01/31/26 | Actual<br>Thru 01/31/26 | Variance      |
|--|-------------------|----------------------------------|-------------------------|---------------|
| <b>Revenues:</b>   |                   |                                  |                         |               |
| Special Assessments - Tax Roll                           |                   |                                  |                         |               |
| Interest Income  | \$ 115,340        | \$ 111,979                       | \$ 111,979              | \$ -          |
|  | 2,000             | 667                              | 1,216                   | 549           |
| <b>Total Revenues</b>                                    | <b>\$ 117,340</b> | <b>\$ 112,645</b>                | <b>\$ 113,195</b>       | <b>\$ 549</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |               |
| Interest - 11/1  |                   |                                  |                         |               |
| Interest - 5/1   | \$ 33,326         | \$ 33,326                        | \$ 33,326               | \$ -          |
| Principal - 5/1  | 33,326            | -                                | -                       | -             |
|  | 45,000            | -                                | -                       | -             |
| <b>Total Expenditures</b>                                | <b>\$ 111,651</b> | <b>\$ 33,326</b>                 | <b>\$ 33,326</b>        | <b>\$ -</b>   |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 5,689</b>   | <b>\$ 79,320</b>                 | <b>\$ 79,869</b>        | <b>\$ 549</b> |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                                  |                         |               |
| Transfer In/(Out)  |                   |                                  |                         |               |
|  | \$ -              | \$ -                             | \$ -                    | \$ -          |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>   |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 5,689</b>   | <b>\$ 79,320</b>                 | <b>\$ 79,869</b>        | <b>\$ 549</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 51,742</b>  |                                  | <b>\$ 109,736</b>       |               |
| <b>Fund Balance - Ending</b>                             | <b>\$ 57,432</b>  |                                  | <b>\$ 189,605</b>       |               |

**Cypress Bluff**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

|  | Adopted            | Prorated Budget | Actual        | Variance        |
|--|--------------------|-----------------|---------------|-----------------|
|  | Budget             | Thru 01/31/26   | Thru 01/31/26 |                 |
| <b><u>Revenues</u></b>                                   |                    |                 |               |                 |
| Interest Income  | \$ 500             | \$ 167          | \$ -          | \$ (167)        |
| Capital Reserve Funding                                  | 20,000             | -               | -             | -               |
| Carry Forward Balance                                    | -                  | -               | -             | -               |
| <b>Total Revenues</b>                                    | <b>\$ 20,500</b>   | <b>\$ 167</b>   | <b>\$ -</b>   | <b>\$ (167)</b> |
| <b><u>Expenditures:</u></b>                              |                    |                 |               |                 |
| Capital Outlay   | \$ 16,000          | \$ 5,333        | \$ -          | \$ 5,333        |
| <b>Total Expenditures</b>                                | <b>\$ 16,000</b>   | <b>\$ 5,333</b> | <b>\$ -</b>   | <b>\$ 5,333</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 4,500</b>    |                 | <b>\$ -</b>   |                 |
| <b><u>Other Financing Sources/(Uses)</u></b>             |                    |                 |               |                 |
| Transfer In/(Out)  | \$ -               | \$ -            | \$ -          | \$ -            |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b>        | <b>\$ -</b>     | <b>\$ -</b>   | <b>\$ -</b>     |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 4,500.00</b> |                 | <b>\$ -</b>   |                 |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>        |                 | <b>\$ -</b>   |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 4,500</b>    |                 | <b>\$ -</b>   |                 |

**Cypress Bluff**  
**Community Development District**  
**Long Term Debt Report**

| <b>Series 2019, Special Assessment Bonds</b> |                         |
|--|-------------------------|
| 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                 |
| <br>Bonds outstanding - 9/30/2018            | <br>\$ 11,565,000       |
| Less: Principal Payment - 5/1/19             | (330,000)               |
| Less: Principal Payment - 5/1/20             | (195,000)               |
| Less: Principal Prepayment - 11/1/20         | (15,000)                |
| Less: Principal Prepayment - 2/1/21          | (20,000)                |
| Less: Principal Payment - 5/1/21             | (200,000)               |
| Less: Principal Prepayment - 5/1/21          | (15,000)                |
| Less: Principal Prepayment - 8/1/21          | (10,000)                |
| Less: Principal Prepayment - 11/1/21         | (15,000)                |
| Less: Principal Prepayment - 2/1/22          | (5,000)                 |
| Less: Principal Payment - 5/1/22             | (210,000)               |
| Less: Principal Prepayment - 5/1/22          | (35,000)                |
| Less: Principal Prepayment - 11/1/22         | (10,000)                |
| Less: Principal Payment - 5/1/23             | (215,000)               |
| Less: Principal Prepayment - 11/1/23         | (15,000)                |
| Less: Principal Payment - 5/1/24             | (225,000)               |
| Less: Principal Prepayment - 11/1/24         | (15,000)                |
| Less: Principal Payment - 5/1/25             | (230,000)               |
| Less: Principal Prepayment - 5/1/25          | (5,000)                 |
| Less: Principal Prepayment - 11/1/25         | (5,000)                 |
| <br><b>Current Bonds Outstanding</b>         | <br><b>\$ 9,795,000</b> |

| <b>Series 2020, Special Assessment Bonds</b> |                         |
|--|-------------------------|
| Interest Rate:                               | 3.9% - 5.2%             |
| Maturity Date:                               | 11/1/2049               |
| Reserve Fund Definition                      | 50% Max Annual Debt     |
| Reserve Fund Requirement                     | \$ 250,275              |
| Reserve Fund Balance                         | 250,275                 |
| <br>Bonds outstanding - 4/15/2020            | <br>\$ 7,705,000        |
| Less: Principal Payment - 11/1/20            | (290,000)               |
| Less: Principal Payment - 11/1/21            | (130,000)               |
| Less: Principal Payment - 11/1/22            | (135,000)               |
| Less: Principal Payment - 11/1/23            | (140,000)               |
| Less: Principal Payment - 11/1/24            | (145,000)               |
| Less: Principal Prepayment - 5/1/25          | (10,000)                |
| Less: Principal Payment - 11/1/25            | (150,000)               |
| Less: Principal Prepayment - 11/1/25         | (5,000)                 |
| <br><b>Current Bonds Outstanding</b>         | <br><b>\$ 6,700,000</b> |

| <b>Series 2020A, Special Assessment Bonds (Del Webb Project)</b> |                         |
|--|-------------------------|
| Interest Rate:   | 2.7% - 3.8%             |
| Maturity Date:   | 5/1/2050                |
| Reserve Fund Definition  | 50% Max Annual Debt     |
| Reserve Fund Requirement   | \$ 212,796              |
| Reserve Fund Balance   | 212,796                 |
| <br>Bonds outstanding - 9/11/2020                                | <br>\$ 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)                 |
| <br><b>Current Bonds Outstanding</b>                             | <br><b>\$ 6,810,000</b> |

| <b>Series 2021, Special Assessment Bonds</b> |                         |
|--|-------------------------|
| Interest Rate:                               | 3.719951%               |
| Maturity Date:                               | 5/1/2051                |
| Reserve Fund Definition                      | 50% Max Annual Debt     |
| Reserve Fund Requirement                     | \$ 57,625               |
| Reserve Fund Balance                         | 57,625                  |
| <br>Bonds outstanding - 11/1/2021            | <br>\$ 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)                |
| <br><b>Current Bonds Outstanding</b>         | <br><b>\$ 1,870,000</b> |

*B.*

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**Fiscal Year 2026 Assessment Receipts**

*C.*

# **Cypress Bluff**

## **Community Development District**

### **Check Run Summary**

**January 31, 2026**

| <b>Fund</b>         | <b>Date</b> | <b>Check No.</b> | <b>Amount</b>          |
|---------------------|-------------|------------------|------------------------|
| <b>Payroll</b>      | 1/29/26     | 50300-50302      | \$ 554.10              |
| Subtotal            |             |                  | <u>\$ 554.10</u>       |
| <b>General Fund</b> |             |                  |                        |
|                     | 1/7/26      | 1831-1838        | \$ 28,170.08           |
|                     | 1/16/26     | 1839-1848        | 48,434.72              |
|                     | 1/30/26     | 1849-1855        | 1,348,504.78           |
| Subtotal            |             |                  | <u>\$ 1,425,109.58</u> |
| <b>Total</b>        |             |                  | <b>\$ 1,425,663.68</b> |

PR300R

PAYROLL CHECK REGISTER

RUN 1/29/26 PAGE 1

| CHECK<br>#         | EMP # | EMPLOYEE NAME    | CHECK<br>AMOUNT | CHECK<br>DATE |
|--------------------|-------|------------------|-----------------|---------------|
| 50300              | 7     | EDWARD J MUHL JR | 184.70          | 1/29/2026     |
| 50301              | 2     | JOHN S HEWINS JR | 184.70          | 1/29/2026     |
| 50302              | 6     | WILLIAM J CELLAR | 184.70          | 1/29/2026     |
| TOTAL FOR REGISTER |       |                  | 554.10          |               |

CYBL CYPRESS BLUFF DLAUGHLIN

# Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: January 27, 2026 Meeting

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

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

Approved for Payment:

  
District Manager Signature

1.27.2026  
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

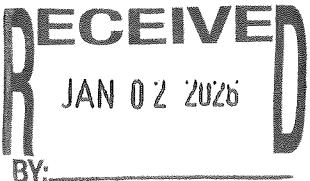
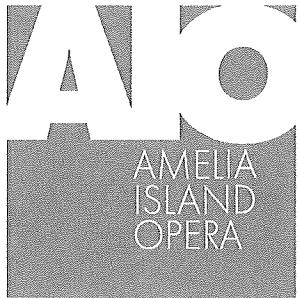
CYBL CYPRESS BLUFF TLEE

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/30/26 PAGE 2  
\*\*\* CHECK DATES 01/01/2026 - 01/31/2026 \*\*\* CYPRESS BLUFF-GENERAL FUND  
BANK A CYPRESS BLUFF CDD

| CHECK DATE | VEND# | INVOICE DATE | INVOICE                   | YRMO   | DPT             | ACCT# | SUB   | SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT    | CHECK AMOUNT # |
|------------|-------|--------------|---------------------------|--------|-----------------|-------|-------|----------|----------------------------------|--------|-----------|----------------|
|            |       | 1/01/26      | 109                       | 202601 | 310-51300-35200 |       |       |          |                                  | *      | 245.75    |                |
|            |       |              | JAN INFO TECH             |        |                 |       |       |          |                                  |        |           |                |
|            |       | 1/01/26      | 109                       | 202601 | 310-51300-31300 |       |       |          |                                  | *      | 664.08    |                |
|            |       |              | JAN DISSEM AGENT SRVCS    |        |                 |       |       |          |                                  |        |           |                |
|            |       | 1/01/26      | 109                       | 202601 | 310-51300-51000 |       |       |          |                                  | *      | .63       |                |
|            |       |              | OFFICE SUPPLIES           |        |                 |       |       |          |                                  |        |           |                |
|            |       | 1/01/26      | 109                       | 202601 | 310-51300-42000 |       |       |          |                                  | *      | 357.68    |                |
|            |       |              | POSTAGE                   |        |                 |       |       |          |                                  |        |           |                |
|            |       | 1/01/26      | 109                       | 202601 | 310-51300-42500 |       |       |          |                                  | *      | 114.60    |                |
|            |       |              | COPIES                    |        |                 |       |       |          |                                  |        |           |                |
|            |       | 1/01/26      | 109                       | 202601 | 310-51300-41000 |       |       |          |                                  | *      | 27.70     |                |
|            |       |              | TELEPHONE                 |        |                 |       |       |          |                                  |        |           |                |
|            |       |              |                           |        |                 |       |       |          | GOVERNMENTAL MANAGEMENT SERVICES |        | 6,364.53  | 001839         |
| -----      | ----- | -----        | -----                     | -----  | -----           | ----- | ----- | -----    |                                  |        |           |                |
| 1/16/26    | 00131 | 1/12/26      | D-4268                    | 202601 | 320-57200-49600 |       |       |          |                                  | *      | 5,502.28  |                |
|            |       |              | DEP EXT PAINT AMEN CNTR   |        |                 |       |       |          |                                  |        |           |                |
|            |       |              |                           |        |                 |       |       |          | DUSTIN MACPEEK                   |        | 5,502.28  | 001840         |
| -----      | ----- | -----        | -----                     | -----  | -----           | ----- | ----- | -----    |                                  |        |           |                |
| 1/16/26    | 00095 | 1/06/26      | 3686022                   | 202511 | 310-51300-31500 |       |       |          |                                  | *      | 1,597.50  |                |
|            |       |              | NOV GENERAL COUNSEL       |        |                 |       |       |          |                                  |        |           |                |
|            |       |              |                           |        |                 |       |       |          | KUTAK ROCK LLP                   |        | 1,597.50  | 001841         |
| -----      | ----- | -----        | -----                     | -----  | -----           | ----- | ----- | -----    |                                  |        |           |                |
| 1/16/26    | 00012 | 1/09/26      | 17826                     | 202601 | 320-57200-46100 |       |       |          |                                  | *      | 25,549.00 |                |
|            |       |              | JAN LANDSCAPE MAINT AREA1 |        |                 |       |       |          |                                  |        |           |                |
|            |       |              |                           |        |                 |       |       |          | SUN STATE NURSERY                |        | 25,549.00 | 001842         |
| -----      | ----- | -----        | -----                     | -----  | -----           | ----- | ----- | -----    |                                  |        |           |                |
| 1/16/26    | 00012 | 1/09/26      | 17827                     | 202601 | 320-57200-46100 |       |       |          |                                  | *      | 1,808.08  |                |
|            |       |              | JAN LANDSCAPE MAINT AREA2 |        |                 |       |       |          |                                  |        |           |                |
|            |       |              |                           |        |                 |       |       |          | SUN STATE NURSERY                |        | 1,808.08  | 001843         |
| -----      | ----- | -----        | -----                     | -----  | -----           | ----- | ----- | -----    |                                  |        |           |                |
| 1/16/26    | 00012 | 1/09/26      | 17828                     | 202601 | 320-57200-46100 |       |       |          |                                  | *      | 6,720.00  |                |
|            |       |              | JAN LANDSCAPE MAINT AREA3 |        |                 |       |       |          |                                  |        |           |                |
|            |       |              |                           |        |                 |       |       |          | SUN STATE NURSERY                |        | 6,720.00  | 001844         |
| -----      | ----- | -----        | -----                     | -----  | -----           | ----- | ----- | -----    |                                  |        |           |                |
| 1/16/26    | 00012 | 1/12/26      | 17864                     | 202601 | 320-57200-46400 |       |       |          |                                  | *      | 290.00    |                |
|            |       |              | IRRIGATION REPAIRS        |        |                 |       |       |          |                                  |        |           |                |
|            |       |              |                           |        |                 |       |       |          | SUN STATE NURSERY                |        | 290.00    | 001845         |
| -----      | ----- | -----        | -----                     | -----  | -----           | ----- | ----- | -----    |                                  |        |           |                |
| 1/16/26    | 00055 | 1/05/26      | 62168788                  | 202601 | 320-57200-47000 |       |       |          |                                  | *      | 144.94    |                |
|            |       |              | JAN FIRE ANT CONTROL      |        |                 |       |       |          |                                  |        |           |                |
|            |       |              |                           |        |                 |       |       |          | TURNER PEST CONTROL LLC          |        | 144.94    | 001846         |
| -----      | ----- | -----        | -----                     | -----  | -----           | ----- | ----- | -----    |                                  |        |           |                |
| 1/16/26    | 00055 | 1/08/26      | 62168788                  | 202601 | 320-57200-47000 |       |       |          |                                  | *      | 144.94    |                |
|            |       |              | JAN PEST CONTROL          |        |                 |       |       |          |                                  |        |           |                |
|            |       |              |                           |        |                 |       |       |          | TURNER PEST CONTROL LLC          |        | 144.94    | 001847         |
| -----      | ----- | -----        | -----                     | -----  | -----           | ----- | ----- | -----    |                                  |        |           |                |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE  | YRMO                     | DPT             | ACCT# | SUB | SUBCLASS | VENDOR NAME                 | STATUS | AMOUNT     | CHECK AMOUNT | #      |
|------------|-------|--------------|----------|--------------------------|-----------------|-------|-----|----------|-----------------------------|--------|------------|--------------|--------|
| 1/16/26    | 00037 | 12/31/25     | 430381   | 202512                   | 320-57200-46000 |       |     |          |                             | *      | 271.95     |              |        |
|            |       |              |          | VACUUM AND GLOVES        |                 |       |     |          |                             |        |            |              |        |
|            |       | 12/31/25     | 430381   | 202512                   | 320-57200-46000 |       |     |          |                             | *      | 41.50      |              |        |
|            |       |              |          | HOUSEKEEP DISPOSE GLOVES |                 |       |     |          |                             |        |            |              |        |
|            |       |              |          |                          |                 |       |     |          | VESTA PROPERTY SERVICES INC |        |            | 313.45       | 001848 |
| 1/30/26    | 00002 | 1/15/26      | 26-00214 | 202601                   | 310-51300-48000 |       |     |          |                             | *      | 103.50     |              |        |
|            |       |              |          | 01/27 NTC OF BOS MTG     |                 |       |     |          |                             |        |            |              |        |
|            |       |              |          |                          |                 |       |     |          | JACKSONVILLE DAILY RECORD   |        |            | 103.50       | 001849 |
| 1/30/26    | 00013 | 1/18/26      | 01182026 | 202601                   | 300-20700-10000 |       |     |          |                             | *      | 554,665.55 |              |        |
|            |       |              |          | FY26 DEBT ASSESS SE2019  |                 |       |     |          |                             |        |            |              |        |
|            |       |              |          |                          |                 |       |     |          | THE BANK OF NEW YORK MELLON |        |            | 554,665.55   | 001850 |
| 1/30/26    | 00013 | 1/18/26      | 01182026 | 202601                   | 300-20700-10010 |       |     |          |                             | *      | 379,085.47 |              |        |
|            |       |              |          | FY26 DEBT ASSESS SE2020  |                 |       |     |          |                             |        |            |              |        |
|            |       |              |          |                          |                 |       |     |          | THE BANK OF NEW YORK MELLON |        |            | 379,085.47   | 001851 |
| 1/30/26    | 00013 | 1/18/26      | 01182026 | 202601                   | 300-20700-10020 |       |     |          |                             | *      | 323,579.86 |              |        |
|            |       |              |          | FY26 DEBT ASSESS SE2020A |                 |       |     |          |                             |        |            |              |        |
|            |       |              |          |                          |                 |       |     |          | THE BANK OF NEW YORK MELLON |        |            | 323,579.86   | 001852 |
| 1/30/26    | 00013 | 1/18/26      | 01182026 | 202601                   | 300-20700-10030 |       |     |          |                             | *      | 90,655.07  |              |        |
|            |       |              |          | FY26 DEBT ASSESS SE2021  |                 |       |     |          |                             |        |            |              |        |
|            |       |              |          |                          |                 |       |     |          | THE BANK OF NEW YORK MELLON |        |            | 90,655.07    | 001853 |
| 1/30/26    | 00062 | 1/09/26      | 25928680 | 202601                   | 320-57200-46500 |       |     |          |                             | *      | 169.78     |              |        |
|            |       |              |          | JANITORIAL SERVICES      |                 |       |     |          |                             |        |            |              |        |
|            |       |              |          |                          |                 |       |     |          | W B MASON CO INC            |        |            | 169.78       | 001854 |
| 1/30/26    | 00066 | 1/20/26      | 22920    | 202601                   | 320-57200-46500 |       |     |          |                             | *      | 245.55     |              |        |
|            |       |              |          | DISINFECTANT WIPES CASE  |                 |       |     |          |                             |        |            |              |        |
|            |       |              |          |                          |                 |       |     |          | WIPES LLC                   |        |            | 245.55       | 001855 |
|            |       |              |          |                          |                 |       |     |          |                             |        |            |              |        |
|            |       |              |          |                          |                 |       |     |          | TOTAL FOR BANK A            |        |            | 1,425,109.58 |        |
|            |       |              |          |                          |                 |       |     |          | TOTAL FOR REGISTER          |        |            | 1,425,109.58 |        |

## CYBL CYPRESS BLUFF TLEE



# INVOICE

August 18, 2025

Invoice #004

## Bill To:

Osprey Village at Amelia Island LTD

Senior Living Communities, LLC

Wellmore

Due Date: February 20th, 2026

|  |                                    |                   |
|--|------------------------------------|-------------------|
| Guest Musicians<br>AMELIA ISLAND OPERA | John Tibbets &<br>Victoria Isernia | February 20, 2026 |
|--|------------------------------------|-------------------|

Recharge Amenity Center

eTown

10571 eTown Parkway

Jacksonville, FL 32256

## Details

|  |              |
|--|--------------|
| Amelia Island Opera is to provide 2 singers for an event | \$600        |
| <b>TOTAL</b>   | <b>\$600</b> |

Make all checks payable to:

Amelia Island Opera

PO Box 1008 Fernandina Beach, FL 32034

Phone: (631) 741-8682

[info@ameliaislandopera.org](mailto:info@ameliaislandopera.org)

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

# Invoice

| DATE     | INVOICE # |
|----------|-----------|
| 1/1/2026 | 158397    |

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

RECEIVE  
R JAN 02 2026  
BY: \_\_\_\_\_

| ITEM                         | DESCRIPTION | RATE   | AMOUNT                |
|------------------------------|-------------|--------|-----------------------|
| Lake Mgmt.                   | Pond 1      | 100.00 | 100.00                |
| Thank you for your business. |             |        | <b>Total</b> \$100.00 |
| Clearwaterslakemgmt.com      |             |        |                       |

Dynamic Security Professionals, Inc.

P.O. Box 23861  
Jacksonville, FL 32241  
EF0001108

RECEIVED  
R DEC 23 2025  
BY:

# Invoice

| Date       | Invoice # |
|------------|-----------|
| 12/23/2025 | 46493     |

| Bill To  | Location   |
|--|--|
| Cypress Bluff CDD<br>475 West Town Place<br>Suite 114<br>St. Augustine, FL 32092 | ETown Amenity Center<br>10571 ETown Parkway<br>Jacksonville, Florida 32256 |

|                              |   | P.O. No.                | Terms    |
|------------------------------|---|-------------------------|----------|
|                              |   | Due on receipt          |          |
| Quantity                     | Description   | Rate                    | Amount   |
| 3                            | Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 1st Quarter | 60.00                   | 180.00   |
| Thank you for your business. |   | <b>Subtotal</b>         | \$180.00 |
|                              |   | <b>Sales Tax (7.5%)</b> | \$0.00   |
|                              |   | <b>Total</b>            | \$180.00 |
|                              |   | <b>Payments/Credits</b> | \$0.00   |
|                              |   | <b>Balance Due</b>      | \$180.00 |

RECEIVED  
DEC 30 2025  
BY:

# 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: **10710**  
Status: **Open**  
Invoice Date: **12/30/2025**  
Due Date: **1/29/2026**  
Total Card: **\$403.65**  
Total ACH: **\$390.00**

All right this was the main pool gate is not the pool gate that I worked on previously I had to extend the hinge and close the gap up on the latch side so that the gate with latch plunger was already extended all the way in the plant and it was barely making it into the latch because the opening was too big so adjusted the hinges adjusted the plunger and then tested the gate multiple times increase the slam slightly and it closes and latches like it's supposed to

|  | 1.00 | \$403.65 / \$390.00 | \$403.65 / \$390.00 |
|--|------|---------------------|---------------------|
|--|------|---------------------|---------------------|

# INVOICE

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

**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.

|                             | Card            | ACH             |
|-----------------------------|-----------------|-----------------|
| <b>Subtotal:</b>            | \$403.65        | \$390.00        |
| <b>Tax:</b>                 | \$0.00          | \$0.00          |
| <b>Invoice Amount:</b>      | \$403.65        | \$390.00        |
| <b>Previous Payment(s):</b> | \$0.00          |                 |
| <b>Amount Due (USD)</b>     | <b>\$403.65</b> | <b>\$390.00</b> |

Thank you for doing business with us!

# PRIME *Sign* INSTALLATION, LLC

Prime Sign Installation  
524 Wild Rose Lane  
Jacksonville, FL 32218  
904-870-3445

## Invoice

|            |           |
|------------|-----------|
| Date       | Invoice # |
| 12/16/2025 | 251146-2  |

Contractor #ES12002533

| Bill To   |
|---|
| Vesta Property Services<br>245 Riverside Ave, Ste 300<br>Jacksonville, FL 32202 |

| Job site   |
|--|
| E Town<br>11003 E Town Parkway<br>Jacksonville, FL 32256 |

| P.O. Number | Rep   | Ordered By      |
|-------------|-------|-----------------|
|             | House | Marcy Pollicino |

| Item          | Price  | Qty | Amount |
|---------------|--------|-----|--------|
| <b>Trip 1</b> | 145.00 | 6.5 | 942.50 |

### A: TROUBLESHOOT & REPAIR - CLIENT REPORTS:

- SIGN BY ATLANTIC COAST HIGH SCHOOL IS NOT STAYING ON. IT COMES ON AROUND SUNSET, STAYS ON FOR 20 MINUTES AND THEN SHUTS OFF.
- PLEASE ADJUST ALL TIME CLOCKS ON THE 3 SIGNS TO ACCOUNT FOR TIME CHANGE

**11/13/2025**

TECH NOTES: ADJUSTED ALL TIME CLOCKS CORRECTLY. SIGN BY THE SCHOOL HAS A BAD BATTERY THAT NEEDS TO BE REPLACED. 3 HOURS



**12/16/25:**

TECH NOTES: WE REPLACED THE BATTERY IN THE SIGN BY ATLANTIC COAST HIGH SCHOOL AND TESTED IT WAS GETTING PROPER VOLTAGE, RESET THE TIME CLOCKS IN ALL THREE SIGNS AND CLEANED THE SOLAR PANELS AT EACH SIGN. 3.5 HOURS

|                     |        |   |        |
|---------------------|--------|---|--------|
| REPLACEMENT BATTERY | 255.00 | 1 | 255.00 |
| Model ML-100-12     |        |   |        |
| 12V 100 AMP HR      |        |   |        |

| Item        | Price    |
|-------------|----------|
| Sales Price | 1,197.50 |

|                         |                 |
|-------------------------|-----------------|
| Subtotal                | 1,197.50        |
| Deposit                 | -0.00           |
| Total                   | 1,197.50        |
| <b>Total Amount Due</b> | <b>1,197.50</b> |

**Terms:**

**Advance Deposit Terms:** Due Upon Receipt.

**Final Invoice Terms:** Net 30. Interest of 1.5% per month will be charged on all accounts not paid in full within 30 days of invoice date.

Please remit payments to:

Prime Sign Installation



## Maintenance Invoice

Invoice#: 17776  
Date: 12/30/2025

RECEIVED  
DEC 30 2025  
BY:

**Billed To:** Cypress Bluff CDD 2  
GMS  
475 West Town Place Ste 114  
St. Augustine FL 32092

**For:** E-Town Property

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

| Description                    | Quantity | Price | Ext Price | Sales Tax |
|--------------------------------|----------|-------|-----------|-----------|
| Irrigation Repairs             |          |       |           |           |
| Replace 6" spray heads         | 2.00     | 30.00 | 60.00     |           |
| Replace 12" spray heads        | 4.00     | 35.00 | 140.00    |           |
| Replace rotor heads            | 6.00     | 50.00 | 300.00    |           |
| Replace clogged/damaged nozzle | 11.00    | 5.00  | 55.00     |           |

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

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

|            |        |
|------------|--------|
| Amount Due | 555.00 |
|------------|--------|

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

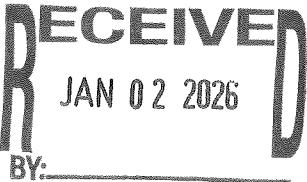
THANK YOU FOR YOUR BUSINESS!!

# INVOICE

The Murder Mystery Company  
4550 Airwest Drive SE  
Kentwood, MI 49512

**Invoice Date:** 01-02-2026  
**Invoice #:** 93961  
**Event Date:** 02-14-2026  
**Payment Terms:** Deposit/Final

**Federal Employer ID Number:**  
35-2374460



**Invoice To:**

**Bill To Address:**  
The Murder Mystery Company  
4550 Airwest Drive SE  
Kentwood, MI 49512

**Send Remittance Details to:**  
Invoices Department

aitinvoices@americanimmersiontheater.com

[Download W9](#)

| Description                        | Total    | Paid     | Due             |
|------------------------------------|----------|----------|-----------------|
| Murder Mystery Event Deposit       | \$599.50 | \$599.50 | \$0.00          |
| Murder Mystery Event Final Payment | \$599.50 | \$0.00   | \$599.50        |
| <b>Total</b>                       |          |          | <b>\$599.50</b> |

***Thank you for your business!***

## Terms and Conditions

Deposit payment is due to officially reserve the event date. Final payment is due the Thursday before the event date. If Deposit was paid within 90 days of the event, the same card will be automatically charged for Final payment.

All payments are non-refundable.

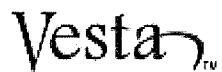
**For checks, please send the check to:**

The Murder Mystery Company  
4550 Airwest Drive SE  
Kentwood, MI 49512

Please include your Invoice Number on the check for faster processing.

**For any questions regarding your invoice, please contact:**

Kaitlin Jandron  
murdermysterykaitlin@gmail.com



# Invoice

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

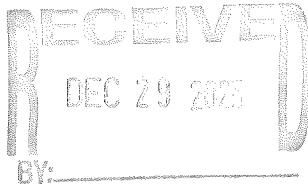
Invoice # 430021  
Date 01/01/2026

Terms

Due Date 01/31/2026

Memo Monthly Fees

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



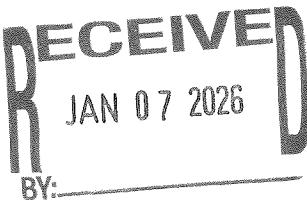
| Description        | Quantity | Rate         | Amount           |
|--------------------|----------|--------------|------------------|
| Amenity Manager    | 1        | 11,169.25    | 11,169.25        |
| Facility Attendant | 1        | 8,208.33     | 8,208.33         |
| Pool Maintenance   | 1        | 847.67       | 847.67           |
| Janitorial         | 1        | 1,111.58     | 1,111.58         |
| Maintenance        | 1        | 1,782.25     | 1,782.25         |
| Pool Chemicals     | 1        | 1,429.00     | 1,429.00         |
|                    |          | <b>Total</b> | <b>24,548.08</b> |

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

# Invoice

Invoice #: 109  
Invoice Date: 1/1/26  
Due Date: 1/1/26  
Case:  
P.O. Number:

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

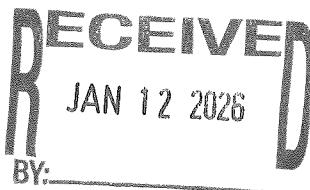


| Description                                 | Hours/Qty | Rate                    | Amount            |
|---|-----------|-------------------------|-------------------|
| Management Fees -January 2026               |           | 4,831.17                | 4,831.17          |
| Website Administration - January 2026       |           | 122.92                  | 122.92            |
| Information Technology - January 2026       |           | 245.75                  | 245.75            |
| Dissemination Agent Services - January 2026 |           | 664.08                  | 664.08            |
| Office Supplies                             |           | 0.63                    | 0.63              |
| Postage                                     |           | 357.68                  | 357.68            |
| Copies                                      |           | 114.60                  | 114.60            |
| Telephone                                   |           | 27.70                   | 27.70             |
| <hr/>                                       |           |                         |                   |
|   |           | <b>Total</b>            | <b>\$6,364.53</b> |
| <hr/>                                       |           | <b>Payments/Credits</b> | <b>\$0.00</b>     |
| <hr/>                                       |           | <b>Balance Due</b>      | <b>\$6,364.53</b> |

**904-307-6649****Painting-Pressure Washing  
Stucco Repair**Painting, Pressure Washing, Stucco Repair**Investment Painting of North FL**

Cypress Bluff CDD Amenity Center  
Recharge Amenity Center eTown  
10571 E-Town Parkway  
Jacksonville, FL 32256

✉ (904) 710-9348  
✉ Recharge@etownjax.com



|               |                   |
|---------------|-------------------|
| JOB           | #4268             |
| INVOICE       | #D-4268           |
| SERVICE DATE  | Jan 12, 2026      |
| INVOICE DATE  | May 13, 2025      |
| PAYMENT TERMS | On date           |
| DUE DATE      | Jan 12, 2026      |
| DEPOSIT DUE   | <b>\$5,502.28</b> |

**CONTACT US**

229 South Torwood Drive  
Saint Johns, FL 32259

✉ (904) 307-6649  
✉ Investmentpaintingfl@yahoo.com

**INVOICE**

| Description   | Qty | Unit Price | Amount     |
|---|-----|------------|------------|
| Commercial Exterior Paint Estimate Drip edges and louvers amenity center.   | 1.0 | \$2,765.00 | \$2,765.00 |
| Pressure wash areas prior to painting. Paint drip edge around building and louvers around building with Sherwin Williams Pro Industrial Multi Surface Acrylic coating   |     |            |            |
| Mask off areas areas to avoid overspray<br>Application will be a spray finish to give a factory like finish   |     |            |            |
| Price includes labor materials and taxes.   |     |            |            |
| Exterior Painting Estimate Steps on staircase   | 1.0 | \$6,800.00 | \$6,800.00 |
| Sand down rust spot and apply ospho rust reformer to convert rust to a paintable surface. Apply Sherwin Williams rust destroyer primer to surface where rust is/ was Paint stairs with Sherwin Williams.<br>Protective and Marine coating sherloxane 800 coating. |     |            |            |
| Price includes labor materials and taxes.   |     |            |            |
| Price increase adjustment upcoming year for line item above.  | 1.0 | \$204.00   | \$204.00   |
| Price increase from estimate  |     |            |            |
| Concrete Sealer on Steps Estimate   | 1.0 | \$1,685.00 | \$1,685.00 |
| Pressure wash and seal concrete on steps facing upward with top of the line sealer trident Seal Wall that will repel water off Advanced Reactive Chemistry For Ultimate Surface Protection<br>Guards Against Water, Salt & Freeze/Thaw<br>Damage                  |     |            |            |
| Price includes labor, materials and taxes.  |     |            |            |
| Price increase adjustment upcoming year   | 1.0 | \$50.55    | \$50.55    |
| Price increase from estimate provided in 2025 to 2026   |     |            |            |

|                    |                    |
|--------------------|--------------------|
| Subtotal           | \$11,504.55        |
| <b>Job Total</b>   | <b>\$11,504.55</b> |
| <b>Deposit Due</b> | <b>\$5,502.28</b>  |

Payment History

May 22 Thu 1:26pm Check \$500.00

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!

To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!

[See our Terms & Conditions](#)

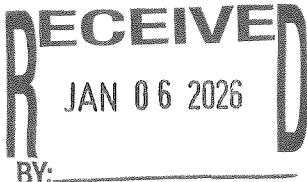
**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 6, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3686022

Client Matter No. 4123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3686022  
4123-1

Re: General Counsel

For Professional Legal Services Rendered

|          |             |      |        |   |
|----------|-------------|------|--------|---|
| 11/02/25 | P. O'Bryant | 0.20 | 58.00  | Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings |
| 11/13/25 | J. Gillis   | 0.10 | 18.50  | Review board members and prepare updates to Capital Conversations e-mail tracking chart   |
| 11/18/25 | K. Buchanan | 1.50 | 532.50 | Prepare for and attend board meeting  |
| 11/19/25 | K. Buchanan | 0.80 | 284.00 | Confer with general manager regarding classes and events  |
| 11/24/25 | K. Buchanan | 0.50 | 177.50 | Perform meeting follow up   |
| 11/24/25 | K. Haber    | 0.70 | 189.00 | Prepare irrigation cost share agreement with homeowners association   |
| 11/25/25 | K. Buchanan | 0.40 | 142.00 | Review cost share structure; confer with district manager   |
| 11/25/25 | K. Haber    | 0.20 | 54.00  | Correspond with Biagetti and Pollicino regarding irrigation cost share agreement  |

**KUTAK ROCK LLP**

Cypress Bluff CDD

January 6, 2026

Client Matter No. 4123-1

Invoice No. 3686022

Page 2

|                             |             |      |        |  |
|-----------------------------|-------------|------|--------|--|
| 11/26/25                    | K. Buchanan | 0.40 | 142.00 | Confer with district manager and general manager irrigation cost share agreement |
| TOTAL HOURS                 |             | 4.80 |        |  |
| TOTAL FOR SERVICES RENDERED |             |      |        | \$1,597.50   |
| TOTAL CURRENT AMOUNT DUE    |             |      |        | <u>\$1,597.50</u>  |



## Maintenance Invoice

Invoice#: 17826

Date: 01/09/2026

**Billed To:** Cypress Bluff CDD 2  
GMS  
475 West Town Place Ste 114  
St. Augustine FL 32092

**For:** E-Town Area 1

**RECEIVED**  
JAN 09 2026  
BY:

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

| Description                   | Quantity | Price     | Ext Price | Sales Tax |
|-------------------------------|----------|-----------|-----------|-----------|
| January Landscape Maintenance |          |           |           |           |
| Phase 1 Balance               | 1.00     | 4,218.92  | 4,218.92  |           |
| Phase 2                       | 1.00     | 14,210.08 | 14,210.08 |           |
| Recharge                      | 1.00     | 3,320.00  | 3,320.00  |           |
| Apex                          | 1.00     | 1,600.00  | 1,600.00  |           |
| Glenmont                      | 1.00     | 2,200.00  | 2,200.00  |           |

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

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

|            |           |
|------------|-----------|
| Amount Due | 25,549.00 |
|------------|-----------|

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



## Maintenance Invoice

Invoice#: 17827

Date: 01/09/2026

**Billed To:** Cypress Bluff CDD 2  
GMS  
475 West Town Place Ste 114  
St. Augustine FL 32092

**For:** E-Town Area 2

**RECEIVED**  
JAN 09 2026  
BY: \_\_\_\_\_

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For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

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| Description                   | Quantity | Price    | Ext Price | Sales Tax |
|-------------------------------|----------|----------|-----------|-----------|
| January Landscape Maintenance | 1.00     | 1,808.08 | 1,808.08  |           |

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

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

|            |          |
|------------|----------|
| Amount Due | 1,808.08 |
|------------|----------|

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



## Maintenance Invoice

Invoice#: 17828

Date: 01/09/2026

**Billed To:** Cypress Bluff CDD 2  
GMS  
475 West Town Place Ste 114  
St. Augustine FL 32092

**For:** E-Town Area 3

**RECEIVED**  
R JAN 09 2026  
BY: \_\_\_\_\_

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For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

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| Description                   | Quantity | Price    | Ext Price | Sales Tax |
|-------------------------------|----------|----------|-----------|-----------|
| January Landscape Maintenance | 1.00     | 6,720.00 | 6,720.00  |           |

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

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

|            |          |
|------------|----------|
| Amount Due | 6,720.00 |
|------------|----------|

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



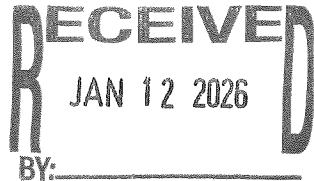
## Maintenance Invoice

Invoice#: 17864

Date: 01/12/2026

**Billed To:** Cypress Bluff CDD 2  
GMS  
475 West Town Place Ste 114  
St. Augustine FL 32092

**For:** E-Town Property



For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

| Description                     | Quantity | Price | Ext Price | Sales Tax |
|---------------------------------|----------|-------|-----------|-----------|
| Irrigation Repairs              |          |       |           |           |
| Replace 6" spray heads          | 2.00     | 30.00 | 60.00     |           |
| Replace rotor heads             | 4.00     | 50.00 | 200.00    |           |
| Replace clogged/damaged nozzles | 6.00     | 5.00  | 30.00     |           |

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

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

Amount Due

290.00

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!

## Service Slip/Invoice

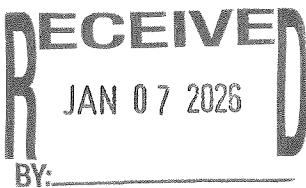


PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-355-5300 • Toll Free: 800-226-5305 • turnerpest.com

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

INVOICE: 621687882  
DATE: 01/05/2026  
ORDER: 621687882

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



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

| Work Date      | Time     | Target Pest  | Technician | Time In  |
|----------------|----------|--------------|------------|----------|
| 01/05/2026     | 08:20 AM | FIRE ANT     |            |          |
| Purchase Order | Terms    | Last Service | Map Code   | Time Out |
|                | NET 30   | 01/05/2026   |            | 08:41 AM |

| Service | Description                               | Price           |
|---------|---|-----------------|
| LANDOFA | TURNERGREEN - GUARANTEED FIRE ANT CONTROL | \$144.94        |
|         |   | <hr/>           |
|         | SUBTOTAL                                  | \$144.94        |
|         | TAX                                       | \$0.00          |
|         | AMT. PAID                                 | \$0.00          |
|         | <b>TOTAL</b>                              | <b>\$144.94</b> |
|         | <hr/>                                     | <hr/>           |
|         | <b>AMOUNT DUE</b>                         | <b>\$144.94</b> |

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

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

PLEASE PAY FROM THIS INVOICE

## Service Slip/Invoice

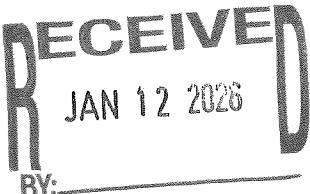


PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

INVOICE: 621687881  
DATE: 01/08/2026  
ORDER: 621687881

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



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

| Work Date      | Time     | Target Pest       | Technician | Time In  |
|----------------|----------|-------------------|------------|----------|
| 01/08/2026     | 07:29 AM | ANTS, ROACH, WASP |            |          |
| Purchase Order | Terms    | Last Service      | Map Code   | Time Out |
|                | NET 30   | 01/08/2026        |            | 08:34 AM |

| Service | Description                               | Price           |
|---------|---|-----------------|
| CPCM    | Commercial Pest Control - Monthly Service | \$144.94        |
|         | SUBTOTAL                                  | \$144.94        |
|         | TAX                                       | \$0.00          |
|         | AMT. PAID                                 | \$0.00          |
|         | <b>TOTAL</b>                              | <b>\$144.94</b> |

AMOUNT DUE \$144.94

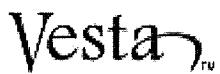
TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



# Invoice

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

Invoice # 430381  
Date 12/31/2025

Terms Net 30  
Due Date 01/30/2026  
Memo

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

RECEIVED  
JAN 07 2026  
BY: \_\_\_\_\_

| Description  | Quantity | Rate         | Amount        |
|--|----------|--------------|---------------|
| Billable Expenses  |          |              |               |
| Marcy Pollicino - 2025-12-16 - COSTCO WHSE #0357 - Vacuum and gloves |          |              | 271.95        |
| Marcy Pollicino - 2025-12-22 - COSTCO WHSE#1615 - Housekeeping       |          |              | 41.50         |
| disposable gloves  |          |              |               |
| Total Billable Expenses  |          |              | 313.45        |
|  |          | <b>Total</b> | <b>313.45</b> |

Costco Wholesale



Costco Wholesale



# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

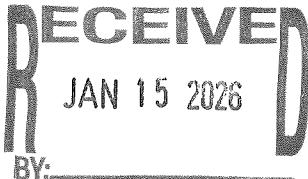
P.O. Box 2177  
Jacksonville, FL 32203  
(904) 356-2466

## INVOICE

January 15, 2026

Date

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



|          |           |           |  |             |
|----------|-----------|-----------|--|-------------|
| Serial # | 26-00214D | PO/File # |  | \$103.50    |
|          |           |           |  | Payment Due |

Notice of Meeting of Board of Supervisors

\$103.50

Publication Fee

Cypress Bluff Community Development District

|             |  |             |
|-------------|--|-------------|
| Case Number |  | Amount Paid |
|-------------|--|-------------|

Publication Dates 1/15

Payment Due Upon Receipt

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

County Duval

If your payment is being  
mailed, please reference  
Serial # 26-00214D on your  
check or remittance advice.

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

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

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

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

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

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

## **DEVELOPMENT DISTRICT**

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, January 27, 2025, at 12:30 p.m. at the Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida 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 Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office") during normal business hours, and will be available on the District's website, [www.CypressBluffCDD.com](http://www.CypressBluffCDD.com).

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

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

Jim Oliver  
District Manager  
Jan. 15 00 (26-00214D)

**Cypress Bluff  
COMMUNITY DEVELOPMENT DISTRICT**

***General Fund***

**Check Request**

| Date             | Amount       | Authorized By |
|------------------|--------------|---------------|
| January 18, 2026 | \$554,665.55 | Oksana Kuzmuk |

**Payable to:**

The Bank of New York Mellon #13

| Date Check Needed: | Budget Category:    |
|--------------------|---------------------|
| ASAP               | 001.300.20700.10000 |

**Intended Use of Funds Requested:**

FY26 Debt Assessment SE 2019

*(Attach supporting documentation for request.)*

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

**Cypress Bluff  
COMMUNITY DEVELOPMENT DISTRICT**

***General Fund***

**Check Request**

| Date             | Amount       | Authorized By |
|------------------|--------------|---------------|
| January 18, 2026 | \$379,085.47 | Oksana Kuzmuk |

Payable to:

The Bank of New York Mellon #13

| Date Check Needed: | Budget Category:    |
|--------------------|---------------------|
| ASAP               | 001.300.20700.10010 |

Intended Use of Funds Requested:

FY26 Debt Assessment SE 2020

*(Attach supporting documentation for request.)*

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

**Cypress Bluff  
COMMUNITY DEVELOPMENT DISTRICT**

***General Fund***

**Check Request**

| Date             | Amount       | Authorized By |
|------------------|--------------|---------------|
| January 18, 2026 | \$323,579.86 | Oksana Kuzmuk |

Payable to:

The Bank of New York Mellon #13

| Date Check Needed: | Budget Category:    |
|--------------------|---------------------|
| ASAP               | 001.300.20700.10020 |

Intended Use of Funds Requested:

FY26 Debt Assessment SE 2020A

*(Attach supporting documentation for request.)*

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

**Cypress Bluff  
COMMUNITY DEVELOPMENT DISTRICT**

***General Fund***

**Check Request**

| Date             | Amount      | Authorized By |
|------------------|-------------|---------------|
| January 18, 2026 | \$90,655.07 | Oksana Kuzmuk |

**Payable to:**

The Bank of New York Mellon #13

| Date Check Needed: | Budget Category:    |
|--------------------|---------------------|
| ASAP               | 001.300.20700.10030 |

**Intended Use of Funds Requested:**

FY26 Debt Assessment SE 2021

*(Attach supporting documentation for request.)*

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



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

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

|                 |            |
|-----------------|------------|
| Invoice Number  | 259286804  |
| Customer Number | C2943565   |
| Invoice Date    | 01/09/2026 |
| Due Date        | 02/08/2026 |
| Order Date      | 01/06/2026 |
| Order Number    | S158719867 |
| Order Method    | WEB        |

RECEIVED  
R JAN 19 2026 D  
BY:

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

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

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

## Important Messages

Sign up for Paperless Invoicing at [wmason.com/paperless](http://wmason.com/paperless). Your Registration Code: 5638632242

## Looking for an easier way to see and pay bills?

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

| ITEM NUMBER | DESCRIPTION                          | QTY | U/M | UNIT PRICE | EXT PRICE |
|-------------|--------------------------------------|-----|-----|------------|-----------|
| HERX8046QK  | LINER,REPRO,40X46,45GL,2ML,BK,100/CT | 2   | CT  | 84.89      | 169.78    |

|                              |        |
|------------------------------|--------|
| SUBTOTAL:                    | 169.78 |
| TAX & BOTTLE DEPOSITS TOTAL: | 0.00   |
| ORDER TOTAL:                 | 169.78 |
| Total Due:                   | 169.78 |

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   | 259286804     |
| Invoice Date     | 01/09/2026    |
| Terms            | Net 30        |
| <b>Total Due</b> | <b>169.78</b> |

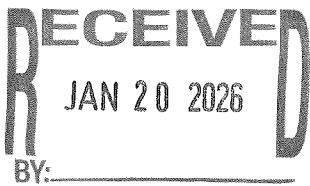
PLEASE REFERENCE INVOICE NUMBER WHEN  
MAKING PAYMENT. PAY ON OUR WEBSITE OR  
SEND PAYMENT TO:

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

29435652592868042592868040000000169787

**Wipes LLC**

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

**INVOICE**

|                                     |                                     |           |          |                |
|-------------------------------------|-------------------------------------|-----------|----------|----------------|
| BILL TO                             | SHIP TO                             | SHIP DATE | INVOICE  | 22920          |
| Cypress Bluff CDD - Jacksonville FL | Cypress Bluff CDD - Jacksonville FL | SHIP VIA  | DATE     | 01/20/2026     |
| 475 West Town Place                 | ReCHARGE Amenity Center             |           | TERMS    | Due on receipt |
| Suite 114                           | 10571 eTown Parkway                 |           | DUE DATE | 01/20/2026     |
| St Augustine, FL 32092              | Jacksonville, FL 32256              |           |          |                |

|  | DESCRIPTION  | QTY         | RATE  | AMOUNT          |
|--|--|-------------|-------|-----------------|
| Wipes.com Disinfectant Wipes Case                  | One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes | 2           | 98.96 | 197.92          |
| Shipping   | Freight Cost   | 1           | 32.78 | 32.78           |
| INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS. |  | SUBTOTAL    |       | 230.70          |
|  |  | TAX         |       | 14.85           |
|  |  | TOTAL       |       | 245.55          |
|  |  | BALANCE DUE |       | <b>\$245.55</b> |

**Pay invoice**