

*Cypress Bluff
Community Development District*

March 24, 2026

AGENDA

**Cypress Bluff
Community Development District**

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

March 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, March 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 February 24, 2026 Board of Supervisors Meeting
- IV. Discussion of the Fiscal Year 2027 Budget (to be provided under separate cover)
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager
 1. Report
 2. Proposal for Sealing Pool Expansion Joints
 3. Proposal for Pool Furniture
- VI. Financial Reports
 - A. Financial Statements as of February 28, 2026
 - B. Assessment Receipts Schedule

C. Check Register

VII. Other Business

VIII. Supervisor's Requests and Audience Comments

IX. Discussion of Security Matters*

X. Next Scheduled Meeting – April 28, 2026 at 12:30 p.m. at the **Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida 32246**

XI. Adjournment

* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, February 24, 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
Robert Feist	Supervisor
Will Cellar	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Hunter Hurley <i>by phone</i>	District Counsel
Marcy Pollicino	General Manager
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the February 24, 2026 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 January 27, 2026 Meeting

Mr. Biagetti provided a few revisions to the minutes.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the minutes of the January 27, 2026 Board of Supervisors meeting were approved as revised.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Muhl stated that there was a bill including some research regarding open carry at board meetings and asked if it is allowed or not.

Ms. Buchanan responded that traditionally there has been a prohibition on concealed carry at public meetings. With a recent change in legislation, it created a loophole that allows someone to carry a larger gun such as a shot gun. Depending on the meeting location, however, firearms may not be allowed.

Ms. Harden joined the meeting at this time.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Biagetti reported that the fiscal year 2027 budget is scheduled to be approved at the May board meeting and adopted at the July meeting. Budget discussions will begin at the March meeting. Ms. Pollicino added that she is working on getting pricing for items that are coming up such as pool furniture and repairs. The pool is currently losing water, so it has been recommended to have Red Rhino come in for leak detection.

On MOTION by Mr. Cellar seconded by Mr. Feist with all in favor authorizing leak detection by Red Rhino in the amount of \$2,275 was approved.

Ms. Harden announced that Ms. Pollicino will be working part-time at a neighboring community. An assistant general manager will be hired to pick up the 20 hours in which Ms. Pollicino will be working offsite.

D. General Manager

1. Report

Ms. Pollicino provided an overview of her report, a copy of which was included in the agenda package for the Board’s review. She also reported that the lights for the eTown sign on the south side of 9B are out. She is working to get it repaired.

2. Proposal for Pressure Washing ReCharge Facility

Ms. Pollicino presented a proposal from Hydro-Kleen totaling \$7,237.91 to pressure wash the ReCharge facility and eTown entrance signs.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from Hydro-Kleen totaling \$7,237.91 was approved.

Next, Ms. Pollicino stated that the handrails on the main steps at ReCharge are loose and need to be repaired. She presented a quote from All Weather to perform the repair for a total of \$1,385.

Ms. Buchanan left the meeting by phone and Mr. Hurley joined the meeting by phone at this time.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from All Weather to repair the handrails totaling \$1,385 was approved.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of January 31, 2026

Mr. Biagetti presented the financial statements as of January 31, 2026.

Mr. Feist asked why the \$5,000 prepayment fee under the debt service fund is not budgeted for.

Mr. Biagetti responded that he would look into it.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 96.5% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$1,425,663.68, was included in the agenda package for the Board's review.

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

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

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

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Cypress Bluff

Community Development District

*Proposed Budget
FY 2027*

Presented by:



Table of Contents

1-2	<u>General Fund</u>
3-6	<u>Narratives</u>
7	<u>Debt Service Fund Series 2019</u>
8	<u>Amortization Schedule Series 2019</u>
9	<u>Debt Service Fund Series 2020</u>
10	<u>Amortization Schedule Series 2020</u>
11	<u>Debt Service Fund Series 2020A</u>
12	<u>Amortization Schedule Series 2020A</u>
13	<u>Debt Service Fund Series 2021</u>
14	<u>Amortization Schedule Series 2021</u>
15	<u>Assessment Schedule</u>
16	<u>Capital Reserve Fund</u>

Cypress Bluff
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
-------------	---------------------------	-------------------------	----------------------------	---------------------------	----------------------------

REVENUES:

Special Assessments	\$ 1,339,699	\$ 1,298,544	\$ 41,934	\$ 1,340,479	\$ 1,414,729
Interest income	10,200	14,398	10,000	24,398	25,000
Other Revenues (Event Fees)	20,000	4,151	5,000	9,151	10,000

TOTAL REVENUES	\$ 1,369,899	\$ 1,317,093	\$ 56,934	\$ 1,374,027	\$ 1,449,729
-----------------------	---------------------	---------------------	------------------	---------------------	---------------------

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 3,200	\$ 7,000	\$ 10,200	\$ 12,000
FICA Expense	918	245	536	780	918
Engineering	9,500	590	8,910	9,500	9,500
Arbitrage Rebate	2,400	600	1,800	2,400	2,400
Dissemination Agent	7,969	3,620	4,349	7,969	8,447
Attorney	13,000	3,587	9,414	13,000	13,000
Annual Audit	6,700	-	6,800	6,800	6,900
Assessment Roll Administration	11,798	11,798	-	11,798	12,506
Trustee Fees	23,000	14,506	8,494	23,000	23,000
Management Fees	57,974	24,156	33,819	57,974	61,453
Information Technology	2,949	1,229	1,721	2,949	3,126
Website Maintenance	1,475	615	860	1,475	1,563
Telephone	500	79	421	500	500
Postage & Delivery	1,500	1,120	1,200	2,320	1,500
Printing & Binding	2,500	556	150	706	2,500
Insurance General Liability	7,460	7,029	-	7,029	7,732
Legal Advertising	2,500	514	1,986	2,500	2,500
Other Current Charges	500	141	500	641	500
Office Supplies	600	3	597	600	300
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$ 165,418	\$ 73,763	\$ 88,555	\$ 162,318	\$ 170,520
-----------------------------	-------------------	------------------	------------------	-------------------	-------------------

Operations & Maintenance

Grounds Maintenance

Lake Maintenance	\$ 1,500	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Landscape Maintenance	417,103	170,385	246,718	417,103	429,617
Landscape Contingency	13,000	14,575	15,000	29,575	30,000
Pump Maintenance	3,550	-	3,550	3,550	3,550
Water & Sewer	32,500	26,598	46,398	72,996	74,840
Irrigation Repairs	10,000	2,510	2,500	5,010	5,000
Pest Control	2,400	995	1,960	2,955	3,360
Environmental Permit/Monitoring	20,000	-	20,000	20,000	20,000
Other Repairs and Maintenance	5,000	-	5,000	5,000	5,000

TOTAL GROUNDS MAINTENANCE	\$ 505,053	\$ 215,564	\$ 341,826	\$ 557,389	\$ 572,567
----------------------------------	-------------------	-------------------	-------------------	-------------------	-------------------

Cypress Bluff
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>Amenity Expenditures</u>					
Insurance	\$ 61,650	\$ 56,442	\$ -	\$ 56,442	\$ 53,623
Amenity Manager (Vesta)	134,031	55,846	78,185	134,031	134,031
Pool Maintenance (Vesta)	10,172	4,238	5,934	10,172	10,172
Pool Chemicals (Vesta)	17,148	7,145	10,003	17,148	17,148
Facility Attendant (Vesta)	98,500	41,042	57,458	98,500	98,500
Janitorial Services (Vesta)	13,339	5,558	7,781	13,339	13,339
Refuse	3,000	996	2,004	3,000	3,000
Security and Gate Maintenance	10,000	180	9,820	10,000	10,000
Security Patrol	20,000	-	10,000	10,000	20,000
Facility Maintenance (Vesta)	21,387	8,911	12,476	21,387	21,387
Elevator Maintenance	5,000	3,666	-	3,666	4,000
Electric	25,500	11,517	18,717	30,234	37,380
Cable and Internet	10,200	3,915	5,600	9,515	10,800
Licenses and Permits	1,000	-	1,000	1,000	1,000
Subscriptions	-	2,670	3,000	5,670	5,670
Repairs & Maintenance	71,000	15,189	55,811	71,000	71,000
Special Events	35,000	12,453	22,547	35,000	35,000
Holiday Decorations	1,500	704	796	1,500	1,500
Fitness Center R&M	20,000	3,384	16,616	20,000	20,000
Fitness Equipment Rentals	9,000	1,533	4,137	5,670	7,092
Reserve for Amenities	100,000	5,502	54,498	60,000	100,000
Mobile Application	9,000	3,750	5,250	9,000	9,000
Other Current Charges	3,000	-	1,500	1,500	3,000
TOTAL AMENITY EXPENDITURES	\$ 679,427	\$ 244,643	\$ 383,131	\$ 627,774	\$ 686,642
<u>Capital Reserve</u>					
Capital Reserve Funding	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
TOTAL CAPITAL RESERVE	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
TOTAL EXPENDITURES	\$ 1,369,899	\$ 533,969	\$ 833,512	\$ 1,367,481	\$ 1,449,729
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 783,124	\$ (776,578)	\$ 6,546	\$ -

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Other Revenues (Event Fees)

Income received from resident rental of Rooftop patio, amenity access fobs, fitness class, etc.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer, England-Thims & Miller, Inc will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2019, 2020, 2020A and 2021 Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

The District's legal counsel, Kutak Rock LLP will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau and Associates currently serves as the District's Independent Auditor.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Trustee Fees

The Trustee at The Bank of New York Mellon administers the District's Series 2019, 2020, 2020A, and 2021 Special Assessment Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)
--

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures – Field

Lake Maintenance

Maintenance costs to maintain lakes and control vegetation and algae. The District currently uses Clear Waters, Inc. and Aerostar SES for storm water inspection services.

Landscape Maintenance

The District has contracted with Sun State Nursery & Landscaping Estimated costs related to maintain the common areas of the District.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Sun State Nursery & Landscaping	E-Town Area 1, 2 & 3	\$ 35,801	\$ 429,617

Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

Pump Maintenance

Estimated costs related to maintain the irrigation pumps in the District.

Water & Sewer

Estimated costs for irrigation by the district for water, sewer and irrigation billed by JEA.

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
Fire Sprinkler 1	10571 E-Town PY	\$ 70	\$ 840
P405621600-Water	11399 Square ST Apt IR01	2,300	27,600
88781372-Water	10571 E-Town PY	100	1,200
88634656-Irrigation	10571 E-Town PY	3,500	42,000
88781372-Sewer	10571 E-Town PY	200	2,400
	Contingency		800
	Total	\$ 6,170	\$ 74,840

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Field (continued)

Pest Control

The estimated costs for Turner 's Pest Control to provide monthly pest control services.

Vendor	Description	Monthly	Annual
Turner Pest Control	Pest Control	\$ 280	\$ 3,360

Environmental Permit/Monitoring

An Environmental Resource Permit (ERP) is required for development or construction activities to reduce increased flooding, protect the water quality of Florida's lakes and streams from stormwater pollution, and protect wetlands and other surface waters.

Other Repairs & Maintenance

Estimated costs for other repairs and maintenance incurred by the district.

Expenditures – Amenity

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Amenity Manager (Vesta)

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

Pool Maintenance (Vesta)

The District has contracted with Vesta to maintain the Amenity swimming pools.

Pool Chemicals (Vesta)

The District has contracted with Vesta for purchase and delivery of pool chemicals for the maintenance of the Amenity Center swimming pools.

Facility Attendant (Vesta)

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

Janitorial Services (Vesta)

The District utilizes the services of Vesta Property Services to provide janitorial services.

Refuse

This item includes Waste Pro Management picking up trash from the receptacles at the Amenity Center.

Vendor	Description	Monthly	Annual
Waste Pro	Refuse	\$ 250	\$ 3,000

Security and Gate Maintenance

Estimated maintenance costs of the security cameras and gate.

Security Patrol

Estimates costs for security patrols and mileage reimbursement on District property for off-duty patrols.

Facility Maintenance (Vesta)

The District utilizes the services of Vesta Property Services to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Elevator Maintenance

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Center elevator.

Electric

IEA provides for electric services for the District. The cost of electric associated with the Recreation Facilities:

Account #	Location	Monthly	Annual
22970659	10923 E-Town PY Apt IR01	\$ 40	\$ 480
23679519	11145 Square ST Apt IR01	200	2,400
24059037	11399 Square St Apt IR02	40	480
22972246	10505 E-Town PY Apt IR01	40	480
21277318	10571 E-Town PY	750	9,000
23408499	11399 Square St Apt IR03	2,000	24,000
	Contingency	45	540
	Total	\$ 3,115	\$ 37,380

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Amenity (continued)

Cable and Internet

The District has contracted with Comcast for cable and internet in the Amenity Center.

Account #	Location		Monthly	Annual
8495741213305280	10571 E-Town Pkwy (Fitness)	\$	900	\$ 10,800

Licenses and Permits

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

Subscriptions

Represents costs for software used to send automated text or voice messages to community residents, such as maintenance alerts, community announcements, or reminders

Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Special Events

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Fitness Center R&M

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Fitness Center.

Fitness Equipment Rentals

The District has contracted with Macrolease to rent fitness equipment

Vendor	Description		Monthly	Annual
Macrolease	Fitness Equipment Rental	\$	591	\$ 7,092

Reserve for Amenities

Establishment of general reserve to fund future replacement.

Mobile Application

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District.

Other Current Charges

Represents miscellaneous costs incurred by the District.

Expenditures – Reserves

General Reserves

Establishment of general reserve to fund future replacements of Capital items.

Cypress Bluff
Community Development District
Proposed Budget
Debt Service Series 2019 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	\$ 723,981	\$ 701,333	\$ 22,648	\$ 723,981	\$ 723,981
Interest Earnings	5,000	9,709	5,000	14,709	10,000
Carry Forward Surplus ⁽¹⁾	345,006	365,553	-	365,553	376,617
TOTAL REVENUES	\$ 1,073,988	\$ 1,076,595	\$ 27,648	\$ 1,104,243	\$ 1,110,599
EXPENDITURES:					
Interest - 11/1	\$ 241,313	\$ 241,313	-	\$ 241,313	\$ 236,236
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	241,313	-	241,313	241,313	236,236
Principal - 5/1	240,000	-	240,000	240,000	250,000
TOTAL EXPENDITURES	\$ 722,626	\$ 246,313	\$ 481,313	\$ 727,626	\$ 722,471
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 722,626	\$ 246,313	\$ 481,313	\$ 727,626	\$ 722,471
EXCESS REVENUES (EXPENDITURES)	\$ 351,361	\$ 830,282	\$ (453,665)	\$ 376,617	\$ 388,127
				Interest Due 11/1/27	<u>\$ 231,079</u>

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Cypress Bluff
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2019 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	9,555,000			236,236	722,471
05/01/27	9,555,000	4.125%	250,000	236,236	
11/01/27	9,305,000			231,079	722,159
05/01/28	9,305,000	4.125%	260,000	231,079	
11/01/28	9,045,000			225,717	726,434
05/01/29	9,045,000	4.125%	275,000	225,717	
11/01/29	8,770,000			220,045	725,090
05/01/30	8,770,000	4.900%	285,000	220,045	
11/01/30	8,485,000			213,063	726,125
05/01/31	8,485,000	4.900%	300,000	213,063	
11/01/31	8,185,000			205,713	726,425
05/01/32	8,185,000	4.900%	315,000	205,713	
11/01/32	7,870,000			197,995	725,990
05/01/33	7,870,000	4.900%	330,000	197,995	
11/01/33	7,540,000			189,910	724,820
05/01/34	7,540,000	4.900%	345,000	189,910	
11/01/34	7,195,000			181,458	727,915
05/01/35	7,195,000	4.900%	365,000	181,458	
11/01/35	6,830,000			172,515	730,030
05/01/36	6,830,000	4.900%	385,000	172,515	
11/01/36	6,445,000			163,083	726,165
05/01/37	6,445,000	4.900%	400,000	163,083	
11/01/37	6,045,000			153,283	726,565
05/01/38	6,045,000	4.900%	420,000	153,283	
11/01/38	5,625,000			142,993	730,985
05/01/39	5,625,000	4.900%	445,000	142,993	
11/01/39	5,180,000			132,090	729,180
05/01/40	5,180,000	5.100%	465,000	132,090	
11/01/40	4,715,000			120,233	730,465
05/01/41	4,715,000	5.100%	490,000	120,233	
11/01/41	4,225,000			107,738	730,475
05/01/42	4,225,000	5.100%	515,000	107,738	
11/01/42	3,710,000			94,605	734,210
05/01/43	3,710,000	5.100%	545,000	94,605	
11/01/43	3,165,000			80,708	731,415
05/01/44	3,165,000	5.100%	570,000	80,708	
11/01/44	2,595,000			66,173	732,345
05/01/45	2,595,000	5.100%	600,000	66,173	
11/01/45	1,995,000			50,873	736,745
05/01/46	1,995,000	5.100%	635,000	50,873	
11/01/46	1,360,000			34,680	734,360
05/01/47	1,360,000	5.100%	665,000	34,680	
11/01/47	695,000			17,723	730,445
05/01/48	695,000	5.100%	695,000	17,723	
Total			\$ 9,555,000	\$ 6,475,814	\$ 16,030,814

Cypress Bluff
Community Development District
Proposed Budget
Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	\$ 495,593	\$ 478,013	\$ 15,437	\$ 493,450	\$ 493,450
Interest Earnings	10,000	7,351	6,500	13,851	10,000
Carry Forward Surplus ⁽¹⁾	398,976	398,537	-	398,537	411,245
TOTAL REVENUES	\$ 904,569	\$ 883,901	\$ 21,937	\$ 905,838	\$ 914,695
EXPENDITURES:					
Interest - 11/1	\$ 171,259	\$ 171,259	-	\$ 171,259	\$ 168,209
Principal - 11/1	150,000	150,000	-	150,000	155,000
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	168,334	-	168,334	168,334	164,838
TOTAL EXPENDITURES	\$ 489,593	\$ 326,259	\$ 168,334	\$ 494,593	\$ 488,046
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 489,593	\$ 326,259	\$ 168,334	\$ 494,593	\$ 488,046
EXCESS REVENUES (EXPENDITURES)	\$ 414,976	\$ 557,642	\$ (146,397)	\$ 411,245	\$ 426,649

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 164,838
Principal Due 11/1/27	155,000
	<u>\$ 319,838</u>

Cypress Bluff
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,700,000	4.350%	155,000	168,209	488,046.25
05/01/27	6,545,000			164,838	
11/01/27	6,545,000	4.350%	160,000	164,838	486,195.00
05/01/28	6,385,000			161,358	
11/01/28	6,385,000	4.350%	170,000	161,358	489,017.50
05/01/29	6,215,000			157,660	
11/01/29	6,215,000	4.350%	175,000	157,660	486,513.75
05/01/30	6,040,000			153,854	
11/01/30	6,040,000	4.350%	185,000	153,854	488,683.75
05/01/31	5,855,000			149,830	
11/01/31	5,855,000	5.000%	190,000	149,830	484,910.00
05/01/32	5,665,000			145,080	
11/01/32	5,665,000	5.000%	200,000	145,080	485,160.00
05/01/33	5,465,000			140,080	
11/01/33	5,465,000	5.000%	210,000	140,080	484,910.00
05/01/34	5,255,000			134,830	
11/01/34	5,255,000	5.000%	220,000	134,830	484,160.00
05/01/35	5,035,000			129,330	
11/01/35	5,035,000	5.000%	235,000	129,330	487,785.00
05/01/36	4,800,000			123,455	
11/01/36	4,800,000	5.000%	245,000	123,455	485,785.00
05/01/37	4,555,000			117,330	
11/01/37	4,555,000	5.000%	255,000	117,330	483,285.00
05/01/38	4,300,000			110,955	
11/01/38	4,300,000	5.000%	270,000	110,955	485,160.00
05/01/39	4,030,000			104,205	
11/01/39	4,030,000	5.000%	285,000	104,205	486,285.00
05/01/40	3,745,000			97,080	
11/01/40	3,745,000	5.000%	290,000	97,080	476,910.00
05/01/41	3,455,000			89,830	
11/01/41	3,455,000	5.200%	310,000	89,830	481,600.00
05/01/42	3,145,000			81,770	
11/01/42	3,145,000	5.200%	325,000	81,770	480,090.00
05/01/43	2,820,000			73,320	
11/01/43	2,820,000	5.200%	345,000	73,320	482,670.00
05/01/44	2,475,000			64,350	
11/01/44	2,475,000	5.200%	360,000	64,350	479,340.00
05/01/45	2,115,000			54,990	
11/01/45	2,115,000	5.200%	380,000	54,990	480,100.00
05/01/46	1,735,000			45,110	
11/01/46	1,735,000	5.200%	400,000	45,110	479,820.00
05/01/47	1,335,000			34,710	
11/01/47	1,335,000	5.200%	420,000	34,710	478,500.00
05/01/48	915,000			23,790	
11/01/48	915,000	5.200%	445,000	23,790	481,010.00
05/01/49	470,000			12,220	
11/01/49	470,000	5.200%	470,000	12,220	482,220.00
Total			\$ 6,700,000	\$ 4,908,156	\$ 11,608,156

Cypress Bluff

Community Development District

Proposed Budget

Debt Service Series 2020A Special Assessment Bonds (Del Webb Project)

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	\$ 421,869	\$ 408,023	\$ 13,176	\$ 421,199	\$ 421,199
Interest Earnings	5,000	5,588	4,500	10,088	10,000
Carry Forward Surplus ⁽¹⁾	178,676	197,432	-	197,432	200,202
TOTAL REVENUES	\$ 605,545	\$ 611,043	\$ 17,676	\$ 628,719	\$ 631,401
EXPENDITURES:					
Interest - 11/1	\$ 124,259	\$ 124,259	-	\$ 124,259	\$ 121,429
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	124,259	-	124,259	124,259	121,429
Principal - 5/1	175,000	-	175,000	175,000	180,000
TOTAL EXPENDITURES	\$ 423,518	\$ 129,259	\$ 299,259	\$ 428,518	\$ 422,859
Other Sources/(Uses)					
Interfund transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	-	-	-	-	-
TOTAL EXPENDITURES	\$ 423,518	\$ 129,259	\$ 299,259	\$ 428,518	\$ 422,859
EXCESS REVENUES (EXPENDITURES)	\$ 182,027	\$ 481,784	\$ (281,582)	\$ 200,202	\$ 208,542

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 118,617

Cypress Bluff

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2020A Special Assessment Bonds (Del Webb Project)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,635,000			121,429	422,858.75
05/01/27	6,635,000	3.125%	180,000	121,429	
11/01/27	6,455,000			118,617	422,233.75
05/01/28	6,455,000	3.125%	185,000	118,617	
11/01/28	6,270,000			115,726	421,452.50
05/01/29	6,270,000	3.125%	190,000	115,726	
11/01/29	6,080,000			112,758	420,515.00
05/01/30	6,080,000	3.125%	195,000	112,758	
11/01/30	5,885,000			109,711	424,421.25
05/01/31	5,885,000	3.625%	205,000	109,711	
11/01/31	5,680,000			105,995	421,990.00
05/01/32	5,680,000	3.625%	210,000	105,995	
11/01/32	5,470,000			102,189	424,377.50
05/01/33	5,470,000	3.625%	220,000	102,189	
11/01/33	5,250,000			98,201	421,402.50
05/01/34	5,250,000	3.625%	225,000	98,201	
11/01/34	5,025,000			94,123	423,246.25
05/01/35	5,025,000	3.625%	235,000	94,123	
11/01/35	4,790,000			89,864	424,727.50
05/01/36	4,790,000	3.625%	245,000	89,864	
11/01/36	4,545,000			85,423	425,846.25
05/01/37	4,545,000	3.625%	255,000	85,423	
11/01/37	4,290,000			80,801	421,602.50
05/01/38	4,290,000	3.625%	260,000	80,801	
11/01/38	4,030,000			76,089	422,177.50
05/01/39	4,030,000	3.625%	270,000	76,089	
11/01/39	3,760,000			71,195	422,390.00
05/01/40	3,760,000	3.625%	280,000	71,195	
11/01/40	3,480,000			66,120	422,240.00
05/01/41	3,480,000	3.800%	290,000	66,120	
11/01/41	3,190,000			60,610	426,220.00
05/01/42	3,190,000	3.800%	305,000	60,610	
11/01/42	2,885,000			54,815	424,630.00
05/01/43	2,885,000	3.800%	315,000	54,815	
11/01/43	2,570,000			48,830	427,660.00
05/01/44	2,570,000	3.800%	330,000	48,830	
11/01/44	2,240,000			42,560	425,120.00
05/01/45	2,240,000	3.800%	340,000	42,560	
11/01/45	1,900,000			36,100	427,200.00
05/01/46	1,900,000	3.800%	355,000	36,100	
11/01/46	1,545,000			29,355	423,710.00
05/01/47	1,545,000	3.800%	365,000	29,355	
11/01/47	1,180,000			22,420	424,840.00
05/01/48	1,180,000	3.800%	380,000	22,420	
11/01/48	800,000			15,200	425,400.00
05/01/49	800,000	3.800%	395,000	15,200	
11/01/49	405,000			7,695	420,390.00
05/01/50	405,000	3.800%	405,000	7,695	
Total			\$ 6,635,000	\$ 3,531,651	\$ 10,166,651

Cypress Bluff

Community Development District

Proposed Budget Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	\$ 115,340	\$ 112,394	\$ 3,630	\$ 116,023	\$ 116,023
Interest Earnings	2,000	1,500	1,000	2,500	2,000
Carry Forward Surplus ⁽¹⁾	51,742	52,111	-	52,111	58,983
TOTAL REVENUES	\$ 169,083	\$ 166,005	\$ 4,630	\$ 170,634	\$ 177,006
EXPENDITURES:					
Interest - 11/1	\$ 33,326	\$ 33,326	-	\$ 33,326	\$ 32,808
Interest - 5/1	33,326	-	33,326	33,326	32,808
Principal - 5/1	45,000	-	45,000	45,000	50,000
TOTAL EXPENDITURES	\$ 111,651	\$ 33,326	\$ 78,326	\$ 111,651	\$ 115,616
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	-	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	-	\$ -	\$ -
TOTAL EXPENDITURES	\$ 111,651	\$ 33,326	\$ 78,326	\$ 111,651	\$ 115,616
EXCESS REVENUES (EXPENDITURES)	\$ 57,432	\$ 132,679	\$ (73,696)	\$ 58,983	\$ 61,390

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 32,089

Cypress Bluff
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,825,000			32,808	115,616.25
05/01/27	1,825,000	2.875%	50,000	32,808	
11/01/27	1,775,000			32,089	114,178.75
05/01/28	1,775,000	2.875%	50,000	32,089	
11/01/28	1,725,000			31,371	112,741.25
05/01/29	1,725,000	2.875%	50,000	31,371	
11/01/29	1,675,000			30,652	111,303.75
05/01/30	1,675,000	2.875%	50,000	30,652	
11/01/30	1,625,000			29,933	114,866.25
05/01/31	1,625,000	2.875%	55,000	29,933	
11/01/31	1,570,000			29,143	113,285.00
05/01/32	1,570,000	3.300%	55,000	29,143	
11/01/32	1,515,000			28,235	111,470.00
05/01/33	1,515,000	3.300%	55,000	28,235	
11/01/33	1,460,000			27,328	114,655.00
05/01/34	1,460,000	3.300%	60,000	27,328	
11/01/34	1,400,000			26,338	112,675.00
05/01/35	1,400,000	3.300%	60,000	26,338	
11/01/35	1,340,000			25,348	115,695.00
05/01/36	1,340,000	3.300%	65,000	25,348	
11/01/36	1,275,000			24,275	113,550.00
05/01/37	1,275,000	3.300%	65,000	24,275	
11/01/37	1,210,000			23,203	116,405.00
05/01/38	1,210,000	3.300%	70,000	23,203	
11/01/38	1,140,000			22,048	114,095.00
05/01/39	1,140,000	3.300%	70,000	22,048	
11/01/39	1,070,000			20,893	111,785.00
05/01/40	1,070,000	3.300%	70,000	20,893	
11/01/40	1,000,000			19,738	114,475.00
05/01/41	1,000,000	3.300%	75,000	19,738	
11/01/41	925,000			18,500	112,000.00
05/01/42	925,000	4.000%	75,000	18,500	
11/01/42	850,000			17,000	114,000.00
05/01/43	850,000	4.000%	80,000	17,000	
11/01/43	770,000			15,400	115,800.00
05/01/44	770,000	4.000%	85,000	15,400	
11/01/44	685,000			13,700	112,400.00
05/01/45	685,000	4.000%	85,000	13,700	
11/01/45	600,000			12,000	114,000.00
05/01/46	600,000	4.000%	90,000	12,000	
11/01/46	510,000			10,200	115,400.00
05/01/47	510,000	4.000%	95,000	10,200	
11/01/47	415,000			8,300	116,600.00
05/01/48	415,000	4.000%	100,000	8,300	
11/01/48	315,000			6,300	112,600.00
05/01/49	315,000	4.000%	100,000	6,300	
11/01/49	215,000			4,300	113,600.00
05/01/50	215,000	4.000%	105,000	4,300	
11/01/50	110,000			2,200	114,400.00
05/01/51	110,000	4.000%	110,000	2,200	
Total			\$ 1,825,000	\$ 1,022,596	\$ 2,847,596

Cypress Bluff
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	FY 2026	Increase/ (decrease)	
Active Adult	519	\$423.17	\$391.89	\$31.28	7.98%
Residential	1479	\$885.60	\$841.74	\$43.86	5.21%
Total	1998				

Cypress Bluff
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Interest Income	\$ 500	\$ -	\$ 150	\$ 150	\$ 500
Reserve for Amenities	-	-	-	-	100,000
Capital Reserve Funding	20,000	-	20,000	20,000	20,000
Carry Forward Balance	-	-	-	-	4,150
TOTAL REVENUES	\$ 20,500	\$ -	\$ 20,150	\$ 20,150	\$ 124,650
EXPENDITURES:					
Repairs and Replacements	\$ 16,000	\$ -	\$ 16,000	\$ 16,000	\$ 16,840
TOTAL EXPENDITURES	\$ 16,000	\$ -	\$ 16,000	\$ 16,000	\$ 16,840
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 16,000	\$ -	\$ 16,000	\$ 16,000	\$ 16,840
EXCESS REVENUES (EXPENDITURES)	\$ 4,500	\$ -	\$ 4,150	\$ 4,150	\$ 107,810

Capital Reserve Study

Description	FY 2027 Reserve Study *
Reserves Beginning of Year	\$ 106,530
Contributions	120,622
Interest Income	6,320
Expenditures	16,840
Anticipated Balance	\$ 250,312

Description	FY 2027 Budget
Reserves Beginning of Year	\$ 4,150
Contributions	120,000
Interest Income	500
Expenditures	(16,840)
Anticipated Balance	\$ 107,810

Variance Reserve Study vs. Actual **(\$142,502)**

*Refers to the Cypress Bluff CDD Reserve Study Report dated April 24, 2025, page 2-1.

FIFTH ORDER OF BUSINESS

D.

1.



COMMUNITY MANAGER REPORT 3/24/26
SUBMITTED BY MARCY POLLICINO

RECHARGE UPDATE:

February Amenity Use:

Front Gym door was opened 2,810 times.
Rear gym door was opened 67 times.
Main entry gate was opened 2,792 times.
Main pool gate was opened 263 times.
Side pool gate was opened 14 times.

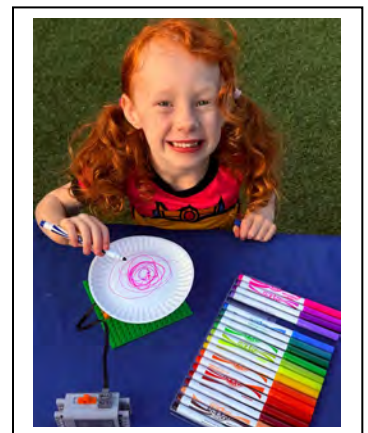
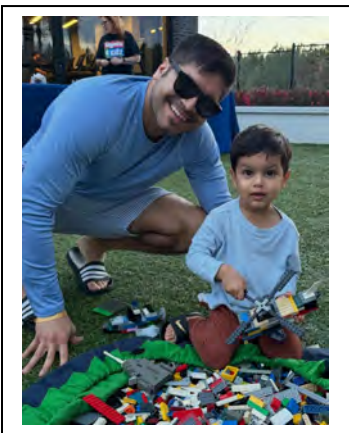
EVENTS UPDATE:

Adult Trivia

Adult only music bingo was cancelled due to low registration

Lego Movie Night

Bricks 4 Kidz came on site prior to a special showing of The Lego Movie. Kids were able to build with Legos and engage with staff. Tangos R Us food truck on site. 70 +/- attended





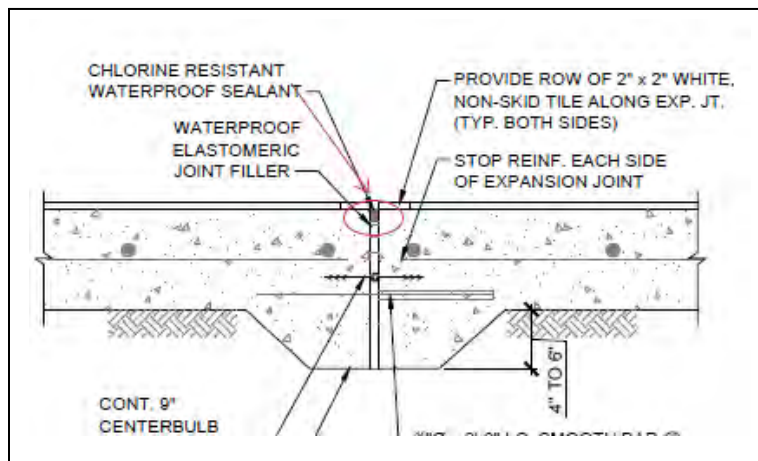
MARCH EVENTS: Live Music by Rob & Julie, Donut Run 5K and Egg Hunt

APRIL EVENTS: Adult Music Bingo, Dog Park Whiskey Tasting, Disney Broadway Night, Adult Comedy Night

ACTION ITEMS UPDATE

Pool
Recap Feb CDD Report: The pool lost water on the weekend of January 31st, and Village Pools was contacted to help troubleshoot. It was determined the pool was losing 4 inches per 24 hours and Red Rhino should be contacted. Red Rhino came out for leak detection @\$2,275 and discovered all three expansion joints are leaking.

The joint sealant needs to be fixed “or rather re-sealed”. See red arrow in the photo:



Village Pools

Village Pools is the original (pool) installer. Village Pools recommends full repair which will entail draining the pool. The pool is estimated to be closed 10-13 days. Village Pools offers a one year warranty on complete failure. Warranty is not valid if the joint is “picked at or tampered with.” See quote attached. Cost: \$12,350

Crown Pools

Crown Pools is recommended by Nocatee. Crown Pools recommends a full repair which will entail draining the pool. The pool is estimated to be closed for 14 days. Crown Pools offers a one year warranty on complete failure. Warranty is not valid if the joint is "picked at or tampered with." See quote attached. Cost: \$16,965

Additional Cost

There will be a JEA water/sewer cost to refill the pool. Estimated cost is: \$3,600

Grand Total Cost

Village Pools: \$15,950

Crown Pools: \$20,565

*Replacing the expansion joints is slated in the capital reserve study for 2032-2033 @ \$14,758. However, Red Rhino, Village Pools and Crown Pools noted expansion joints usually have to be re-sealed every 5-7 years. This would put us in target from inception in 2020.

2027 BUDGET CONSIDERATION

Paint

Painting the truss beams and blue poles was approved for the 2027 budget at the January 2026 CDD meeting @ \$3,795.

Pool Furniture

The pool furniture needs refreshment.

1. The chaise lounges and dining chairs need a fresh powder coat and to be re-slung.
2. The tables need a fresh powder coat.
3. The umbrellas need fresh skins.
4. The two seat sling sofa and matching sling chairs need to be re-slung.

It is cost effective to do all the furniture at once to save on freight (picking up and delivering) charges. See attached quote from the original furniture provider. Please note the quote only covers 2026 costs. Possible increase in pricing up to 5% for 2027.

Grand total: 2026 pricing: \$24,872.20 OR 2027 pricing with 5% increase @ \$26,115.81

*Pool furniture replacement is slated in the capital reserve for 2035-2036 @ \$53,757. Therefore, the pool furniture is refreshed at the halfway marker.

For comparison brand new furniture would cost \$46,743.60, therefore refurbishment would save an estimated \$20,627. See quote attached for comparison purposes.

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. Rake playground mulch.
5. Edged Jasmine beds.
6. Completed irrigation inspections.
7. Cutback freeze damage on the Iris.
8. Bottom pruned Crape Myrtle Trees.
9. Sprayed landscape beds for weeds.

2.

📅 TUESDAY, MARCH 3, 2026

Deck/Surface/Equipment

Deck: Pavers

Surface: Sky blue



Test - Leak Detection

Performed a complete leak detection on the structure and piping system.

Test - Complete Dye Test

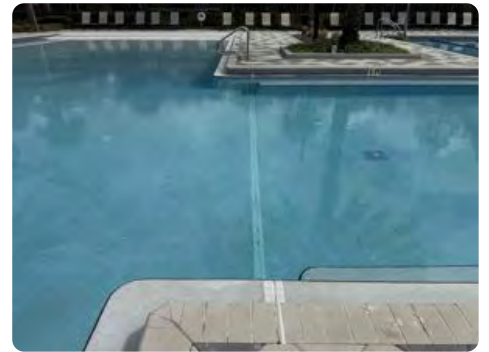
Performed a complete dye test.

Leak Status - Leaking

The pool will continue to leak until repairs are completed.

Miscellaneous Leaking Item

All three expansion joints in pool have opened up and are leaking throughout joints. Recommend getting a hold of a pool builder to fix issues.



Repair requires pool builder

Due to the nature/extent of the damage, the problem found may require a pool builder to fully resolve the issue. We recommend contacting your pool service company for a licensed pool builder for next steps. Our leak report can be used to inform the builder of the issue.

Village Pools of Central Florida LLC.
7013 Forest City Road
Orlando, FL 32810

E-Town Recharge Pool/St Johns County

Cypress Bluff CDD

01/16/2025

Scope and Proposal

- Drain pool
- Remove existing sealants from pools three expansion joint areas
- Prep joints for new sealant
- Apply new backer rods and elastomeric sealant to three joint areas
- Sealant application requires 7-day cure time before refilling
- Warranty on sealant application is one year/its recommended that sealant be replaced every 3 years

Proposed Cost*

\$12,350.00

Fire up/Balance/7 days service if needed

\$4,8000.00



Crown Pools, Inc.
 3002 Philips Hwy
 Jacksonville, FL 32207
Phone: 904-858-4300 ext. 101
Email: jhorsley@crownpoolsinc.com

Quote #:	Q1251
Date:	03/16/2026

Bill To: RECHARGE AMENITY CENTER 10571 E-TOWN PARKWAY JACKSONVILLE, FL 32256	Ship To: RECHARGE AMENITY CENTER 10571 E-TOWN PARKWAY JACKSONVILLE, FL 32256
--	--

Terms	PO #
Due upon receipt	

Item	Description	Quantity	Rate	Price
SERVICE PARTS	SERVICE PARTS AND LABOR TO DRAIN AND SECURE POOL. REMOVE AND REPLACE 100 LNFT ELASTOMERIC EXPANSION JOINT MATERIAL	1.00	\$16,965.00	\$16,965.00
notes	**PLEASE NOTE: THE POOL WILL BE SHUT DOWN FOR 14 DAYS FROM THE TIME OF DRAINING TO COMPLETION OF REPAIR AND START OF FILLING POOL, UPON COMPLETION OF FILLING, CROWN POOLS WILL START POOL AND MAKE SURE PUMPS ARE RUNNING PROPERLY. PROPERTY MAINTENANCE PERSONNEL WILL NEED TO BE ONSITE FOR START-UP AND TO CHEMICALLY BALANCE AND TAKE OVER THE POOL AT THIS TIME. AFTER DRAINING THE POOL, CROWN POOLS WILL HAVE TO ASSESS THE PREVIOUS INSTALLATION OF WATER STOP MATERIAL IN THE EXPANSION JOINT TO VERIFY IF INSTALLED PROPERLY. IF IT WAS NOT INSTALLED PROPERLY, THERE WILL BE ADDITIONAL COSTS INCURRED TO PROPERLY REPAIR THE EXPANSION JOINT IN THE POOL. CROWN POOLS IS NOT RESPONSIBLE FOR THE EXISTING CONDITIONS OF THE SWIMMING POOL AND EQUIPMENT. THIS INCLUDES PLASTER FINISH, TILE, PLUMBING LINES, AND ALL EQUIPMENT LOCATED IN THE EQUIPMENT AREA. THANK YOU FOR THE OPPORTUNITY TO PROVIDE YOU WITH AN ESTIMATE. SHOULD YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE CONTACT US.	1.00	\$0.00	\$0.00
Notes:			Subtotal	\$16,965.00
			Tax	\$0.00
			Total	\$16,965.00

Signed By:

3.



FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
3/5/2026	32100

Name / Address
Cypress Bluff CDD Marcy - 904-527-1081 Recharge@etownjax.com 475 West Town Place, Suite 114 St Augustine, FL 32092

Ship To
Recharge Amenity Center eTown 10571 eTown Parkway Jacksonville, FL 32256

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	3/5/2026	Justn	

Item	Quantity	Description	Cost	Total
Chaises	60	Full Refinish - Prep, Poder Coat and Re-Sling		
End Table	23	Refinish - MC150 Micamy Chaise Lounge	249.00	14,940.00T
Large Table	6	Refinish - R18Punch Regal Side Table	79.00	1,817.00T
Chair	24	Refinish - R42Punch Regal Dining Table	181.00	1,086.00T
Resling	2	Refinish - MC50 Micamy Dining Chair	120.00	2,880.00T
Upcharge For Pad...	2	Resling Only - Jupiter Love Seat With Padded Sling	194.00	388.00T
Resling	4	Upcharge For Padded Sling Chair	67.20	134.40T
Upcharge For Pad...	4	Resling Only - Jupiter Lounge Armchair With Padded Sling	97.00	388.00T
MISC	6	Upcharge For Padded Sling Chair	67.20	268.80T
		SKINS ONLY (845FMC) 7.5 ft. Commercial Resort Umbrella	245.00	1,470.00T
		Frame Finish: T-221 Textured Black MC150 - Sling Fabric Sand Plus MC50 - Sling Fabric: FP-1 Spa Stripe Umbrella Fabric - TBD		
Freight		Shipping Charge Includes Pickup, Delivery and Full Setup	1,500.00	1,500.00

Subtotal \$24,872.20

Sales Tax (0.0%) \$0.00

Total \$24,872.20

Phone #	Fax #
941-722-5643	941-723-9223



FLORIDA PATIO FURNITURE INC.

506 8th Street West
Palmetto, FL 34221

Estimate

Date	Estimate #
3/6/2026	32107

Name / Address
Cypress Bluff CDD Marcy - 904-527-1081 Recharge@etownjax.com 475 West Town Place, Suite 114 St Augustine, FL 32092

Ship To
Recharge Amenity Center eTown 10571 eTown Parkway Jacksonville, FL 32256

P.O. No.	Terms	Due Date	Rep	FOB
	50%DN Bal C.O.D.	3/5/2026	Justn	

Item	Quantity	Description	Cost	Total
MC-150	60	Meridian (Micamy) Sling Lounge, 14" Seat Height	445.20	26,712.00T
MC-50	24	Meridian (Micamy) Sling Chair With Arms	228.90	5,493.60T
R-18PUNCH	23	Regal 18" Table With Punched Aluminum Top, .75" X 1.5" Extrusion	161.70	3,719.10T
R-42PUNCHU	6	Regal 42" Round, Punch Aluminum Top Table With Hole, 1.50" x .75" Flat Extrusion	500.85	3,005.10T
MISC	4	DA-50 Style Chair With Faux Teak Armcap To Match Sample Chair	298.00	1,192.00T
Upcharge For Pad... MISC	4	Upcharge For Padded Sling Chair	67.20	268.80T
	1	DA-255 Style Love Seat With Faux Teak Armcap To Match Sample Chair	596.00	596.00T
Upcharge For Pad... MCP9	2	Upcharge For Padded Sling Chair	67.20	134.40T
	6	(854FMC) 9 ft. Commercial Resort Umbrella, 8 Fiberglass Rib, Crank NO TILT Market Umbrella With Wind Vents	594.30	3,565.80T
U-85C	6	85lb. Cement Umbrella Base With Powder Coated Aluminum Cover	142.80	856.80T
		Frame Finish: T-221 Textured Black MC150 - Sling Fabric Sand Plus MC50 - Sling Fabric: FP-1 Spa Stripe Umbrella Fabric - TBD Table Top Pattern - Boardwalk		
Freight		Shipping Charge Includes Delivery and Full Setup	1,200.00	1,200.00

Subtotal	\$46,743.60
Sales Tax (0.0%)	\$0.00
Total	\$46,743.60

Phone #	Fax #
941-722-5643	941-723-9223

SIXTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
February 28, 2026



Cypress Bluff
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 145,401	\$ -	\$ -	\$ 145,401
Due from Other	61	-	-	61
Due from General Fund	-	53,122	-	53,122
Investments:				
State Board of Administration (SBA)	614	-	-	614
Custody (US Bank)	1,020,690	-	-	1,020,690
Series 2019				
Reserve	-	360,508	-	360,508
Principal	-	827	-	827
Revenue	-	807,351	-	807,351
Interest	-	181	-	181
Prepayment	-	4	-	4
Series 2020				
Reserve	-	250,986	-	250,986
Principal	-	109	-	109
Revenue	-	542,467	-	542,467
Interest	-	124	-	124
Prepayment	-	4	-	4
Series 2020A				
Reserve	-	213,427	-	213,427
Principal	-	593	-	593
Revenue	-	468,342	-	468,342
Interest	-	93	-	93
Prepayment	-	4	-	4
Series 2021				
Reserve	-	57,625	-	57,625
Principal	-	162	-	162
Revenue	-	128,979	-	128,979
Interest	-	25	-	25
Prepaid Expenses	195	-	-	195
Total Assets	\$ 1,166,961	\$ 2,884,934	\$ -	\$ 4,051,894
Liabilities:				
Accounts Payable	\$ 5,282	\$ -	\$ -	\$ 5,282
Accrued Expenses	3,003	-	-	3,003
Due to Debt Service 2019	21,919	-	-	21,919
Due to Debt Service 2020	14,939	-	-	14,939
Due to Debt Service 2020A	12,752	-	-	12,752
Due to Debt Service 2021	3,513	-	-	3,513
Total Liabilities	\$ 61,407	\$ -	\$ -	\$ 61,407
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 195	\$ -	\$ -	\$ 195
Restricted for:				
Debt Service - Series	-	2,884,934	-	2,884,934
Unassigned	1,105,359	-	-	1,105,359
Total Fund Balances	\$ 1,105,554	\$ 2,884,934	\$ -	\$ 3,990,487
Total Liabilities & Fund Balance	\$ 1,166,961	\$ 2,884,934	\$ -	\$ 4,051,894

Cypress Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,339,699	\$ 1,298,544	\$ 1,298,544	\$ -
Interest Income	10,200	10,200	14,398	4,198
Other Income	20,000	8,333	4,151	(4,183)
Total Revenues	\$ 1,369,899	\$ 1,317,078	\$ 1,317,093	\$ 15
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,200	\$ 1,800
FICA Expense	918	383	245	138
Engineering	9,500	3,958	590	3,368
Arbitrage	2,400	1,000	600	400
Dissemination Agent	7,969	3,320	3,620	(300)
Attorney	13,000	5,417	3,587	1,830
Annual Audit	6,700	-	-	-
Assessment Roll	11,798	11,798	11,798	-
Trustee Fees	23,000	14,506	14,506	-
Management Fees	57,974	24,156	24,156	0
Information Technology	2,949	1,229	1,229	0
Website Maintenance	1,475	614	615	(0)
Telephone	500	208	79	130
Postage	1,500	625	1,120	(495)
Printing & Binding	2,500	1,042	556	486
Insurance	7,460	7,460	7,029	431
Legal Advertising	2,500	1,042	514	528
Other Current Charges	500	208	141	67
Office Supplies	600	250	3	247
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 165,418	\$ 82,392	\$ 73,763	\$ 8,629
<u>Operations & Maintenance</u>				
Ground Maintenance				
Pond Maintenance (Water Quality)	\$ 1,500	\$ 625	\$ 500	\$ 125
Landscape Maintenance	417,103	173,793	170,385	3,408
Landscape Contingency	13,000	13,000	14,575	(1,575)
Pump Maintenance	3,550	1,479	-	1,479
Water & Sewer	32,500	13,542	26,598	(13,057)
Irrigation Repairs	10,000	4,167	2,510	1,657
Pest Control	2,400	1,000	995	5
Environmental Permit/Monitoring	20,000	8,333	-	8,333
Other Repairs and Maintenance	5,000	2,083	-	2,083
Subtotal Ground Maintenance	\$ 505,053	\$ 218,022	\$ 215,564	\$ 2,459

Cypress Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Amenity Center				
Insurance	\$ 61,650	\$ 61,650	\$ 56,442	\$ 5,208
Amenity Manager (Vesta)	134,031	55,846	55,846	(0)
Pool Maintenance (Vesta)	10,172	4,238	4,238	0
Pool Chemicals (Vesta)	17,148	7,145	7,145	0
Facility Attendant (Vesta)	98,500	41,042	41,042	0
Janitorial Services (Vesta)	13,339	5,558	5,558	(0)
Refuse	3,000	1,250	996	254
Security and Gate Maintenance	10,000	4,167	180	3,987
Security Patrol	20,000	8,333	-	8,333
Facility Maintenance (Vesta)	21,387	8,911	8,911	(0)
Elevator Maintenance	5,000	2,083	3,666	(1,583)
Electric	25,500	10,625	11,517	(892)
Cable and Internet	10,200	4,250	3,915	335
Licenses and Permits	1,000	417	-	417
Subscriptions	-	-	2,670	(2,670)
Repairs & Maintenance	71,000	29,583	15,189	14,394
Special Events	35,000	14,583	12,453	2,130
Holiday Decorations	1,500	625	704	(79)
Fitness Center R&M	20,000	8,333	3,384	4,949
Fitness Equipment Rentals	9,000	3,750	1,533	2,217
Reserve for Amenities	100,000	41,667	5,502	36,164
Mobile Application	9,000	3,750	3,750	-
Other Current Charges	3,000	1,250	-	1,250
Subtotal Amenity Center	\$ 679,427	\$ 319,057	\$ 244,643	\$ 74,414
Capital Reserve				
Capital Reserve Funding	\$ 20,000	\$ -	\$ -	\$ -
Subtotal Capital Reserve	\$ 20,000	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 1,204,480	\$ 537,079	\$ 460,206	\$ 76,873
Total Expenditures	\$ 1,369,899	\$ 619,471	\$ 533,969	\$ 85,502
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ 697,607	\$ 783,124	\$ 85,517
Net Change in Fund Balance	\$ 0	\$ 697,607	\$ 783,124	\$ 85,517
Fund Balance - Beginning	\$ -		\$ 322,430	
Fund Balance - Ending	\$ 0		\$ 1,105,554	

Cypress Bluff
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 723,981	\$ 701,333	\$ 701,333	\$ -
Interest Income	5,000	5,000	9,709	4,709
Total Revenues	\$ 728,981	\$ 706,333	\$ 711,042	\$ 4,709
Expenditures:				
Interest - 11/1	\$ 241,313	\$ 241,313	\$ 241,313	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	241,313	-	-	-
Principal - 5/1	240,000	-	-	-
Total Expenditures	\$ 722,626	\$ 241,313	\$ 246,313	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,355	\$ 465,020	\$ 464,729	\$ (291)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,355	\$ 465,020	\$ 464,729	\$ (291)
Fund Balance - Beginning	\$ 360,334		\$ 726,061	
Fund Balance - Ending	\$ 366,689		\$ 1,190,790	

Cypress Bluff

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 495,593	\$ 478,013	\$ 478,013	\$ -
Interest Income	10,000	4,167	7,351	3,184
Total Revenues	\$ 505,593	\$ 482,180	\$ 485,364	\$ 3,184
Expenditures:				
Interest - 11/1	\$ 171,259	\$ 171,259	\$ 171,259	\$ -
Principal - 11/1	150,000	150,000	150,000	-
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	168,334	-	-	-
Total Expenditures	\$ 489,593	\$ 321,259	\$ 326,259	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 16,000	\$ 160,921	\$ 159,105	\$ (1,816)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 16,000	\$ 160,921	\$ 159,105	\$ (1,816)
Fund Balance - Beginning	\$ 398,976		\$ 649,523	
Fund Balance - Ending	\$ 414,976		\$ 808,629	

Cypress Bluff

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 421,869	\$ 408,023	\$ 408,023	\$ -
Interest Income	5,000	5,000	5,588	588
Total Revenues	\$ 426,869	\$ 413,023	\$ 413,611	\$ 588
Expenditures:				
Interest - 11/1	\$ 124,259	\$ 124,259	\$ 124,259	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	124,259	-	-	-
Principal - 5/1	175,000	-	-	-
Total Expenditures	\$ 423,518	\$ 124,259	\$ 129,259	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,351	\$ 288,764	\$ 284,352	\$ (4,412)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,351	\$ 288,764	\$ 284,352	\$ (4,412)
Fund Balance - Beginning	\$ 197,240		\$ 410,859	
Fund Balance - Ending	\$ 200,591		\$ 695,211	

Cypress Bluff

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 115,340	\$ 112,394	\$ 112,394	\$ -
Interest Income	2,000	833	1,500	667
Total Revenues	\$ 117,340	\$ 113,227	\$ 113,894	\$ 667
Expenditures:				
Interest - 11/1	\$ 33,326	\$ 33,326	\$ 33,326	\$ -
Interest - 5/1	33,326	-	-	-
Principal - 5/1	45,000	-	-	-
Total Expenditures	\$ 111,651	\$ 33,326	\$ 33,326	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,689	\$ 79,901	\$ 80,568	\$ 667
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,689	\$ 79,901	\$ 80,568	\$ 667
Fund Balance - Beginning	\$ 51,742		\$ 109,736	
Fund Balance - Ending	\$ 57,432		\$ 190,304	

Cypress Bluff

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues				
Interest Income	\$ 500	\$ 208	\$ -	\$ (208)
Capital Reserve Funding	20,000	-	-	-
Carry Forward Balance	-	-	-	-
Total Revenues	\$ 20,500	\$ 208	\$ -	\$ (208)
Expenditures:				
Capital Outlay	\$ 16,000	\$ 6,667	\$ -	\$ 6,667
Total Expenditures	\$ 16,000	\$ 6,667	\$ -	\$ 6,667
Excess (Deficiency) of Revenues over Expenditures	\$ 4,500		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,500.00		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 4,500		\$ -	

Cypress Bluff
Community Development District
Long Term Debt Report

Series 2019, Special Assessment Bonds	
Interest Rate:	3.75% - 5.1%
Maturity Date:	5/1/2048
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 360,508
Reserve Fund Balance	360,508
Bonds outstanding - 9/30/2018	\$ 11,565,000
Less: Principal Payment - 5/1/19	(330,000)
Less: Principal Payment - 5/1/20	(195,000)
Less: Principal Prepayment - 11/1/20	(15,000)
Less: Principal Prepayment - 2/1/21	(20,000)
Less: Principal Payment - 5/1/21	(200,000)
Less: Principal Prepayment - 5/1/21	(15,000)
Less: Principal Prepayment - 8/1/21	(10,000)
Less: Principal Prepayment - 11/1/21	(15,000)
Less: Principal Prepayment - 2/1/22	(5,000)
Less: Principal Payment - 5/1/22	(210,000)
Less: Principal Prepayment - 5/1/22	(35,000)
Less: Principal Prepayment - 11/1/22	(10,000)
Less: Principal Payment - 5/1/23	(215,000)
Less: Principal Prepayment - 11/1/23	(15,000)
Less: Principal Payment - 5/1/24	(225,000)
Less: Principal Prepayment - 11/1/24	(15,000)
Less: Principal Payment - 5/1/25	(230,000)
Less: Principal Prepayment - 5/1/25	(5,000)
Less: Principal Prepayment - 11/1/25	(5,000)
Current Bonds Outstanding	\$ 9,795,000

Series 2020, Special Assessment Bonds	
Interest Rate:	3.9% - 5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 250,986
Reserve Fund Balance	250,986
Bonds outstanding - 4/15/2020	\$ 7,705,000
Less: Principal Payment - 11/1/20	(290,000)
Less: Principal Payment - 11/1/21	(130,000)
Less: Principal Payment - 11/1/22	(135,000)
Less: Principal Payment - 11/1/23	(140,000)
Less: Principal Payment - 11/1/24	(145,000)
Less: Principal Prepayment - 5/1/25	(10,000)
Less: Principal Payment - 11/1/25	(150,000)
Less: Principal Prepayment - 11/1/25	(5,000)
Current Bonds Outstanding	\$ 6,700,000

Series 2020A, Special Assessment Bonds (Del Webb Project)	
Interest Rate:	2.7% - 3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 213,427
Reserve Fund Balance	213,427
Bonds outstanding - 9/11/2020	\$ 7,675,000
Less: Principal Payment - 5/1/21	(150,000)
Less: Principal Prepayment - 2/1/22	(10,000)
Less: Principal Payment - 5/1/22	(155,000)
Less: Principal Prepayment - 11/1/22	(15,000)
Less: Principal Payment - 5/1/23	(160,000)
Less: Principal Prepayment - 11/1/23	(15,000)
Less: Principal Payment - 5/1/24	(165,000)
Less: Principal Prepayment - 5/1/24	(10,000)
Less: Principal Payment - 5/1/25	(165,000)
Less: Principal Prepayment - 5/1/25	(15,000)
Less: Principal Prepayment - 11/1/25	(5,000)
Current Bonds Outstanding	\$ 6,810,000

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

B.

C.

Cypress Bluff

Community Development District

Check Run Summary February 28, 2026

Fund	Date	Check No.	Amount
Payroll	2/24/26	50303-50305	\$ 554.10
		Subtotal	<u>\$ 554.10</u>
General Fund			
	2/12/26	1856-1868	\$ 36,120.86
	2/20/26	1869-1880	42,720.38
	2/26/26	1881-1882	978.27
		Subtotal	<u>\$ 79,819.51</u>
Total			<u>\$ 80,373.61</u>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50303	7	EDWARD J MUHL JR	184.70	2/24/2026
50304	2	JOHN S HEWINS JR	184.70	2/24/2026
50305	6	WILLIAM J CELLAR	184.70	2/24/2026
TOTAL FOR REGISTER			554.10	

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: February 24, 2026 Meeting

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

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

Approved for Payment:


District Manager Signature

2.24.2026
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/12/26	00187	2/04/26	03282601	202602	320	320-57200	49400			*	250.00		
			3/28 2HR EGG HUNT						BRITTANY LYNNE THAM			250.00	001856
2/12/26	00186	2/03/26	3376344	202602	320	320-57200	49400			*	600.00		
			3/20 1HR COMMUNITY EVENT						DAVID CARRION			600.00	001857
2/12/26	00081	2/01/26	159211	202602	320	320-57200	47200			*	100.00		
			FEB LAKE MAINT POND 1						CLEAR WATERS INC			100.00	001858
2/12/26	00123	2/02/26	1884	202602	320	320-57200	49400			*	520.00		
			3/28 2HR MR EASTER BUNNY						GIRLY-GIRL PARTEAS			520.00	001859
2/12/26	00123	2/02/26	1885	202602	320	320-57200	49400			*	160.00		
			4/3 1HR MR EASTER BUNNY						GIRLY-GIRL PARTEAS			160.00	001860
2/12/26	00005	2/01/26	110	202602	310	310-51300	34000			*	4,831.17		
			FEB MANAGEMENT FEES										
		2/01/26	110	202602	310	310-51300	52100			*	122.92		
			FEB WEBSITE ADMIN										
		2/01/26	110	202602	310	310-51300	35200			*	245.75		
			FEB INFO TECH										
		2/01/26	110	202602	310	310-51300	31300			*	664.08		
			FEB DISSEM AGENT SRVCS										
		2/01/26	110	202602	310	310-51300	51000			*	.60		
			OFFICE SUPPLIES										
		2/01/26	110	202602	310	310-51300	42000			*	198.09		
			POSTAGE										
		2/01/26	110	202602	310	310-51300	42500			*	106.05		
			COPIES										
		2/01/26	110	202602	310	310-51300	41000			*	15.43		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SERVICES			6,184.09	001861
2/12/26	00095	1/31/26	3690209	202512	310	310-51300	31500			*	1,402.50		
			DEC GENERAL COUNSEL						KUTAK ROCK LLP			1,402.50	001862
2/12/26	00143	2/03/26	205	202602	320	320-57200	49400			*	591.25		
			3/28 10AM MINI ME EVENT						KEISHA MCCLOUD			591.25	001863

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/12/26	00061	10/07/25	12810676	202510	320-57200-49400		3/6 MOVIE NIGHT PROGRESSIVE ENTERTAINMENT	*	395.00	395.00	001864
2/12/26	00065	1/05/26	2466	202601	320-57200-46000		FITNESS EQUIPMENT REPAIRS SOUTHEAST FITNESS REPAIR	*	475.00	475.00	001865
2/12/26	00012	1/26/26	17884	202601	320-57200-46110		PLAY GROUND MULCH SUN STATE NURSERY	*	750.00	750.00	001866
2/12/26	00055	2/03/26	62181892	202602	320-57200-47000		FEB PEST CONTROL TURNER PEST CONTROL LLC	*	144.94	144.94	001867
2/12/26	00037	2/01/26	430502	202602	320-57200-45000		FEB AMENITY MANAGER	*	11,169.25		
		2/01/26	430502	202602	320-57200-45100		FEB FACILITY ATTENDANT	*	8,208.33		
		2/01/26	430502	202602	320-57200-46800		FEB POOL MAINTENANCE	*	847.67		
		2/01/26	430502	202602	320-57200-46200		FEB JANITORIAL	*	1,111.58		
		2/01/26	430502	202602	320-57200-46600		FEB MAINTENANCE	*	1,782.25		
		2/01/26	430502	202602	320-57200-46810		FEB POOL CHEMICALS	*	1,429.00		
							VESTA PROPERTY SERVICES INC			24,548.08	001868
2/20/26	00006	1/12/26	223769	202512	310-51300-31100		DEC ENGINEERING SERVICES ENGLAND THIMS & MILLER INC.	*	590.00	590.00	001869
2/20/26	00127	2/16/26	2026-03-	202602	320-57200-49400		3/28 2HR EASTER EGG HUNT FIRST COAST FOAM PARTY LLC	*	525.00	525.00	001870
2/20/26	00002	2/12/26	26-00866	202602	310-51300-48000		2/24 NTC OF BOS MTG JACKSONVILLE DAILY RECORD	*	103.50	103.50	001871
2/20/26	00184	2/11/26	260191-1	202602	320-57200-46000		9B ENTRANCE SIGN PRIME SIGN INSTALLATION LLC	*	290.00	290.00	001872

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/20/26	00168	5/02/25	05022025	202602	320	57200	49400		MICHAEL SHEEHAN	*	250.00	250.00	001873
2/20/26	00012	2/10/26	17908	202602	320	57200	46100		SUN STATE NURSERY	*	25,549.00	25,549.00	001874
2/20/26	00012	2/10/26	17909	202602	320	57200	46100		SUN STATE NURSERY	*	1,808.08	1,808.08	001875
2/20/26	00012	2/10/26	17910	202602	320	57200	46100		SUN STATE NURSERY	*	6,720.00	6,720.00	001876
2/20/26	00012	2/10/26	17951	202601	320	57200	46400		SUN STATE NURSERY	*	860.00	860.00	001877
2/20/26	00011	2/17/26	00252-26	202602	310	51300	31200		THE BANK OF NEW YORK MELLON	*	4,400.00	4,400.00	001878
2/20/26	00104	2/09/26	SO26-001	202602	320	57200	46000		VAK PAK, INC	*	1,376.10	1,376.10	001879
2/20/26	00066	1/20/26	22920A	202601	320	57200	46500		WIPES LLC	*	230.70	230.70	001880
2/26/26	00010	2/19/26	28714	202601	310	51300	31400		GRAU AND ASSOCIATES	*	600.00	600.00	001881
2/26/26	00104	2/16/26	SO26-001	202602	320	57200	46000		VAK PAK, INC	*	378.27	378.27	001882
TOTAL FOR BANK A											79,801.51		
TOTAL FOR REGISTER											79,801.51		

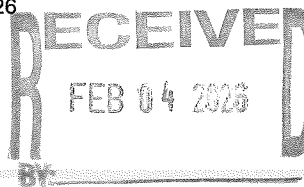
CYBL CYPRESS BLUFF TLEE



Adventures N Art LLC
btham@adventuresNart.com | (904) 637-9626

Invoice #03282601

Issue date
Jun 17, 2025



Mar. 28 2026 | 10am-12pm | "Community Egg Hunt" | Face Painting

Company Name: Cypress Bluff CDD (E-Town)
Event Title: Community Egg Hunt
Event Location: E-Town Area TBD
Phone: (904) 527.1081
Email: mpollicino@vestapropertyservices.com

This invoice is for event services on (Saturday, March 28th, 10am-12noon). Adventures N Art LLC will be providing a Face Painter for the (Community Easter/Egg Hunt) event taking place at (E-Town Community Building / Pending Address).

Payment is due in full by the event date before or on arrival. Please make all checks out to "Adventures N Art LLC". If sending checks by mail; 114 T R Williams Lane, Palatka, FL 32177 is the mailing address. Receipt or Tax ID can be provided upon request. Cancellations must be made 48 hours in advance, if not a cancellation fee of 25% of the event total will apply. If payment is not received on or by the due date, you may be subject to \$15 late fee.

Thank you again for choosing Adventures N Art!

Brittany "Bee" Tham
P: (904) 637.9626 | E: BTham@adventuresNart.com
<http://www.adventuresNart.com>

Customer
Marcy Pollicino
Vesta Property Services / Cypress Bluff
CDD
mpollicino@vestapropertyservices.com
(904) 527-1081
475 West Town Place
Suite 114
St. Augustine, FL 32902

Invoice Details
PDF created June 17, 2025
\$250.00
Service date March 28, 2025

Payment
Due March 28, 2026
\$250.00

Items	Quantity	Price	Amount
Face Painter - 2 Hour Event	1	\$250.00	\$250.00
Subtotal			\$250.00
Included Tax (\$0.00)			



Pay online

To pay your invoice go to <https://squareup.com/u/ZbvGFnZD>

Or open the camera on your mobile device and place the QR code in the camera's view.



Adventures N Art LLC
btham@adventuresNart.com | (904) 637-9626

Invoice #03282601

Issue date
Jun 17, 2025

Total Due

\$250.00



Pay online

To pay your invoice go to <https://squareup.com/u/ZbvGFnZD>

Or open the camera on your mobile device and place the QR code in the camera's view.



INVOICE
3376344

Bricks 4 Kidz - Jacksonville, Westside

dcarrion@bricks4kidz.com

(904) 312-7621

Cypress Bluff CDD

Instructor(s): David Carrion

Program: In-School Workshops/Fieldtrip

DESCRIPTION

Checks made payable to: Bricks 4 Kidz 7824
Wildlife Ct. Jacksonville, FL 32210

ETOWN COMMUNITY FIELD TRIP

Date:03/20/2026

Time:05:30 PM - 06:30 PM

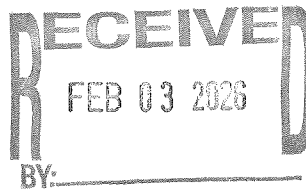
Location:Cypress Bluff CDD

of Guests: 60



Thank you for building
with Bricks 4 Kidz !

Make Payments to: N/A



Base Cost \$600.00

Total Cost \$600.00

Payments Applied \$0.00

Balance Due \$600.00

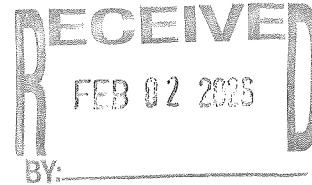
www.brick4kidz.com/florida-jacksonville-westside

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

Invoice

DATE	INVOICE #
2/1/2026	159211

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



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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00

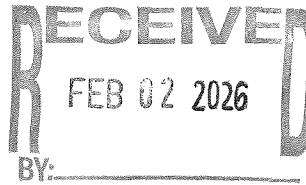
Thank you for your business.	Clearwaterslakemgmt.com	Total	\$100.00
------------------------------	-------------------------	--------------	----------

INVOICE



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

Invoice No#: 1884
Invoice Date: Feb 2, 2026
Due Date: Mar 20, 2026



\$520.00 USD
AMOUNT DUE

BILL TO

Cypress Bluff CDD
Marcy Pollicino
mpollicino@vestapropertyservices.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Mr Easter Bunny + Assistant at E-Town Saturday, March 28·10:00am - 12:00pm	\$320.00	\$320.00
2	Garden Fairy at E-Town Saturday, March 28·10:00am - 12:00pm	\$200.00	\$200.00
	Subtotal		\$520.00
	Shipping		\$0.00
	TOTAL		\$520.00 USD

NOTES TO CUSTOMER

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

TERMS AND CONDITIONS

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

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

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

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

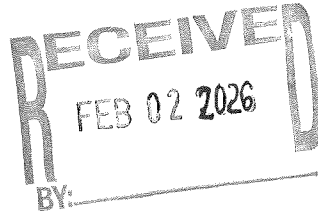
ATTENDANCE: Though some guests may not show up even if they RSVP, you will be charged for the final guest count you confirmed prior to the party. We do not provide refunds if your guests are no shows.

INVOICE



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

Invoice No#: 1885
Invoice Date: Feb 2, 2026
Due Date: Mar 27, 2026



\$160.00 USD
AMOUNT DUE

BILL TO

Cypress Bluff CDD
Marcy Pollicino
mpollicino@vestapropertyservices.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Mr Easter Bunny + Assistant Friday, April 3-6:00 – 7:00pm	\$160.00	\$160.00
	Subtotal		\$160.00
	Shipping		\$0.00
	TOTAL		\$160.00 USD

NOTES TO CUSTOMER

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

TERMS AND CONDITIONS

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

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

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

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

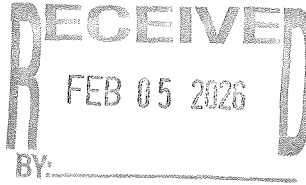
ATTENDANCE: Though some guests may not show up even if they RSVP, you will be charged for the final guest count you confirmed prior to the party. We do not provide refunds if your guests are no shows.

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

Invoice

Invoice #: 110
Invoice Date: 2/1/26
Due Date: 2/1/26
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 -February 2026		4,831.17	4,831.17
Website Administration - February 2026		122.92	122.92
Information Technology - February 2026		245.75	245.75
Dissemination Agent Services - February 2026		664.08	664.08
Office Supplies		0.60	0.60
Postage		198.09	198.09
Copies		106.05	106.05
Telephone		15.43	15.43
		Total	\$6,184.09
		Payments/Credits	\$0.00
		Balance Due	\$6,184.09

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

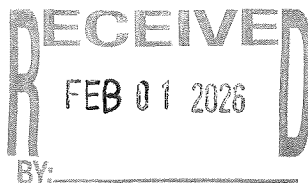
Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

January 31, 2026



Reference: Invoice No. 3690209

Client Matter No. 4123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3690209
4123-1

Re: General Counsel

For Professional Legal Services Rendered

12/01/25	K. Buchanan	0.30	106.50	Finalize cost share agreement; confer with general manager
12/01/25	K. Haber	0.20	54.00	Correspond with Pollicino regarding irrigation cost share agreement
12/02/25	K. Buchanan	0.50	177.50	Perform meeting follow up; review tentative agenda
12/09/25	K. Buchanan	0.40	142.00	Review landscape maintenance responsibilities and confer with managers
12/13/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
12/16/25	K. Buchanan	0.80	284.00	Prepare for and attend board meeting
12/16/25	H. Hurley	0.30	79.50	Prepare map depicting maintenance requirements
12/17/25	H. Hurley	0.10	26.50	Correspond with Buchanan regarding maintenance of district property; prepare map of maintenance responsibilities
12/18/25	K. Buchanan	0.80	284.00	Perform meeting follow up; confer with district manager
12/30/25	K. Buchanan	0.30	106.50	Review open items
12/30/25	H. Hurley	0.10	26.50	Prepare map depicting maintenance requirements

KUTAK ROCK LLP

Cypress Bluff CDD

January 31, 2026

Client Matter No. 4123-1

Invoice No. 3690209

Page 2

TOTAL HOURS	4.10	
TOTAL FOR SERVICES RENDERED		\$1,402.50
TOTAL CURRENT AMOUNT DUE		<u>\$1,402.50</u>

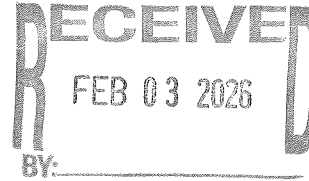
Invoice #0000205

Invoice for order: #10184

Issue Date: Jun 12, 2025

Due Date: Jul 12, 2025

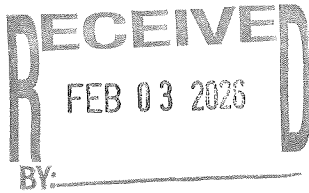
Mini-Me Motor Club
Jacksonville, Florida
United States
MMMC@minimemotorclub.com
Phone: 904-878-1426
Company ID: 830705764



Customer Info:
Cypress Bluff CDD
recharge@etownjax.com

Product or Service	Quantity	Price	Line Total
Mini-Me Event March 28, 2026 at 10:00 AM	1	\$591.25	\$591.25
Subtotal			\$591.25
Tax breakdown			
Tax (0%)			\$0.00
Tax total			\$0.00
Invoice Total			\$591.25
Amount Paid			\$0.00
Balance Due			\$591.25

Cancellation policy: We do require a \$50 deposit using a Visa or MasterCard. This deposit is credited towards your total bill. ALL DEPOSITS or PAYMENTS ARE NON- REFUNDABLE. IF you cancel for ANY reason you will receive a CREDIT that can be used for up to 3 months. Your invoice will be updated to reflect the cancellation and you will have (1) opportunity to use the deposit / full payment made at the time of the order. For further detail call 904-878-1426.



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

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

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 10/7/2025 **Invoice #** 12810676 **Terms:** Prior to event date **PO#**

Customer name: Cypress Bluff CDD (e-Town) **Event type:** Movie Night

Billing address: 10571 eTown Parkway, Jacksonville, Fl. 32256

Original contact person: Marcy Pollicino **Wk:** 527-1081 **Cell:** 904-710-9348 **E-mail/ fax:** mpollicino@vestapropertyservices.com

At event contacts with cell: Same

Event date: Friday, March 6th, 2026 **Hours of event:** 6:30pm till end **Hours of service:** Same

Approximate set up time: 5:00 to 5:30pm

Location name and address: Same

Where to set up at location:

Set up-grass or pavement: Grass **Water within 75':** N/A **Power within 75':** NA **Covered area for entertainer:** NA

Notes:

SERVICES NEEDED:

* 24' inflatable Movie Screen System with operator

Reg. Rate	\$	450.00	Your Cost	\$	395.00
Total Savings	\$	55.00			
Sub Total:	\$	395.00			
Sales Tax:	\$	-			
Invoice Total:	\$	395.00			
50 % Deposit required	\$	-			
Balance due before date of event	\$	395.00			
Payments received	\$	-			
Current Balance	\$	395.00			

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

Customer signature required x _____ Date: _____



SOUTHEAST FITNESS REPAIR

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

Office@SoutheastFitnessRepair.com

RECEIVED
JAN 25 2026
BY:

Invoice

DATE	01/05/2026
INVOICE#	2466
TERMS	NET 30
DUE DATE	02/04/2026

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

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

JOB#	DATE	PO/REF#	DESCRIPTION		
106936	01/05/2026	2026 PM	2026 PM		
Completion Notes: Pm'd all fitness equipment Precor bench press machine squeaking Precor leg extension speaking Went through machines got rid of the squeaking					
Job Charges			Qty	Rate	Total
Q-PM: Treadmill			4.00	\$33.00	\$132.00
Q-PM: Elliptical, Cross-trainer, ARC, AMT			2.00	\$33.00	\$66.00
Q-PM: Spin Bike, Rowing Machine			4.00	\$22.00	\$88.00
Q-PM: Multi-Station			2.00	\$18.00	\$36.00
Q-PM: Single-Station			3.00	\$13.00	\$39.00
Q-PM: Dumbbell Set, Weight Set			2.00	\$12.00	\$24.00
Travel <60 miles			1.00	\$90.00	\$90.00
Job Subtotal					\$475.00
Job Total					\$475.00

PRE-WORK SIGNATURE

11/14/2025 11:04 am

POST-WORK SIGNATURE

01/05/2026 03:55 pm

Signed By:

Signed By:

CUSTOMER MESSAGE

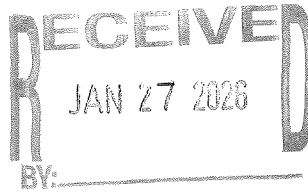
Invoice Total:	\$475.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$475.00



Maintenance Invoice

Invoice#: 17884

Date: 01/26/2026



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

For: E-Town Area 1

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Play Ground Mulch	10.00	75.00	750.00	

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

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

Amount Due	750.00
-------------------	---------------

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

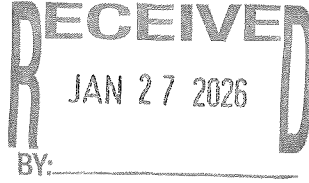
THANK YOU FOR YOUR BUSINESS!!



Invoice

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

Invoice # 430502
Date 02/01/2026
Terms
Due Date 03/01/2026
Memo Monthly Fees



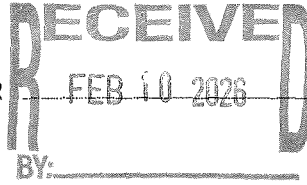
Bill To
James Perry, CPA
Cypress Bluff CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

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

Total 24,548.08



ENGLAND-THIMS & MILLER



JAN 22 2026

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.com | 904.642.8990

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

January 12, 2026

Invoice No: 223769

Total This Invoice \$590.00

Project 13102.26002 Cypress Bluff CDD-District Engineer (WA#3)

Tasks this month included:

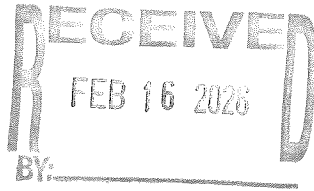
- Meeting attendance

Professional Services rendered through December 31, 2024

Labor

			Hours	Rate	Amount
Executive VP/Chief Engineer					
Weeber, Bradley	11/15/2025		.50	335.00	167.50
Weeber, Bradley	12/20/2025		1.00	335.00	335.00
Engineer					
Canaday, Ryan	12/20/2025		.50	175.00	87.50
	Totals		2.00		590.00
	Total Labor				590.00
Total This Invoice					<u>\$590.00</u>

INVOICE



First Coast Foam Party LLC
101 Marketside ave Suite 404-154, ponte vedra, FL 32081
Phone: +1 904-834-1311;
firstcoastfoamparty@gmail.com; Website:
www.Firstcoastfoamparty.com

Invoice No#: 2026-03-28-01
Invoice Date: Feb 16, 2026
Due Date: Mar 26, 2026



\$525.00 USD

AMOUNT DUE

BILL TO

Cypress Bluff CDD
marcy Pollicino
10571 eTown Parkway, jacksonville, FL 32256,
UNITED STATES
mpollicino@vestapropertyservices.com
Phone: +1 904-527-1081

SHIP TO

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

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	2 hour FOAM party Easter egg hunt 3/28/2026 10-12.	\$525.00	\$525.00
	Subtotal		\$525.00
	Shipping		\$0.00
	TOTAL		\$525.00 USD

NOTES TO CUSTOMER

Thank you for allowing us to party with you! The above party is going to be a one cannon, two hour event scattering a light layer of fun FOAM for kids to search for Easter eggs in. 03/30/2024 10-12.

TERMS AND CONDITIONS

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

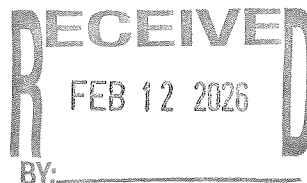
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

February 12, 2026

Date

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



Serial # <u>26-00866D</u>	PO/File # _____	<u>\$103.50</u>
		Payment Due

Notice of Meeting of Board of Supervisors

\$103.50

Publication Fee

Cypress Bluff Community Development District

Case Number _____	Amount Paid
--------------------------	--------------------

Publication Dates 2/12

County Duval

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 26-00866D on your check or remittance advice.

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

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

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

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

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

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

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, February 24, 2026, 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) 940-6850 ("District Manager's Office") during normal business hours, and will be available on the District's website, www.CypressBluffCDD.com.

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

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

Jim Oliver
District Manager
Feb. 12 00 (26-00866D)

PRIME Sign

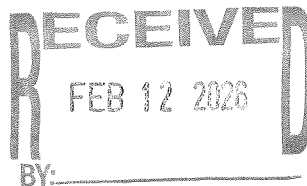
INSTALLATION, LLC

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

Invoice

Date	Invoice #
02/11/2026	260191-1

Contractor #ES12002533



Bill To
Vesta Property Services 245 Riverside Ave, Ste 300 Jacksonville, FL 32202

Job site
E TOWN 11100 E TOWN PKWY JACKSONVILLE, FL 32256

P.O. Number	Rep	Ordered By
	House	Marcy Pollicino

Item	Price	Qty	Amount
1: TROUBLESHOOT & REPAIR - CLIENT REPORTS:	145.00	2	290.00

- 9B ENTRANCE SIGN - APARTMENT SIDE IS NOT ILLUMINATING AT NIGHT

RESOLUTION:

Everything is working, the sign just keeps getting stuck on the wrong channel or the channel needs to be refreshed. All batteries and output are testing perfect. Since everything is testing properly and functioning as designed, if the issue continues after refreshing the channel, there isn't anything further we can do on our end.

Item	Price
Sales Price	290.00
Subtotal	290.00
Deposit	-0.00
Total	290.00
Total Amount Due	290.00

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.



Invoice

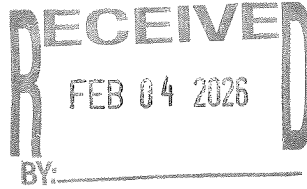
From:

Sheehan Homestead LLC
44065 Cushman Road, Callahan, FL 32011
Email: sheehanhomestead@gmail.com
Phone: 914-263-1311

Invoice Date: May 2, 2025

Due Date: March 28, 2026

Bill To: Cyprus Bluff CDD



Description of Services: Mobile Petting Zoo Event -90 min
Date of Event: March 28, 2026
Location:475 West Town Place Suite 114 St. Augustine, FL 32902
Time: 10am-12pm

Details:

- Animals Included: All baby bunnies available, chickens, baby animals (seasonal availability) - Easter Theme event - At least 10 animals
- Owners/Founders attending and facilitating: Ann-Marie Sheehan (MEd in STEM Leadership) and Michael Sheehan (EMBA in Marketing & US Business Law)

Payment Details:

- Sub-Total Cost: \$650
- Early booking discount: -\$150
- **Total: \$500**
- Deposit Required (50%): \$ 250 (within 14 days to secure date)
- Balance Due: \$250 (on or before the event day)

Payment Options:

Check payable to Sheehan Homestead LLC **OR** [Deposit Payment Link](#)

Cancellation Policy:

Cancellations must be made at least 7 days before the event for a full deposit refund.

Terms & Conditions:

Payment of the deposit constitutes acceptance of this proposal and agreement to the terms outlined herein.

Event Tracking

Tr Topic	Status
Contact made	Complete
Event Agreement	Complete
Invoice sent	Complete
Deposit	Incomplete
Final Payment	Incomplete



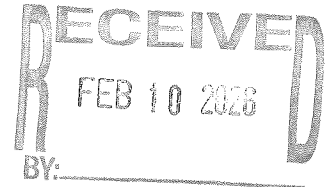
Maintenance Invoice

Invoice#: 17908

Date: 02/10/2026

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

For: E-Town Area 1



For requests and inquiries please contact service@sunstatenursery.com

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

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

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

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

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

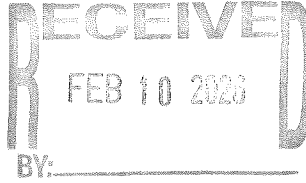
THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 17909

Date: 02/10/2026



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

For: E-Town Area 2

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
February Landscape Maintenance	1.00	1,808.08	1,808.08	

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

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

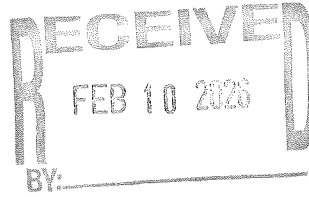
Amount Due	1,808.08
-------------------	-----------------

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice



Invoice#: 17910

Date: 02/10/2026

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

For: E-Town Area 3

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
February Landscape Maintenance	1.00	6,720.00	6,720.00	

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

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

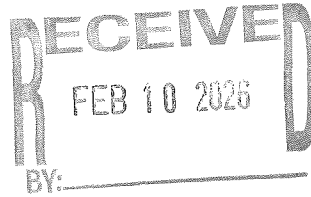
Amount Due	6,720.00
-------------------	-----------------

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice



Invoice#: 17951

Date: 02/10/2026

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

Description	Quantity	Price	Ext Price	Sales Tax
January Irrigation Repairs				
Replace 6" spray head	1.00	30.00	30.00	
Replace 12" spray heads	4.00	35.00	140.00	
Replace rotor head	3.00	50.00	150.00	
Replace clogged/damaged nozzles	11.00	5.00	55.00	
Replace faulty decoder	1.00	485.00	485.00	

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

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

Amount Due	860.00
-------------------	---------------

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

THANK YOU FOR YOUR BUSINESS!!



INVOICE

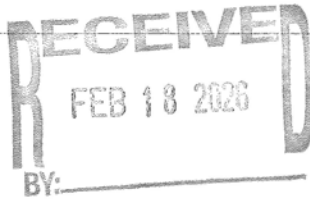
For: GOVERNMENTAL MANAGEMENT SERVICES LLC
475 WEST TOWN PLACE, SUITE 114
WORLD GOLF VILLAGE
ST. AUGUSTINE, FL 32092
United States

Invoice Number: 00252-26-0105211
Invoice Date: Feb 17, 2026
Due Date: Mar 19 2026

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

Cycle Date: Feb 1, 2026
Legacy Ref#: CYPBLUFF2019
Currency: USD

INVOICE



Total Payable Amount: 4,400.00 USD

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

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

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

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

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com




Details for Cypress Bluff Community Development District Special Assessment Revenue Bonds, Series 2019

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Trustee					
Annual Fee					4,400.00
For the period: Feb 1, 2026 to Jan 31, 2027					
Flat Fee		4,400.00		4,400.00	
Total					4,400.00

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

Client Service Rep: Avani Padaliya

 avani.adaliya@bny.com



Account Number: 4749100749-INV Invoice Number: 00252-26-0105211

Billing Stub

GOVERNMENTAL MANAGEMENT
SERVICES LLC

Invoice Number: 00252-26-0105211
Account Number: 4749100749-INV
Invoice Date: Feb 17, 2026
Cycle Date: Feb 1, 2026

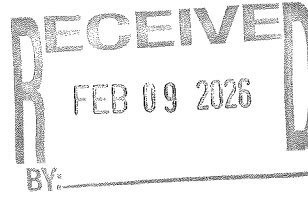
If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com

Service Invoice

1824 Phoenix Avenue
Jacksonville, FL 32206



DATE	Number
2/9/2026	SO26-00154

CUSTOMER NAME & ADDRESS
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTR 475 WEST TOWN PLACE, SUITE 114 SAINT AUGUSTINE, FL 32092

SHIP TO
Recgharge at eTown 10571 E Town Pkwy Jacksonville, Fl 32256

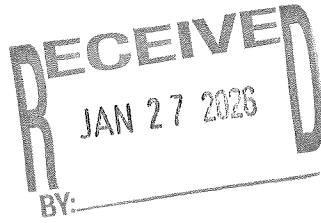
PROJECT	Terms	P.O. NUMBER	REP	ESTIMATE #
	Due on Receipt		JW	PM/Repairs

ITEM	DESCRIPTION	Quantity	Total
LABOR-SERVICE D...	Quarterly Predictive Maintenance Inspection Note: Inspection performed by John Willis		350.00
Parts Service	Recommended Repairs Performed During Inspection: (1)PROBE, HAYWARD PH (1)PROBE, HAYWARD ORP (2)GAUGE, 0-60PSI 2" (1)GAUGE, 0-30 2" 1/4 NPT VAC		1,026.10

Payment is due upon approved estimate or if credit limit is established. Thank you for your business.		TOTAL	\$1,376.10
		Sales Tax (7.5%)	\$0.00
		Grand Total	\$0.00
		Customer Deposit	\$1,376.10
		BALANCE DUE	\$1,376.10

Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	01/20/2026	INVOICE	22920
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	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	0.00
TOTAL	230.70
BALANCE DUE	\$230.70

Pay invoice

Grau and Associates

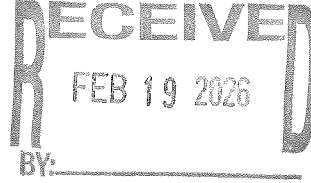
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28714
Date 02/19/2026



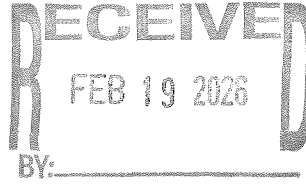
SERVICE	AMOUNT
Project: Arbitrage - Series 2019 FYE 1/31/26	
Arbitrage Services	
Arbitrage	\$ <u>600.00</u>
	Subtotal: <u>600.00</u>
	Total 600.00
	Current Amount Due \$ <u>600.00</u>

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

Payment due upon receipt.



1824 Phoenix Avenue
Jacksonville, FL 32206



Service Invoice

DATE	Number
2/16/2026	SO26-00197

CUSTOMER NAME & ADDRESS
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTR 475 WEST TOWN PLACE, SUITE 114 SAINT AUGUSTINE, FL 32092

SHIP TO
Recharge at eTown 10571 E Town Pkwy Jacksonville, FL 32256

PROJECT	Terms	P.O. NUMBER	REP	ESTIMATE #
	Due on Receipt		JW	Fan

ITEM	DESCRIPTION	Quantity	Total
BL-525CFM	BLOWER, PLANT - 525CFM ROUND	1	179.98
LABOR-SERVICE D...	Travel and labor to replace the fan in the pool equipment		198.29

Payment is due upon approved estimate or if credit limit is established. Thank you for your business.		TOTAL	\$378.27
		Sales Tax (7.5%)	\$0.00
		Grand Total	\$0.00
		Customer Deposit	\$378.27
		BALANCE DUE	\$378.27