

*Cypress Bluff
Community Development District*

April 28, 2026

AGENDA

**Cypress Bluff
Community Development District**

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

April 21, 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, April 28, 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 March 24, 2026 Board of Supervisors Meeting
- IV. Consideration of Disclosure of Public Financing
- V. Acceptance of the Draft Fiscal Year 2025 Audit Report
- VI. Discussion of the Fiscal Year 2027 Budget
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Report on the Number of Registered Voters (3,059)
 - D. General Manager – Report
- VIII. Financial Reports
 - A. Financial Statements as of March 31, 2026
 - B. Assessment Receipts Schedule

C. Check Register

IX. Other Business

X. Supervisor's Requests and Audience Comments

XI. Next Scheduled Meeting – May 19, 2026 at 12:30 p.m. at the **Pablo Creek Regional Library, 13295 Beach Boulevard, Jacksonville, Florida 32246**

XII. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, March 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
Kirk Blomgren <i>by phone</i>	Supervisor

Also present were:

Matt Biagetti	District Manager
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 March 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 February 24, 2026 Meeting

There were no comments on the minutes.

On MOTION by Mr. Cellar seconded by Mr. Feist with all in favor the minutes of the February 24, 2026 Board of Supervisors meeting were approved as revised.

FOURTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Biagetti presented the draft budget for fiscal year 2027, noting it includes a 5% increase for residential and 8% for the active adult properties. The largest factors in the increase are due to water and sewer and landscaping costs.

A breakout of the water and sewer was requested. Additionally, staff will look at which water features need to be charged directly to the amenity versus the entire grounds. Mr. Feist recommended making sure any capital projects are being planned for appropriately. Mr. Muhl recommended looking at the current contracts to see if any can be put out to bid. Ms. Harden suggested looking into installing a well for the pool water.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Biagetti reminded the board members to complete their Form 1.

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.

2. Proposal for Sealing Pool Expansion Joints

Ms. Pollicino stated that it was recently discovered that the pool is losing four inches of water every 24 hours. Red Rhino was called out for a leak detection inspection and discovered that all three expansion joints are leaking. Two proposals were received for the repair, one from Village Pools totaling \$12,350 and one from Crown Pools totaling \$16,965. Mr. Muhl

authorized Ms. Pollicino to move forward with using Village Pools between meetings to avoid further water loss.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the proposal from Village Pools totaling \$12,350 was ratified.

3. Proposal for Pool Furniture

Ms. Pollicino presented two estimates for pool furniture, totaling \$24,872.20 and \$46,743.60 to powder coat and add new slings to the pool furniture. She noted she would like to budget for this project during FY27 and there may be a 5% increase in cost. The pool furniture is estimated to be replaced in 2035.

The board members questioned whether other CDDs use a credit card that provides cash back, or whether they finance any repairs. Mr. Biagetti stated that he would look into this.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of February 28, 2026

Mr. Biagetti presented the financial statements as of February 28, 2026.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 96.9% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$80,373.61, was included in the agenda package for the Board’s review.

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

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Steve Kelley asked if the CDD owns the building at the corner of Apex and E Town.

Mr. Muhl responded no, the building is owned by a private investor.

Next, Mr. Kelley expressed concern with the heavy trucks from the landscaping contractors being used on the multiuse path.

Ms. Pollicino stated that the multiuse path is owned by the City of Jacksonville.

Next, Mr. Kelley asked about the retention pond in Granville.

Ms. Pollicino responded that the Granville HOA is responsible for that pond.

NINTH ORDER OF BUSINESS

Discussion of Security Matters

The Board entered a closed session to discuss matters related to security at approximately 1:21 p.m. The public meeting resumed at approximately 1:30 p.m. and the following motion was taken.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor a proposal from Everon for a security monitoring system including a two-year subscription was approved.

The Board directed Ms. Pollicino to inform the community that the Board is working to address the security concerns.

TENTH ORDER OF BUSINESS

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

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

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

**THIRD AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCING AND
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

THIS THIRD AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT AMENDS THE DISCLOSURE RECORDED IN DUVAL COUNTY OFFICIAL RECORDS BOOK 18716, PAGE 694, THE AMENDED & RESTATED DISCLOSURE RECORDED IN DUVAL COUNTY OFFICIAL RECORDS BOOK 19201, PAGE 195, AND THE SECOND AMENDED & RESTATED DISCLOSURE RECORDED IN DUVAL COUNTY OFFICIAL RECORDS BOOK 19441, PAGE 943.

Board of Supervisors¹

Cypress Bluff Community Development District

Joe Muhl
Chairman

John S. Hewins
Assistant Secretary

Robert Feist
Vice Chairman

William Cellar
Assistant Secretary

Kirk Blomgren
Assistant Secretary

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

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours or on the District's website.

¹ This list reflects the composition of the Board of Supervisors as of March 1, 2026. For a current list of Board Members, please contact the District Manager's office.

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DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Cypress Bluff Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of roadways, utilities, and stormwater management, and other related public infrastructure.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “**Act**”), and established by Duval County Ordinance 2018-335-E enacted by the City Council of the City of Jacksonville effective as of June 29, 2018. As amended by Ordinance 2019-599-E effective October 22, 2019. The District encompasses approximately 1,273.92 acres located entirely within the City of Jacksonville, Duval County. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**.

The District is governed by a five-member Board of Supervisors (the “**Board**”), the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Duval County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The public infrastructure necessary to support the District's development program includes, but is not limited to stormwater management, onsite wetland conservation/mitigation, roadways (onsite and offsite), water, wastewater and reclaim utilities, hardscape, landscape and irrigation, streetlights and undergrounding of electrical lines, and recreational amenities (active and passive.) To plan the infrastructure improvements necessary for the District, the District adopted its *Improvement Plan for the Cypress Bluff Community Development District* dated July 30, 2018 and revised September 24, 2019, as amended by the *Cypress Bluff Community Development District Supplemental Engineer's Report* dated February 25, 2020, the *Cypress Bluff Community Development District Supplemental Engineer's Report* dated January 2019 and revised July 22, 2020, and the *Cypress Bluff Community Development District Supplemental Engineer's Report* dated October 2021 (together the "**Capital Improvement Plan**" or "**CIP**") which details the improvements contemplated for the infrastructure of the District. Copies of the Capital Improvement Plan are available for review at the District's office.

These public infrastructure improvements have been or will be funded by the District's sale of bonds. On October 31, 2018, the Circuit Court of the Fourth Judicial Circuit of the State of Florida, in and for Duval County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$96,000,000 in Cypress Bluff Community Development District Capital Improvement Revenue Bonds for the funding of the Capital Improvement Plan.

On February 7, 2019, the District issued its \$11,565,000 Cypress Community Development District Special Assessment Bonds, Series 2019 (the "**Series 2019 Bonds**") for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan.

On April 15, 2020, the District issued its \$7,705,000 Cypress Bluff Community Development District Special Assessment Bonds, Series 2020 (the "**Series 2020 Bonds**") for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan.

On September 11, 2020, the District issued its \$7,675,000 Cypress Bluff Community Development District Special Assessment Bonds, Series 2020A (the "**Series 2020A Bonds**") for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan.

On October 29, 2021, the District issued its \$2,045,000 Cypress Bluff Community Development District Special Assessment Revenue Bonds, Series 2021 (the “**Series 2021 Bonds**”) for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of the Series 2019, 2020, 202A, and 2021 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the location and type of property purchased. Provided below are the current annual debt service assessment levels for property within the District for the Series 2019, 2020, 202A, and 2021 Bonds (the “Debt Service Assessments”). Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review at the District’s office.

The current annual Debt Service Assessments for the Series 2019 Bonds are as follows:

Product Type	Series 2020A Annual Gross Assessment Per Unit
Active Adult Lots	\$405.00
Residential Lots	\$838.00

The current annual Debt Service Assessments for the Series 2020 Bonds are as follows:

Product Type	Series 2020 Annual Gross Assessment Per Unit
Active Adult Lots	\$405.00
Residential Lots	\$838.00

The current annual Debt Service Assessments for the Series 2020A Bonds are as follows:

Product Type	Series 2020A Annual Gross Assessment Per Unit
40’ Single Family	\$724.00
50’ Single Family	\$905.00
60’ Single Family	\$1,085.00

The current annual Debt Service Assessments for the Series 2021 Bonds are as follows:

Product Type	Series 2021 Annual Gross Assessment Per Unit
Active Adult Lots	\$405.00
Residential Lots	\$836.00

* Includes a gross-up for early payment and collection fees imposed by the County.

The Debt Service Assessments exclude any operations and maintenance assessments (“O&M Assessments”) which may be determined and calculated annually by the District’s Board of Supervisors and are levied against benefitted lands in the District. O&M Assessments may increase or decrease in any given year, whereas the Debt Service Assessments are fixed and do not increase.

A detailed description of all costs and allocations which result in the formulation of the Debt Service Assessments and the O&M Assessments is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District infrastructure as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District’s Debt Service Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled “non-ad valorem assessments,” and to the extent that it is, will be collected by the Duval County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District’s operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to the District Manager at: Cypress Bluff Community Development District,

Governmental Management Services 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or call (904) 940-5850.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[Signatures on Following Page]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2026, and recorded in the Official Records of Duval County, Florida.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Joe Muhl, Chair

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2026, by Joe Muhl, as Chair of the Board of Supervisors of Cypress Bluff Community Development District, for and on behalf of the District, who [___] is personally known to me or [___] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

EXHIBIT A

Revised July 23, 2019
September 1, 2017
E-Town
Page 1 of 5

W.O. No.17-160.01
File No. 124B-22.01A

Cypress Bluff CDD Parcel

A portion of Sections 32 and 33, Township 3 South, Range 28 East, together with a portion of Sections 4, 5, 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 33; thence North 88°37'28" East, along the Northerly line of said Section 33, a distance of 1343.30 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 88°37'28" East, along said Northerly line of Section 33, a distance of 289.49 feet; thence South 07°44'34" East, departing said Northerly line, 1305.77 feet; thence South 13°31'53" East, 2389.14 feet; thence South 04°33'08" West, 1865.63 feet; thence South 18°03'25" West, 1232.39 feet; thence South 05°12'52" East, 2061.31 feet; thence South 19°40'49" West, 3784.88 feet; thence South 04°56'56" West, 366.20 feet; thence South 89°37'47" West, 431.01 feet to a point lying on the Westerly line of Conservation Easement 8, as described and recorded in Official Records Book 18267, page 1141, of said current Public Records; thence Southerly along said Westerly line the following 20 courses: Course 1, thence South 12°52'42" East, 31.45 feet; Course 2, thence South 49°04'12" East, 34.92 feet; Course 3, thence South 06°46'13" East, 33.44 feet; Course 4, thence South 75°37'16" East, 34.45 feet; Course 5, thence South 57°37'04" East, 24.93 feet; Course 6, thence South 39°57'00" West, 11.14 feet; Course 7, thence South 07°06'04" East, 16.65 feet; Course 8, thence South 74°33'02" East, 26.64 feet; Course 9, thence South 24°21'19" East, 26.32 feet; Course 10, thence South 30°50'16" East, 38.32 feet; Course 11, thence South 78°17'35" East, 35.22 feet; Course 12, thence South 35°32'33" East, 27.38 feet; Course 13, thence South 48°04'33" West, 19.58 feet; Course 14, thence South 13°39'53" West, 32.03 feet; Course 15, thence South 12°29'15" East, 21.25 feet; Course 16, thence South 15°51'38" East, 46.12 feet; Course 17, thence South 09°40'08" West, 21.22 feet; Course 18, thence South 14°10'13" West, 38.58 feet; Course 19, thence South 01°26'03" East, 27.93 feet; Course 20, thence South 13°24'54" West, 42.64 feet; thence South 14°34'28" East, continuing along said Westerly line and its Southerly prolongation, 58.56 feet; thence South 10°02'43" East, 64.99 feet; thence South 25°30'48" East, 45.36 feet; thence South 26°09'32" West, 28.03 feet; thence South 10°12'31" East, 38.90 feet; thence South 32°26'25" East, 36.30 feet; thence South 20°30'54" East, 37.44 feet; thence South 03°57'39" East, 56.77 feet; thence South 08°18'25" East, 58.19 feet; thence South 15°39'26" West, 33.00 feet; thence

Cypress Bluff CDD Parcel (Continued)

South 54°46'33" West, 49.02 feet; thence South 48°13'43" West, 50.94 feet; thence South 31°03'31" West, 17.90 feet to a point on a curve concave Southerly having a radius of 2400.00 feet; thence Westerly along the arc of said curve, through a central angle of 23°29'51", an arc length of 984.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 78°37'17" West, 977.38 feet; thence South 89°37'47" West, 10.74 feet to a point lying on the Easterly right of way line of ETown Parkway, a variable width right of way as depicted on ETown Parkway Phase 1, recorded in Plat Book 72, pages 76 through 82, of said current Public Records; thence along said Easterly right of way line the following 4 courses: Course 1, thence North 00°22'13" West, 175.00 feet; Course 2, thence South 89°37'47" West, 225.00 feet; Course 3, thence North 45°22'13" West, 212.13 feet; Course 4, thence North 00°22'13" West, 37.30 feet; thence South 88°55'30" West, departing said Easterly right of way line, 1799.90 feet to a point lying on the Easterly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation right of way map Section 72002-2513, Financial Project No. 209294-1; thence Northerly along said Easterly limited access right of way line the following 3 courses: Course 1, thence North 14°27'30" West, 403.98 feet to the point of curvature of a curve concave Easterly having a radius of 5529.58 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 14°09'36", an arc length of 1366.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°22'42" West, 1363.10 feet; Course 3, thence North 00°17'54" West, 1535.00 feet to a point of intersection with the Easterly limited access right of way line of State Road No. 9A, a variable width limited access right of way per Florida Department of Transportation right of way map Section 72002-2511, Work Program Identification No. 2114883, said point also being on a non-tangent curve concave Westerly having a radius of 3000.00 feet; thence Northerly along said Easterly limited access right of way line the following 4 courses: Course 1, thence Northerly, departing said Easterly limited access right of way line of State Road No. 9B and along the arc of said curve, through a central angle of 29°31'23", an arc length of 1545.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°27'47" East, 1528.78 feet; Course 2, thence North 07°17'54" West, 984.62 feet to the point of curvature of a curve concave Easterly having a radius of 11600.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 07°00'00", an arc length of 1417.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 03°47'54" West, 1416.33 feet; Course 4, thence North 00°17'54" West, 5839.87 feet to its intersection with the Southwesterly right of way line of R.G. Skinner Parkway, a 110 foot right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 3 courses: Course 1, thence Southerly departing said Easterly limited access right of way line and along the arc of a curve concave Easterly having a radius of 300.00 feet, through a central angle of 43°17'06", an arc length of 226.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°56'27" East, 221.29 feet; Course 2, thence South 43°35'00" East, 446.83 feet to the point of

Cypress Bluff CDD Parcel (Continued)

curvature of a curve concave Northeasterly having a radius of 600.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 25°15'01", an arc length of 264.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 56°12'31" East, 262.29 feet; thence South 68°50'01" East, continuing along said Southwesterly right of way line, 263.07 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 14340, page 1809, of the current Public Records of said county; thence Southerly along said boundary line the following 62 courses: Course 1, thence South 56°47'19" West, departing said Southwesterly right of way line, 34.93 feet; Course 2, thence South 59°53'26" West, 60.77 feet; Course 3, thence South 28°07'37" West, 63.38 feet; Course 4, thence South 36°12'31" West, 52.77 feet; Course 5, thence South 44°25'16" West, 53.99 feet; Course 6, thence South 60°24'13" West, 59.40 feet; Course 7, thence South 37°46'20" West, 47.85 feet; Course 8, thence South 12°02'36" East, 52.58 feet; Course 9, thence South 13°05'33" East, 42.42 feet; Course 10, thence South 16°44'01" West, 33.11 feet; Course 11, thence South 18°07'14" West, 49.93 feet; Course 12, thence South 23°19'42" West, 58.13 feet; Course 13, thence North 84°25'00" West, 84.95 feet; Course 14, thence South 00°24'25" East, 68.26 feet; Course 15, thence South 81°52'44" East, 73.42 feet; Course 16, thence South 35°00'24" East, 50.94 feet; Course 17, thence South 42°29'27" East, 63.28 feet; Course 18, thence South 72°15'25" East, 65.91 feet; Course 19, thence North 73°27'14" East, 68.75 feet; Course 20, thence North 51°47'07" East, 59.88 feet; Course 21, thence North 65°14'07" East, 63.44 feet; Course 22, thence South 44°57'44" East, 51.37 feet; Course 23, thence South 41°27'00" East, 50.99 feet; Course 24, thence North 68°09'16" East, 90.76 feet; Course 25, thence North 00°26'34" West, 52.95 feet; Course 26, thence North 39°25'04" West, 59.68 feet; Course 27, thence North 46°31'57" East, 62.01 feet; Course 28, thence North 50°00'38" East, 57.16 feet; Course 29, thence North 88°38'44" East, 49.62 feet; Course 30, thence South 67°21'23" East, 54.16 feet; Course 31, thence South 14°50'50" East, 56.43 feet; Course 32, thence South 48°06'29" East, 55.42 feet; Course 33, thence South 04°06'11" East, 57.55 feet; Course 34, thence South 38°52'42" West, 48.46 feet; Course 35, thence South 08°09'16" West, 60.88 feet; Course 36, thence South 29°03'41" East, 51.97 feet; Course 37, thence South 07°41'54" East, 90.90 feet; Course 38, thence South 75°57'31" East, 33.30 feet; Course 39, thence South 80°17'39" East, 50.60 feet; Course 40, thence North 57°17'36" East, 58.75 feet; Course 41, thence North 17°44'41" East, 38.19 feet; Course 42, thence North 41°44'07" East, 55.91 feet; Course 43, thence South 78°01'28" East, 36.71 feet; Course 44, thence North 76°54'19" East, 50.12 feet; Course 45, thence South 78°17'09" East, 69.51 feet; Course 46, thence North 85°04'13" East, 33.16 feet; Course 47, thence North 35°50'17" East, 30.71 feet; Course 48, thence North 05°06'56" East, 69.39 feet; Course 49, thence North 25°14'24" East, 59.38 feet; Course 50, thence North 36°08'27" East, 68.81 feet; Course 51, thence North 42°18'11" West, 56.04 feet; Course 52, thence North 01°48'23" East, 43.34 feet; Course 53, thence South 71°57'16" East, 51.30 feet; Course 54, thence South 45°25'16" East, 54.76 feet; Course 55, thence South 19°52'56" West, 39.91 feet; Course 56, thence South 14°36'39" East, 42.26 feet; Course 57, thence South 40°20'23" East, 57.10 feet;

Cypress Bluff CDD Parcel (Continued)

Course 58, thence South 59°04'18" East, 52.23 feet; Course 59, thence South 13°07'44" East, 44.38 feet; Course 60, thence South 24°46'40" East, 56.39 feet; Course 61, thence South 26°06'15" East, 32.51 feet; Course 62, thence South 02°12'11" West, 41.80 feet; thence South 45°09'13" East, departing said boundary line, 35.48 feet to the Northeast corner of those lands described and recorded in Official Records Book 14863, page 469, of said current Public Records; thence North 89°59'26" West, along the Northerly line of said Official Records Book 14863, page 469, a distance of 70.00 feet to the Northwest corner thereof; thence South 00°00'34" West, along the Westerly line of last said lands, 65.00 feet to the Southwest corner thereof; thence South 89°59'26" East, along the Southerly line of said lands, 70.00 feet to the Southeast corner thereof, said corner lying on said Southwesterly right of way line of R.G. Skinner Parkway; thence South 00°00'34" West, along said Southwesterly right of way line, 107.34 feet to a point lying on the Southerly terminus of said R.G. Skinner Parkway; thence South 89°59'26" East, departing said Southwesterly right of way line and along said Southerly terminus, 110.00 feet to a point lying on the Southerly line of said Official Records Book 14340, page 1809; thence Easterly and Northerly along the Southerly and Easterly lines of last said lands the following 62 courses: Course 1, thence South 00°00'34" West, departing said Southerly terminus, 145.55 feet; Course 2, thence South 89°59'26" East, 2280.15 feet; Course 3, thence North 07°41'27" West, 12.17 feet; Course 4, thence North 20°26'25" West, 28.98 feet; Course 5, thence North 06°37'03" East, 35.94 feet; Course 6, thence North 26°09'20" East, 47.24 feet; Course 7, thence North 10°50'26" East, 18.12 feet; Course 8, thence North 19°27'45" East, 19.37 feet; Course 9, thence North 10°56'37" East, 57.23 feet; Course 10, thence North 31°50'19" West, 53.99 feet; Course 11, thence North 25°51'04" West, 36.99 feet; Course 12, thence North 29°13'43" West, 21.65 feet; Course 13, thence North 71°51'12" West, 34.33 feet; Course 14, thence North 04°17'54" East, 38.72 feet; Course 15, thence North 00°16'03" East, 31.09 feet; Course 16, thence North 16°06'04" East, 32.18 feet; Course 17, thence North 20°33'04" West, 21.97 feet; Course 18, thence North 56°02'19" West, 40.42 feet; Course 19, thence North 02°24'10" West, 36.61 feet; Course 20, thence North 02°52'24" East, 35.41 feet; Course 21, thence North 00°06'57" East, 45.28 feet; Course 22, thence North 08°57'28" East, 54.79 feet; Course 23, thence North 06°50'55" West, 38.58 feet; Course 24, thence North 14°46'17" East, 32.02 feet; Course 25, thence North 24°38'30" East, 38.36 feet; Course 26, thence North 21°16'45" East, 42.29 feet; Course 27, thence North 46°41'48" East, 24.93 feet; Course 28, thence North 09°37'57" East, 38.41 feet; Course 29, thence North 40°13'50" East, 35.75 feet; Course 30, thence North 25°36'12" East, 31.37 feet; Course 31, thence North 21°18'20" East, 52.69 feet; Course 32, thence North 30°51'04" West, 51.14 feet; Course 33, thence North 62°04'55" West, 46.62 feet; Course 34, thence North 18°00'39" West, 57.14 feet; Course 35, thence North 25°51'03" West, 51.16 feet; Course 36, thence North 64°02'20" West, 56.18 feet; Course 37, thence North 64°31'59" West, 44.40 feet; Course 38, thence North 45°11'49" West, 58.29 feet; Course 39, thence North 37°43'23" West, 68.80 feet; Course 40, thence North 02°41'36" West, 88.50 feet; Course 41, thence North 02°06'49" West, 73.09 feet; Course 42, thence North 04°53'38" East, 86.05 feet; Course 43,

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W.O. No.17-160.01
File No. 124B-22.01A

Cypress Bluff CDD Parcel (Continued)

thence North 05°05'30" East, 95.10 feet; Course 44, thence North 28°50'30" West, 58.14 feet; Course 45, thence North 48°55'53" West, 68.30 feet; Course 46, thence North 45°34'57" West, 74.88 feet; Course 47, thence North 29°56'25" West, 51.40 feet; Course 48, thence North 12°05'37" West, 72.07 feet; Course 49, thence North 31°46'26" East, 28.73 feet; Course 50, thence North 62°21'20" East, 59.52 feet; Course 51, thence North 89°26'28" East, 25.20 feet; Course 52, thence North 82°18'54" East, 55.94 feet; Course 53, thence South 65°50'59" East, 41.72 feet; Course 54, thence South 66°19'42" East, 49.58 feet; Course 55, thence North 47°17'56" East, 30.64 feet; Course 56, thence North 84°19'39" East, 48.59 feet; Course 57, thence South 67°19'52" East, 48.05 feet; Course 58, thence North 57°16'24" East, 26.00 feet; Course 59, thence North 89°32'02" East, 47.84 feet; Course 60, thence South 87°36'33" East, 51.75 feet; Course 61, thence North 85°07'24" East, 50.38 feet; Course 62, thence North 01°03'43" West, 115.11 feet to the Point of Beginning.

Containing 1273.92 acres, more or less.

FIFTH ORDER OF BUSINESS

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

DRAFT

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cypress Bluff Community Development District
City of Jacksonville, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated Xxxx, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Xxxx, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$6,303,532).
- The change in the District's total net position in comparison with the prior fiscal year was (\$7,941,946), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,218,607, an increase of \$133,240 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, nonspendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and the debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 2,240,355	\$ 2,090,230
Capital assets, net of depreciation	17,271,380	25,991,728
Total assets	19,511,735	28,081,958
Liabilities, excluding long-term liabilities	496,879	489,465
Long-term liabilities	25,318,388	25,954,079
Total liabilities	25,815,267	26,443,544
Net Position		
Net investment in capital assets	(8,047,008)	37,649
Restricted	1,421,047	1,344,592
Unrestricted	322,429	256,173
Total net position	\$ (6,303,532)	\$ 1,638,414

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities.

Key elements of the change in net position are reflected in the following table:

	2025	2024
Revenues:		
Program revenues		
Operating grants and contributions	\$ 2,976,960	\$ 2,692,505
Capital grants and contributions	80,347	96,718
General revenues		
Miscellaneous	27,366	21,288
Unrestricted investment earnings	18,289	13,812
Total revenues	<u>3,102,962</u>	<u>2,824,323</u>
Expenses:		
General government	150,410	145,807
Maintenance and operations	716,765	540,484
Amenity center	915,887	424,531
Interest on long-term debt	1,151,339	1,174,053
Conveyance of infrastructure	8,110,507	-
Total expenses	<u>11,044,908</u>	<u>2,284,875</u>
Change in net position	<u>(7,941,946)</u>	<u>539,448</u>
Net position - beginning	1,638,414	1,098,966
Net position - ending	<u>\$ (6,303,532)</u>	<u>\$ 1,638,414</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$11,044,908. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes miscellaneous revenue, and interest revenue. The increase in revenues is primarily the result of increased assessments received in the current year. Total expenses increased in comparison to the prior year primarily due to the recognition of conveyance of infrastructure improvements to other entities for ownership and maintenance during the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$25,001, increase appropriations by \$79,443 and increase other financing sources by \$54,442.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$17,925,579 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$654,199 has been taken, which resulted in a net book value of \$17,271,380. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$25,340,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Cypress Bluff Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 124,027
Investments	219,966
Prepaid items	184
Restricted assets:	
Investments	1,896,178
Capital assets:	
Depreciable, net	17,271,380
Total assets	19,511,735
 LIABILITIES	
Accounts payable	21,748
Accrued interest payable	475,131
Non-current liabilities:	
Due within one year	610,000
Due in more than one year	24,708,388
Total liabilities	25,815,267
 NET POSITION	
Net investment in capital assets	(8,047,008)
Restricted for debt service	1,421,047
Unrestricted	322,429
Total net position	\$ (6,303,532)

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 150,410	\$ 150,410	\$ -	\$ -	\$ -
Maintenance and operations	716,765	1,050,078	-	-	333,313
Amenity center	915,887	-	-	-	(915,887)
Interest on long-term debt	1,151,339	1,776,472	80,347	-	705,480
Conveyance of infrastructure	8,110,507	-	-	-	(8,110,507)
Total governmental activities	11,044,908	2,976,960	80,347	-	(7,987,601)
		General revenues:			
					27,366
					18,289
					45,655
					(7,941,946)
					1,638,414
					\$ (6,303,532)

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 124,027	\$ -	\$ -	\$ 124,027
Investments	219,966	1,896,178	-	2,116,144
Prepaid items	184	-	-	184
Total assets	<u>\$ 344,177</u>	<u>\$ 1,896,178</u>	<u>\$ -</u>	<u>\$ 2,240,355</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 21,748	\$ -	-	\$ 21,748
Total liabilities	<u>21,748</u>	<u>-</u>	<u>-</u>	<u>21,748</u>
Fund balances:				
Nonspendable:				
Prepaid items	184	-	-	184
Restricted for:				
Debt service	-	1,896,178	-	1,896,178
Unassigned	322,245	-	-	322,245
Total fund balances	<u>322,429</u>	<u>1,896,178</u>	<u>-</u>	<u>2,218,607</u>
Total liabilities and fund balances	<u>\$ 344,177</u>	<u>\$ 1,896,178</u>	<u>\$ -</u>	<u>\$ 2,240,355</u>

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 2,218,607

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	17,925,579	
Accumulated depreciation	<u>(654,199)</u>	17,271,380

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(475,131)	
Bonds payable	<u>(25,318,388)</u>	<u>(25,793,519)</u>

Net position of governmental activities		<u>\$ (6,303,532)</u>
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See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 1,200,488	\$ 1,776,472	\$ 2,976,960
Interest	18,289	80,347	98,636
Miscellaneous revenues	27,366	-	27,366
Total revenues	1,246,143	1,856,819	3,102,962
EXPENDITURES			
Current:			
General government	150,410	-	150,410
Maintenance and operations	572,320	-	572,320
Amenity center	450,491	-	450,491
Debt Service:			
Principal	6,591	630,000	636,591
Interest	75	1,159,835	1,159,910
Total expenditures	1,179,887	1,789,835	2,969,722
Excess (deficiency) of revenues over (under) expenditures	66,256	66,984	133,240
Fund balances - beginning	256,173	1,829,194	2,085,367
Fund balances - ending	\$ 322,429	\$ 1,896,178	\$ 2,218,607

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 133,240
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(609,841)
Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities.	(8,110,507)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	636,591
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	9,471
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	<u>(900)</u>
Change in net position of governmental activities	<u>\$ (7,941,946)</u>

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Cypress Bluff Community Development District ("District") was established by Ordinance 2018-335-E of the Board of County Commissioners of City of Jacksonville, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes and expanded by City of Jacksonville Ordinance 2019-599-E on October 22, 2019. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. **As of September 30, 2025, one of the Board members was affiliated with E-Town Development Inc, one of the Developers within the District.**

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the “Uniform Method of Collection” under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30
Recreational facilities & amenities	30
Equipment	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets, including right to use leased assets, are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
Dreyfus Government Cash Management	\$ 1,896,178	S&P AAAM	Weighted average of the fund portfolio: 39 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	219,966	S&P AAAM	Weighted average of the fund portfolio: 47 days
	<u>\$ 2,116,144</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure in progress	\$ 25,962,154	\$ -	\$ 25,962,154	\$ -
Total capital assets, not being depreciated	25,962,154	-	25,962,154	-
Capital assets, being depreciated				
Infrastructure	-	4,333,340	-	4,333,340
Recreational facilities & amenities	-	13,518,307	-	13,518,307
Equipment	73,932	-	-	73,932
Total capital assets, being depreciated	73,932	17,851,647	-	17,925,579
Less accumulated depreciation for:				
Infrastructure	-	144,445	-	144,445
Recreational facilities & amenities	-	450,610	-	450,610
Equipment	44,358	14,786	-	59,144
Total accumulated depreciation	44,358	609,841	-	654,199
Total capital assets, being depreciated, net	29,574	17,241,806	-	17,271,380
Governmental activities capital assets, net	\$ 25,991,728	\$ 17,241,806	\$ 25,962,154	\$ 17,271,380

NOTE 5 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$28,104,584 for the Series 2019 and 2020 projects, \$7,708,526 for the Series 2020A project, and \$1.8 million for the Series 2021 project. The infrastructure includes roadways, utilities, landscapes, hardscapes, electrical improvements, and recreational improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. The project was completed during the current fiscal year and the District recognized conveyance expense of \$8,110,507.

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$	144,445
Amenity center		465,396
	\$	<u>609,841</u>

In connection with the 2019, 2020, and 2020A and 2021 projects (“projects”), if the amount by which the cost of the projects or portion thereof to be conveyed by the Developer to the District pursuant to the Acquisition Agreements exceeds the amount actually paid by the District for the projects or portion thereof from proceeds of the Series 2019, 2020, 2020A, and 2021 Bonds, it may be determined that deferred obligations exist. Upon completion of the projects, certain funds available from the Bonds may be used to pay deferred obligations as outlined in the Bond Indenture. The District has not yet determined if a liability exists for deferred obligations.

NOTE 6 – LONG TERM LIABILITIES

Series 2019

In January 2019 the District issued \$11,565,000 of Special Assessment Bonds, Series 2019 consisting of multiple term bonds with due dates ranging from May 1, 2024 to May 1, 2048 and fixed interest rates ranging from 3.75% to 4.1%. The Bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping the Series 2019 project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2019 Bonds is paid serially commencing May 1, 2019 through May 1, 2048.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$20,000 of the Series 2019 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2020

In April 2020 the District issued \$7,705,000 of Special Assessment Bonds, Series 2020 consisting of multiple term bonds with due dates ranging from November 1, 2025 to November 1, 2049 and fixed interest rates ranging from 3.9% to 5.2%. The Bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping the Series 2020 project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2020 Bonds is paid serially commencing November 1, 2020 through November 1, 2049.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$10,000 of the Series 2020 Bonds.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2020 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2020A

In August 2020 the District issued \$7,675,000 of Special Assessment Bonds, Series 2020A consisting of multiple term bonds with due dates ranging from May 1, 2025 to May 1, 2050 and fixed interest rates ranging from 2.7% to 3.8%. The Bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping the Series 2020A project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2020A Bonds is paid serially commencing May 1, 2021 through May 1, 2050.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$15,000 of the Series 2020A Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2021

In November 2021, the District issued \$2,045,000 of Special Assessment Bonds, Series 2021 consisting of multiple term bonds with due dates ranging from May 1, 2026 to May 1, 2051, and fixed interest rates ranging from 2.3% to 4%. The bonds were issued to finance the cost of acquiring, constructing and equipping assessable improvements comprising the Series 2021 Project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022, through May 1, 2051.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2019	\$ 10,050,000	\$ -	\$ 250,000	\$ 9,800,000	\$ 240,000
Series 2020	7,010,000	-	155,000	6,855,000	150,000
Series 2020A	6,995,000	-	180,000	6,815,000	175,000
Less: OID	(48,787)	-	(1,876)	(46,911)	-
Series 2021	1,915,000	-	45,000	1,870,000	45,000
Plus: OIP	26,275	-	976	25,299	-
Financed purchases	6,591	-	6,591	-	-
Total	\$ 25,954,079	\$ -	\$ 635,691	\$ 25,318,388	\$ 610,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 610,000	\$ 1,137,388	\$ 1,747,388
2027	635,000	1,114,687	1,749,687
2028	655,000	1,090,463	1,745,463
2029	685,000	1,065,339	1,750,339
2030	705,000	1,039,120	1,744,120
2031-2035	4,040,000	4,704,965	8,744,965
2036-2040	5,055,000	3,707,976	8,762,976
2041-2045	6,335,000	2,426,416	8,761,416
2046-2050	6,510,000	798,656	7,308,656
2051	110,000	4,400	114,400
Total	\$ 25,340,000	\$ 17,089,410	\$ 42,429,410

NOTE 7 – FINANCE PURCHASES

The District has the following agreements to finance the purchase of equipment:

Equipment Type	Equipment Cost	Agreement Inception	Maturity	Monthly Payment
Fitness	\$ 77,205	1/25/2021	12/25/2024	\$1,792
Fitness	9,965	1/25/2022	2/25/2025	322

Both loans were paid off during the current fiscal year.

NOTE 8 – DEVELOPER TRANSACTIONS

The Developers own a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims over the past three years.

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 1,196,190	\$ 1,200,488	\$ 1,200,488	\$ -
Interest	5,000	18,289	18,289	-
Miscellaneous income	20,000	27,414	27,366	(48)
Total revenues	<u>1,221,190</u>	<u>1,246,191</u>	<u>1,246,143</u>	<u>(48)</u>
EXPENDITURES				
Current:				
General government	153,663	158,852	150,410	8,442
Maintenance and operations	488,595	535,303	572,320	(37,017)
Amenity	578,932	606,478	450,491	155,987
Debt Service:				
Principal	-	-	6,591	(6,591)
Interest	-	-	75	(75)
Total expenditures	<u>1,221,190</u>	<u>1,300,633</u>	<u>1,179,887</u>	<u>120,746</u>
Excess (deficiency) of revenues over (under) expenditures	-	(54,442)	66,256	120,698
OTHER FINANCING SOURCES (USES)				
Carryforward surplus	-	54,442	-	(54,442)
Total other financing sources (uses)	<u>-</u>	<u>54,442</u>	<u>-</u>	<u>(54,442)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	66,256	<u>\$ 66,256</u>
Fund balance - beginning			<u>256,173</u>	
Fund balance - ending			<u>\$ 322,429</u>	

See notes to required supplementary information

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$25,001, increase appropriations by \$79,443 and increase other financing sources by \$54,442.

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	3
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	13
Employee compensation	\$7,600
Independent contractor compensation	\$978,469
Construction projects to begin on or after October 1; (\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	<u>Operations and maintenance:</u> \$351.35 - \$540.54 <u>Debt service:</u> Series 2019: \$405.17 - \$837.60 Series 2020: \$405.37 - \$837.60 Series 2020A: \$723.64 - \$1,085.46 Series 2021: \$404.86 - \$836.38
Special assessments collected	\$2,976,960
Outstanding Bonds:	
Series 2019, due May 1, 2048	\$9,800,000
Series 2020, due November 1, 2049	\$6,855,000
Series 2020A, due May 1, 2050	\$6,815,000
Series 2021, due May 1, 2051	\$1,870,000

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Cypress Bluff Community Development District
City of Jacksonville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated Xxxx, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Xxxx, 2026

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Bluff Community Development District
City of Jacksonville, Florida

We have examined Cypress Bluff Community Development District, City of Jacksonville, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cypress Bluff Community Development District, City of Jacksonville, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Xxxx, 2026

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Bluff Community Development District
City of Jacksonville, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated Xxxx, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated Xxxx, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cypress Bluff Community Development District, City of Jacksonville, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cypress Bluff Community Development District, City of Jacksonville, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Xxxx, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

SIXTH ORDER OF BUSINESS

Cypress Bluff

Community Development District

*Proposed Budget
FY 2027*

Presented by:



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Cypress Bluff
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	\$ 1,339,699	\$ 1,305,077	\$ 35,402	\$ 1,340,479	\$ 1,404,858
Interest income	10,200	17,108	10,000	27,108	25,000
Other Revenues (Event Fees)	20,000	5,358	5,000	10,358	10,000
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$ 1,369,899	\$ 1,327,543	\$ 50,402	\$ 1,377,945	\$ 1,439,858

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 6,000	\$ 10,000	\$ 12,000
FICA Expense	918	306	459	765	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	4,284	3,685	7,969	8,800
Attorney	13,000	5,930	7,070	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	28,987	28,987	57,974	61,453
Information Technology	2,949	1,475	1,475	2,949	3,126
Website Maintenance	1,475	738	737	1,475	1,563
Telephone	500	90	410	500	500
Postage & Delivery	1,500	1,338	1,200	2,538	1,500
Printing & Binding	2,500	643	150	793	2,500
Insurance General Liability	7,460	7,029	-	7,029	7,732
Legal Advertising	2,500	618	1,883	2,500	2,500
Other Current Charges	500	141	500	641	500
Office Supplies	600	4	596	600	300
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 165,418	\$ 90,051	\$ 72,356	\$ 162,407	\$ 170,873

Operations & Maintenance

Grounds

Lake Maintenance	\$ 1,500	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Landscape Maintenance	417,103	204,462	212,641	417,103	429,617
Landscape Contingency	13,000	14,575	15,000	29,575	30,000
Pump Maintenance	3,550	5,968	3,550	9,518	3,550
Water & Sewer	32,500	-	-	-	-
Electric	-	11,467	13,800	25,267	26,000
Reclaim Water	-	10,246	16,800	27,046	27,600
Irrigation Repairs	10,000	7,241	2,500	9,741	5,000
Pest Control	2,400	1,140	1,680	2,820	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	\$ 505,053	\$ 255,700	\$ 291,571	\$ 547,270	\$ 551,327

Cypress Bluff
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>Amenity</u>					
Insurance	\$ 61,650	\$ 56,442	\$ -	\$ 56,442	\$ 53,623
Amenity Manager (Vesta)	134,031	67,016	67,015	134,031	129,480
Pool Maintenance (Vesta)	10,172	5,086	5,086	10,172	10,477
Pool Chemicals (Vesta)	17,148	8,574	8,574	17,148	17,662
Facility Attendant (Vesta)	98,500	49,250	49,250	98,500	93,500
Janitorial Services (Vesta)	13,339	6,669	6,669	13,339	13,739
Refuse	3,000	1,191	1,809	3,000	3,000
Security Monitoring	10,000	360	360	720	720
Security Camera	-	-	10,313	10,313	10,313
Security Patrol	20,000	-	10,000	10,000	20,000
Facility Maintenance (Vesta)	21,387	10,694	10,693	21,387	22,242
Elevator Maintenance	5,000	3,666	-	3,666	4,000
Electric	25,500	3,159	5,100	8,259	8,400
Water and Sewer	-	1,552	2,400	3,952	4,440
Irrigation Water	-	20,619	21,000	41,619	42,000
Cable and Internet	10,200	4,725	4,800	9,525	10,800
Licenses and Permits	1,000	-	1,000	1,000	1,000
Subscriptions	-	3,242	3,000	6,242	5,670
Repairs & Maintenance	71,000	18,909	52,091	71,000	71,000
Special Events	35,000	17,035	17,965	35,000	35,000
Holiday Decorations	1,500	704	796	1,500	1,500
Fitness Center R&M	20,000	3,892	16,108	20,000	20,000
Fitness Equipment Rentals	9,000	2,124	3,546	5,670	7,092
Reserve for Amenities	100,000	5,502	25,000	30,502	100,000
Mobile Application	9,000	4,500	4,500	9,000	9,000
Other Current Charges	3,000	-	1,500	1,500	3,000
TOTAL AMENITY	\$ 679,427	\$ 294,912	\$ 328,577	\$ 623,489	\$ 697,658
<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	\$ 660,663	\$ 692,504	\$ 1,353,167	\$ 1,439,858
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 666,880	\$ (642,102)	\$ 24,778	\$ -

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2027

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.

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	\$ 700	\$ 8,400
Disclosure Services	Revised Amortization Schedules		400
	Total		\$ 8,800

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 2027

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 - Operations & Maintenance Grounds

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.

Vendor	Description	Monthly	Annual
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.

Electric

Represents the cost of electric service for the District's irrigation pumps, provided by JEA.

Meter #	Location	Monthly	Annual
22970659	10923 E-Town PY Apt IR01	\$ 40	\$ 480
23679519	11145 E-Town PY Apt IR01	200	2,400
24059037	11399 Square St Apt IR02	40	480
22972246	10505 E-Town PY Apt IR01	40	480
23408499	11399 Square St Apt IR03	1,800	21,600
	Contingency		560
Total		\$ 2,120	\$ 26,000

Reclaim Water

Reclaim water needed for irrigation and maintenance of the common grounds provided by JEA.

Meter #	Location	Monthly	Annual
P4056216000	11399 Square ST Apt IR01	\$ 2,300	\$ 27,600

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Operations & Maintenance Grounds (continued)

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

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 – Grounds Maintenance 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 Monitoring

Costs of the quarterly monitoring of the fire alarm system via Starlink cellular.

Security Camera

Estimated costs for monitoring, maintenance, and repair of the security cameras installed on District property. The District has contracted with Everon for security camera services.

Vendor	Description	Monthly	Annual
Everon	Security Camera	\$ 859	\$ 10,313

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

JEA provides electric service to the District, including the Amenity Center and associated recreation facilities.

Meter#	Location	Monthly	Annual
21277318	10571 E-Town PY	\$ 700	\$ 8,400

Cypress Bluff
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures – Grounds Maintenance Amenity (continued)

Water & Sewer

JEA provides water and sewer service to the District, including the Amenity Center and associated recreation facilities.

<u>Meter #</u>	<u>Location</u>		<u>Monthly</u>		<u>Annual</u>
Fire Sprinkler 1	10571 E-Town PY		\$ 60	\$	720
88781372	10571 E-Town PY		80		960
88781372	10571 E-Town PY		230		2,760
Total \$			370	\$	4,440

Irrigation Water

JEA provides irrigation service to the District, including the Amenity Center and associated recreation facilities.

<u>Meter #</u>	<u>Location</u>		<u>Monthly</u>		<u>Annual</u>
88634656	10571 E-Town PY		\$ 3,500	\$	42,000

Cable and Internet

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

<u>Account #</u>	<u>Location</u>		<u>Monthly</u>		<u>Annual</u>
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 Duval 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

<u>Vendor</u>	<u>Description</u>		<u>Monthly</u>		<u>Annual</u>
Macrolease	Fitness Equipment Rental		\$ 591	\$	7,092

Reserve for Amenities

The District funds a capital reserve dedicated to the renewal and replacement of amenity-related capital facilities. These funds are transferred to the Capital Reserve Fund for future use.

Mobile Application

Mobile Application Peoplevine to provide 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

Capital Reserve Funding

The District funds a capital reserve dedicated to future renewal, replacement, and unanticipated capital needs. These funds are transferred to the Capital Reserve Fund to support long-term financial stability and the ongoing upkeep of District infrastructure and facilities.

Cypress Bluff

Community Development District

Proposed Budget Debt Service Series 2019 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 723,981	\$ 704,861	\$ 19,120	\$ 723,981	\$ 723,981
Special Assessments - Prepayments	-	4,663	-	4,663	-
Interest Earnings	5,000	12,545	5,000	17,545	10,000
Carry Forward Surplus ⁽¹⁾	345,006	365,553	-	365,553	384,116
TOTAL REVENUES	\$ 1,073,988	\$ 1,087,622	\$ 24,120	\$ 1,111,742	\$ 1,118,097
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	\$ 841,308	\$ (457,193)	\$ 384,116	\$ 395,626
				Interest Due 11/1/27	\$ 231,079

⁽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 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	\$ 495,593	\$ 480,418	\$ 13,032	\$ 493,450	\$ 493,450
Interest Earnings	10,000	9,193	6,500	15,693	10,000
Carry Forward Surplus ⁽¹⁾	398,976	398,537	-	398,537	413,087
TOTAL REVENUES	\$ 904,569	\$ 888,148	\$ 19,532	\$ 907,680	\$ 916,537
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	\$ 561,889	\$ (148,802)	\$ 413,087	\$ 428,491

⁽¹⁾ Carry Forward is Net of Reserve Requirement

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

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 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	\$ 421,869	\$ 410,075	\$ 11,124	\$ 421,199	\$ 421,199
Interest Earnings	5,000	7,244	4,500	11,744	10,000
Carry Forward Surplus ⁽¹⁾	178,676	197,432	-	197,432	201,858
TOTAL REVENUES	\$ 605,545	\$ 614,751	\$ 15,624	\$ 630,375	\$ 633,057
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	\$ 485,493	\$ (283,635)	\$ 201,858	\$ 210,198

⁽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 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	\$ 115,340	\$ 112,959	\$ 3,064	\$ 116,023	\$ 116,023
Interest Earnings	2,000	1,953	1,000	2,953	2,000
Carry Forward Surplus ⁽¹⁾	51,742	52,111	-	52,111	59,435
TOTAL REVENUES	\$ 169,083	\$ 167,022	\$ 4,064	\$ 171,087	\$ 177,458
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	\$ 133,697	\$ (74,261)	\$ 59,435	\$ 61,842

⁽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	\$411.87	\$391.89	\$19.98	5.10%
Residential	1479	\$882.36	\$841.74	\$40.62	4.83%
Total	1998				

Cypress Bluff
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 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	-	-	-	-	8,639
TOTAL REVENUES	\$ 20,500	\$ 20,000	\$ 150	\$ 20,150	\$ 129,139
EXPENDITURES:					
Capital Outlay	\$ 16,000	\$ -	\$ 8,000	\$ 8,000	\$ 15,000
Other Current Charges	-	73	438	511	840
Repairs and Replacements	-	-	3,000	3,000	5,000
TOTAL EXPENDITURES	\$ 16,000	\$ 73	\$ 11,438	\$ 11,511	\$ 20,840
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 16,000	\$ 73	\$ 11,438	\$ 11,511	\$ 20,840
EXCESS REVENUES (EXPENDITURES)	\$ 4,500	\$ 19,927	\$ (11,288)	\$ 8,639	\$ 108,299

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	\$ 8,639
Contributions	120,000
Interest Income	500
Expenditures	(20,840)
Anticipated Balance	\$ 108,299

Variance Reserve Study vs. Actual **(\$142,013)**

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

SEVENTH ORDER OF BUSINESS

C.



OFFICE OF THE SUPERVISOR OF ELECTIONS

JERRY HOLLAND
SUPERVISOR OF ELECTIONS
OFFICE (904) 255-8683
CELL (904) 318-6877

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX (904) 255-3434
E-MAIL JHOLLAND@COJ.NET

04/20/2026

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

Dear Courtney Hogge,

The information you requested on 04/16/2026 appears below:

Cypress Bluff Community Development District-3059 Registered Voters as of 4/15/2026

If you have any questions or need additional assistance, please contact Aries Torres at 904-219-9302 or atorres@coj.net.

Sincerely,

Cierra Fackler
Director of Candidates and Records

D.

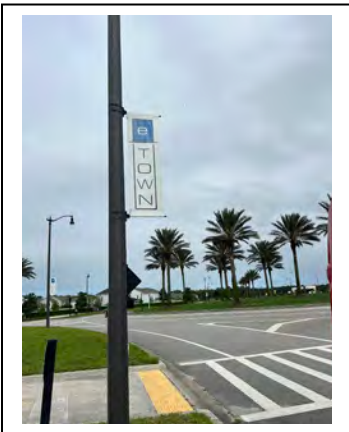


**COMMUNITY MANAGER REPORT 4/28/26
SUBMITTED BY MARCY POLLICINO**

eTown Parkway

eTown flags along eTown Parkway were fraying and coming loose. 10 flags were replaced @ \$2,458.

Sample photos:



RECHARGE UPDATE:

Capital Reserve Study Review

Items Due by 2030:

2028-2029

Paint Recharge Building @ \$13,111

Paint Recharge Stairs @ \$13,111

**The Recharge stairs need to be painted every two years. 2026 cost \$6,800.

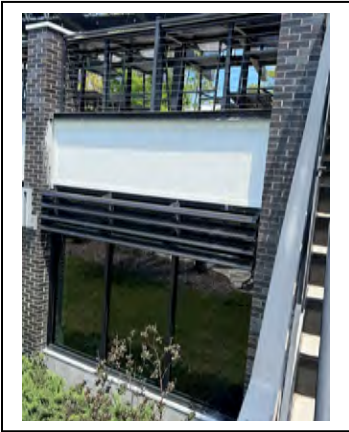
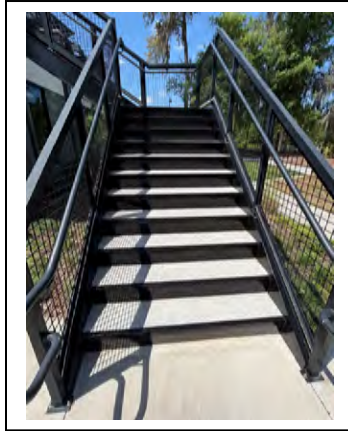
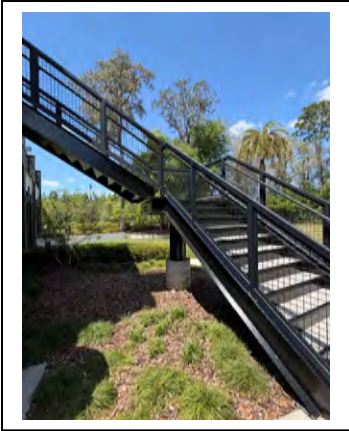
**Additional 2026 stairs cost: concrete sealer to prevent rust @\$1,685.

**Ongoing costs in the study include irrigation, eTown Parkway landscaping allowance and fitness equipment lease.

Rooftop Patio Stairs, Drip Edge and Louvers

Investment Painting completed painting the rooftop patio stairs, drip edge and louvers. Concrete sealant was also placed on the rooftop patio stairs. Cost: \$11,504

It should be noted there was a lot of rust along the drip edge. The drip edge was scraped, primed and painted. The paint should hold it for a year or two and then a full replacement will be needed.



March Amenity Use:

Front Gym door was opened 3,076 times.

Rear gym door was opened 136 times.

Main entry gate was opened 2,925 times.

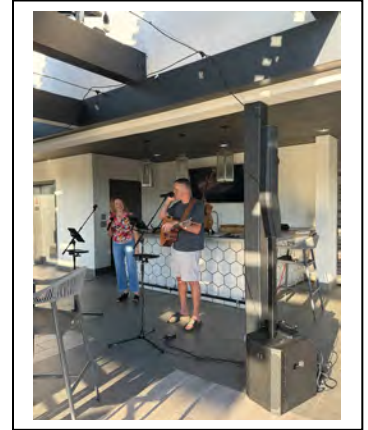
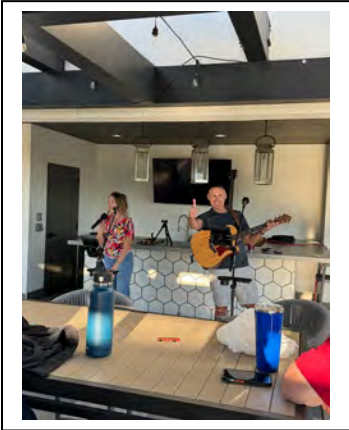
Main pool gate was opened 778 times.

Side pool gate was opened 86 times.

EVENTS UPDATE:

Food Truck Friday

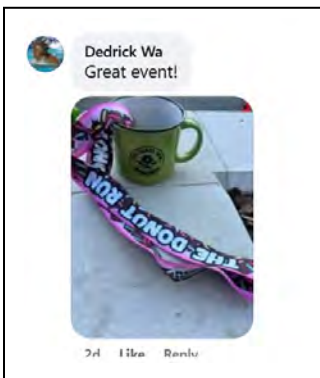
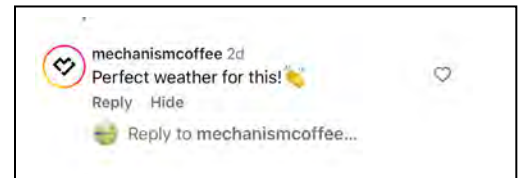
Rob & Julie (Marconi residents) performed on the rooftop patio. Halo Halong food truck was on site. 30 +/- attended.

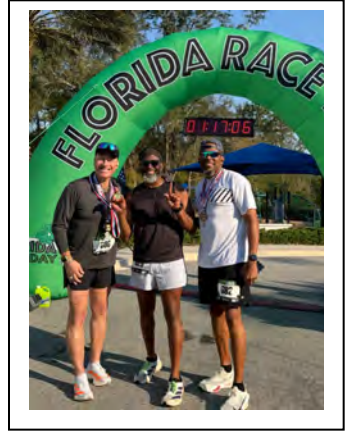
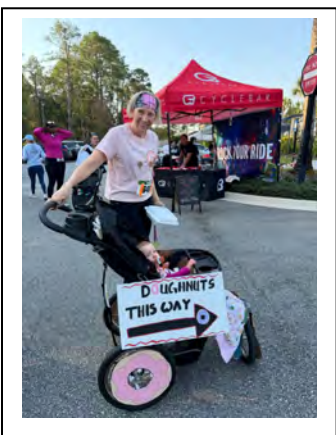
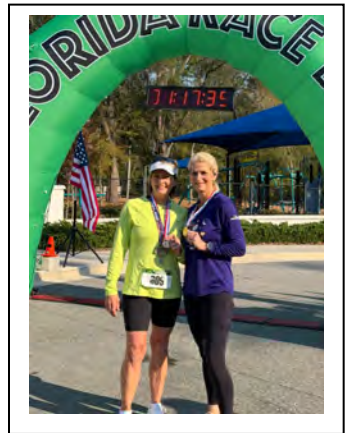
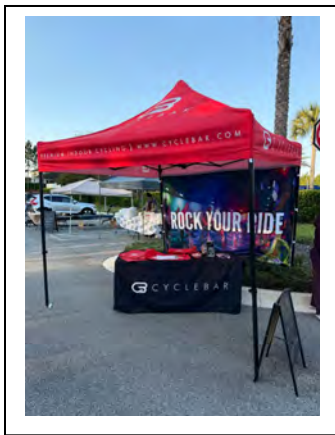
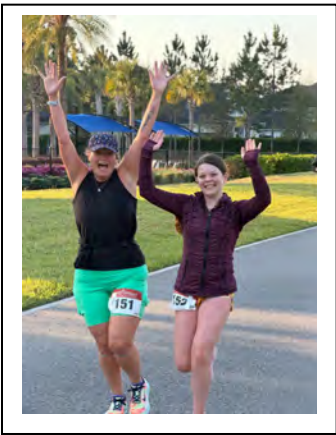
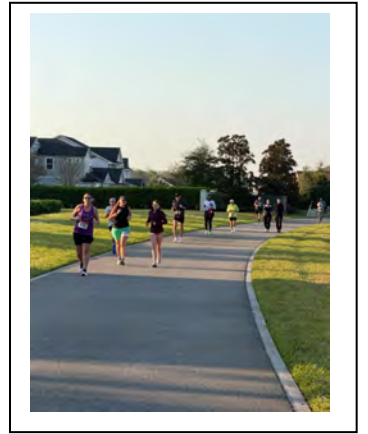
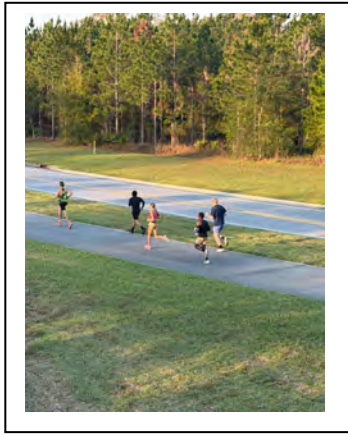
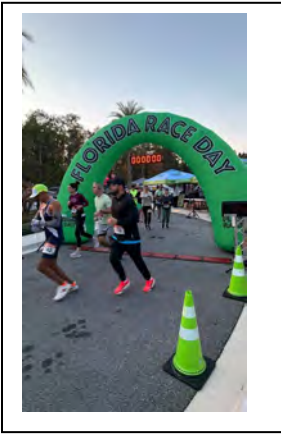


Donut Run 5K

Participants ran for a sweet treat in this sugar filled race! Options available included 1-mile fun run, 5K or 10K. Racers received a finishers medal, camp mug and two Dunkin Donuts. Two vendors were also onsite, including Functional Homes & Bodies (resident owned business) providing massage services and Cycle Bar, which offered free classes. The race sold out with 200 participants.

Social Media:





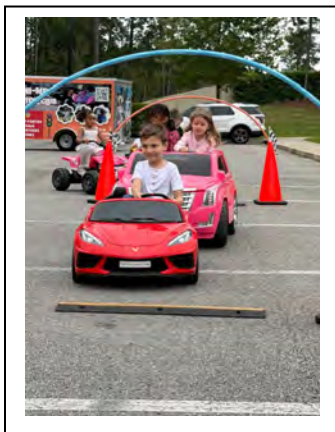
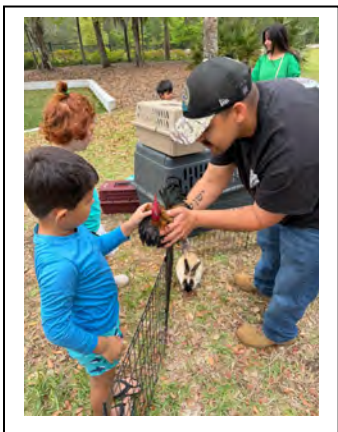
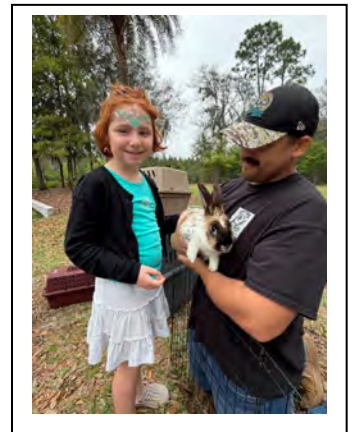
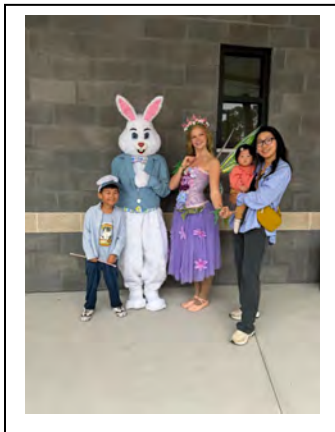
Pop Up Food Truck

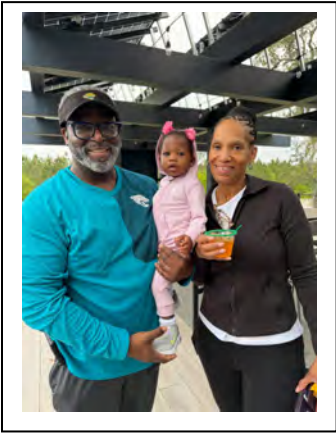
The Kerala Express food truck was on site serving a taste of South India. The truck did well and plans to come back.

Bunny Palooza

A springtime celebration featuring the Easter Bunny, Garden Fairy (handed out giant Pixie Stix), Mini Me Motor Club, petting zoo, face painting, Bunny Punch (spiked for adults), rubber duck hunt (3 and under) and a very foamy egg hunt. 200 +/- attended

Social Media:

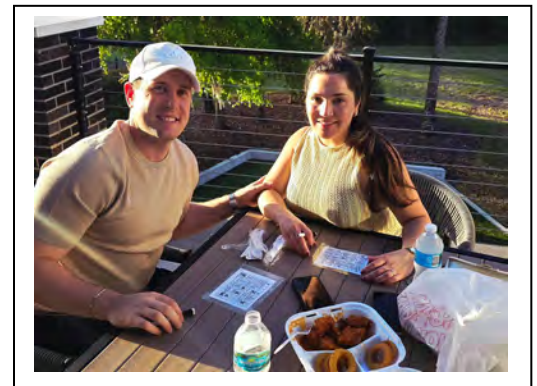
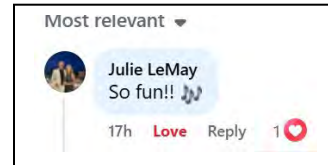




Music Bingo

DJ Ross hosted music bingo. Nine \$10 gift card prizes were awarded. Bites by Ema food truck was on site. 29 attended.

Social Media:

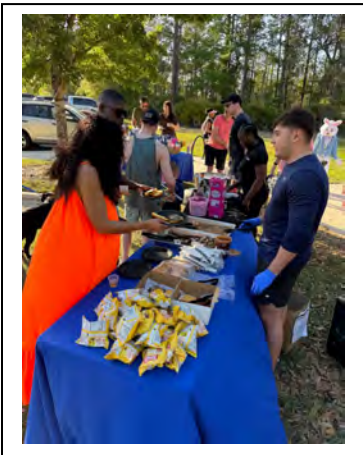


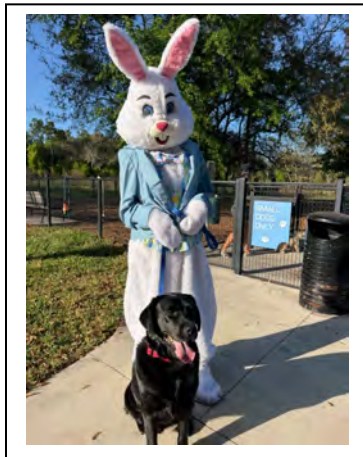
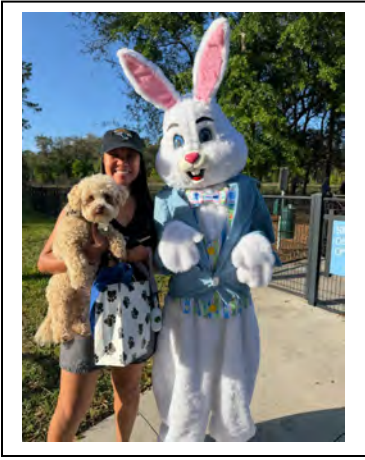


Bunny, Bourbon & Barks

Residents brought their pups to the dog park for a fun filled happy hour with bourbon tasting, Easter bunny photo ops and 4 Rivers BBQ courtesy of David Weekly. 80+/- attended

Social Media:





Adult Comedy Night

Cancelled due to lack of registration.

APRIL EVENTS: Disney Broadway Night, Icemen Discount Tickets, Sharks Games Discount Tickets

MAY EVENTS: Adult Trivia, Game Night, Memorial Day, Sharks Games Discount Tickets, Waves Games Discount Tickets, Coppelia Ballet Discount Tickets

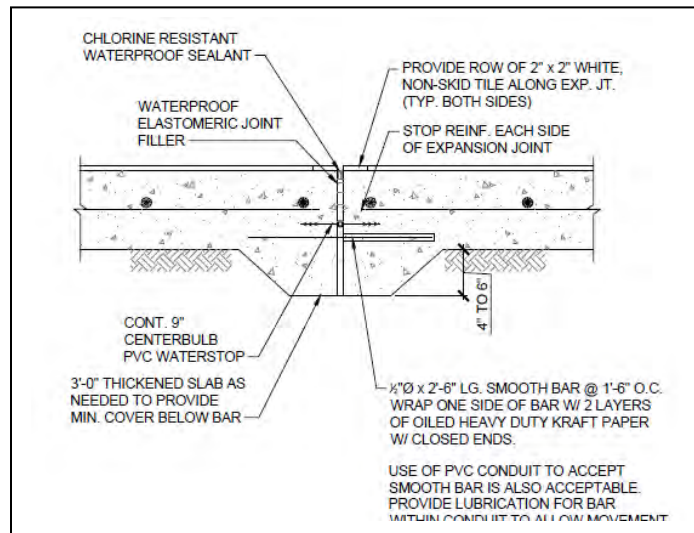
ACTION ITEMS UPDATE

Pool

Pool expansion joint reseal will start May 4 with the refill expected May 12.

Question from March 2026 CDD meeting: “Why not replace the expansion joints instead of only a reseal?” This came into question because replacing the expansion joints is slated in the capital reserve study for 2032-2033 @ \$14,758. However, upon further investigation the expansion joints should never need a full replacement. The joint and waterstop are integral parts of the structure and they aren’t made to be replaced.

The detail below shows the components that make up the actual joint. To replace this a large section of the shell would need removal and reinstallation. According to Village Pools it’s totally unnecessary.



Replacing the waterstop and joint portion of the pool would be a 6-figure cost and probably require the pool to be shut down for 3-4 months.

Therefore, for budgeting purposes:

Reseal every 5-7 years (2026 cost \$12,350.)

Resurface 10-12 years (Slated for 2032-2033 @ \$261,324 per the capital reserve.)

*Resealing is a separate cost from resurfacing. However, if resurfacing the pool, it should be timed with an expansion joint reseal since the pool will be drained.

*No need to ever do a full expansion joint replacement unless we have major pool issues.

LANDSCAPE REPORT

1. Hand pulled large weeds in drift rose beds along the median islands.
2. Cutback freeze damage.
3. Edged Jasmine beds.
4. Rake playground mulch.
5. Spray weeds.
6. Trimmed Viburnum on south wall from Apex to Glenmont.
7. Re-treated turf weeds.
8. Fertilized all turf areas.

9. During the pump maintenance check it was discovered the backflush valves needed to be replaced. During the replacement the tech mentioned 12 filters needed to be removed, cleaned and replaced. It was cost effective to do this work at the same time to save on labor charges. Therefore, the grand total for work completed was: \$5,571.
10. March irrigation inspections and repairs were made.

EIGHTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
March 31, 2026



Cypress Bluff
Community Development District
Combined Balance Sheet
March 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 169,407	\$ -	\$ 19,927	\$ 189,334
Due from Other	61	-	-	61
Due from General Fund	-	8,551	-	8,551
Investments:				
State Board of Administration (SBA)	616	-	-	616
Custody (US Bank)	838,481	-	-	838,481
Series 2019				
Reserve	-	360,508	-	360,508
Principal	-	829	-	829
Revenue	-	831,977	-	831,977
Interest	-	182	-	182
Prepayment	-	4,791	-	4,791
Series 2020				
Reserve	-	247,220	-	247,220
Principal	-	109	-	109
Revenue	-	563,014	-	563,014
Interest	-	124	-	124
Prepayment	-	4	-	4
Series 2020A				
Reserve	-	210,612	-	210,612
Principal	-	595	-	595
Revenue	-	475,342	-	475,342
Interest	-	94	-	94
Prepayment	-	10,224	-	10,224
Series 2021				
Reserve	-	57,625	-	57,625
Principal	-	163	-	163
Revenue	-	132,943	-	132,943
Interest	-	25	-	25
Prepaid Expenses	196	-	-	196
Total Assets	\$ 1,008,762	\$ 2,904,933	\$ 19,927	\$ 3,933,622
Liabilities:				
Accounts Payable	\$ 10,902	\$ -	\$ -	\$ 10,902
Due to Debt Service 2019	3,528	-	-	3,528
Due to Debt Service 2020	2,405	-	-	2,405
Due to Debt Service 2020A	2,053	-	-	2,053
Due to Debt Service 2021	565	-	-	565
Total Liabilities	\$ 19,452	\$ -	\$ -	\$ 19,452
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 196	\$ -	\$ -	\$ 196
Restricted for:				
Debt Service - Series	-	2,904,933	-	2,904,933
Assigned for:				
Capital Reserve Fund	-	-	19,927	19,927
Unassigned	989,114	-	-	989,114
Total Fund Balances	\$ 989,310	\$ 2,904,933	\$ 19,927	\$ 3,914,169
Total Liabilities & Fund Balance	\$ 1,008,762	\$ 2,904,933	\$ 19,927	\$ 3,933,622

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,339,699	\$ 1,305,077	\$ 1,305,077	\$ -
Interest Income	10,200	10,200	17,108	6,908
Other Income	20,000	10,000	5,358	(4,642)
Total Revenues	\$ 1,369,899	\$ 1,325,277	\$ 1,327,543	\$ 2,266
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,000	\$ 2,000
FICA Expense	918	459	306	153
Engineering	9,500	4,750	590	4,160
Arbitrage	2,400	1,200	600	600
Dissemination Agent	7,969	3,985	4,284	(300)
Attorney	13,000	6,500	5,930	570
Annual Audit	6,700	6,700	6,800	(100)
Assessment Roll	11,798	11,798	11,798	-
Trustee Fees	23,000	14,506	14,506	-
Management Fees	57,974	28,987	28,987	0
Information Technology	2,949	1,475	1,475	0
Website Maintenance	1,475	737	738	(0)
Telephone	500	250	90	160
Postage	1,500	750	1,338	(588)
Printing & Binding	2,500	1,250	643	607
Insurance	7,460	7,460	7,029	431
Legal Advertising	2,500	1,250	618	633
Other Current Charges	500	250	141	109
Office Supplies	600	300	4	296
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 165,418	\$ 98,782	\$ 90,051	\$ 8,731
<u>Operations & Maintenance</u>				
Ground Maintenance				
Pond Maintenance (Water Quality)	\$ 1,500	\$ 750	\$ 600	\$ 150
Landscape Maintenance	417,103	208,552	204,462	4,089
Landscape Contingency	13,000	13,000	14,575	(1,575)
Pump Maintenance	3,550	3,550	5,968	(2,418)
Water & Sewer	32,500	32,500	-	32,500
Electric	-	-	11,467	(11,467)
Reclaim Water	-	-	10,246	(10,246)
Irrigation Repairs	10,000	5,000	7,241	(2,241)
Pest Control	2,400	1,200	1,140	60
Environmental Permit/Monitoring	20,000	-	-	-
Other Repairs and Maintenance	5,000	2,500	-	2,500
Subtotal Ground Maintenance	\$ 505,053	\$ 267,052	\$ 255,700	\$ 11,352

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Amenity Center				
Insurance	\$ 61,650	\$ 61,650	\$ 56,442	\$ 5,208
Amenity Manager (Vesta)	134,031	67,015	67,016	(0)
Pool Maintenance (Vesta)	10,172	5,086	5,086	0
Pool Chemicals (Vesta)	17,148	8,574	8,574	0
Facility Attendant (Vesta)	98,500	49,250	49,250	0
Janitorial Services (Vesta)	13,339	6,669	6,669	(0)
Refuse	3,000	1,500	1,191	309
Security and Gate Maintenance	10,000	5,000	360	4,640
Security Patrol	20,000	10,000	-	10,000
Facility Maintenance (Vesta)	21,387	10,693	10,694	(0)
Elevator Maintenance	5,000	2,500	3,666	(1,166)
Electric	25,500	12,750	3,159	9,591
Water & Sewer	-	-	1,552	(1,552)
Irrigation Water	-	-	20,619	(20,619)
Cable and Internet	10,200	5,100	4,725	375
Licenses and Permits	1,000	500	-	500
Subscriptions	-	-	3,242	(3,242)
Repairs & Maintenance	71,000	35,500	18,937	16,563
Special Events	35,000	17,500	17,063	437
Holiday Decorations	1,500	750	704	46
Fitness Center R&M	20,000	10,000	3,892	6,108
Fitness Equipment Rentals	9,000	4,500	2,124	2,376
Reserve for Amenities	100,000	50,000	5,502	44,498
Mobile Application	9,000	4,500	4,500	-
Other Current Charges	3,000	1,500	-	1,500
Subtotal Amenity Center	\$ 679,427	\$ 370,538	\$ 294,968	\$ 75,571
Capital Reserve				
Capital Reserve Funding	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Subtotal Capital Reserve	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Total Operations & Maintenance	\$ 1,204,480	\$ 657,590	\$ 570,667	\$ 86,923
Total Expenditures	\$ 1,369,899	\$ 756,372	\$ 660,719	\$ 95,654
Excess (Deficiency) of Revenues over Expenditures	\$ 0	\$ 568,904	\$ 666,825	\$ 97,920
Net Change in Fund Balance	\$ 0	\$ 568,904	\$ 666,825	\$ 97,920
Fund Balance - Beginning	\$ -		\$ 322,430	
Fund Balance - Ending	\$ 0		\$ 989,254	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 723,981	\$ 704,861	\$ 704,861	\$ -
Special Assessments - Prepayments	-	-	4,663	4,663
Interest Income	5,000	5,000	12,545	7,545
Total Revenues	\$ 728,981	\$ 709,861	\$ 722,069	\$ 12,207
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	\$ 468,548	\$ 475,755	\$ 7,207
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,355	\$ 468,548	\$ 475,755	\$ 7,207
Fund Balance - Beginning	\$ 360,334		\$ 726,061	
Fund Balance - Ending	\$ 366,689		\$ 1,201,816	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 495,593	\$ 480,418	\$ 480,418	\$ -
Interest Income	10,000	5,000	9,193	4,193
Total Revenues	\$ 505,593	\$ 485,418	\$ 489,611	\$ 4,193
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	\$ 164,159	\$ 163,352	\$ (807)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 16,000	\$ 164,159	\$ 163,352	\$ (807)
Fund Balance - Beginning	\$ 398,976		\$ 649,523	
Fund Balance - Ending	\$ 414,976		\$ 812,875	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 421,869	\$ 410,075	\$ 410,075	\$ -
Interest Income	5,000	5,000	7,244	2,244
Total Revenues	\$ 426,869	\$ 415,075	\$ 417,319	\$ 2,244
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	\$ 290,817	\$ 288,061	\$ (2,756)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,351	\$ 290,817	\$ 288,061	\$ (2,756)
Fund Balance - Beginning	\$ 197,240		\$ 410,859	
Fund Balance - Ending	\$ 200,591		\$ 698,920	

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 115,340	\$ 112,959	\$ 112,959	\$ -
Interest Income	2,000	1,000	1,953	953
Total Revenues	\$ 117,340	\$ 113,959	\$ 114,911	\$ 953
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	\$ 80,633	\$ 81,586	\$ 953
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,689	\$ 80,633	\$ 81,586	\$ 953
Fund Balance - Beginning	\$ 51,742		\$ 109,736	
Fund Balance - Ending	\$ 57,432		\$ 191,321	

Cypress Bluff

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues				
Interest Income	\$ 500	\$ 250	\$ -	\$ (250)
Capital Reserve Funding	20,000	20,000	20,000	-
Carry Forward Balance	-	-	-	-
Total Revenues	\$ 20,500	\$ 20,250	\$ 20,000	\$ (250)
Expenditures:				
Capital Outlay	\$ 16,000	\$ 8,000	\$ -	\$ 8,000
Other Current Charges	-	-	73	(73)
Total Expenditures	\$ 16,000	\$ 8,000	\$ 73	\$ 7,927
Excess (Deficiency) of Revenues over Expenditures	\$ 4,500		\$ 19,927	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,500.00		\$ 19,927	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 4,500		\$ 19,927	

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	\$ 247,220
Reserve Fund Balance	247,220
Bonds outstanding - 4/15/2020	\$ 7,705,000
Less: Principal Payment - 11/1/20	(290,000)
Less: Principal Payment - 11/1/21	(130,000)
Less: Principal Payment - 11/1/22	(135,000)
Less: Principal Payment - 11/1/23	(140,000)
Less: Principal Payment - 11/1/24	(145,000)
Less: Principal Prepayment - 5/1/25	(10,000)
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	\$ 210,612
Reserve Fund Balance	210,612
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 March 31, 2026

Fund	Date	Check No.	Amount
General Fund			
Payroll	3/25/26	50306-50309	\$ 738.80
		Subtotal	\$ 738.80
Accounts Payable			
	3/6/26	1883-1893	\$ 41,055.26
	3/13/26	1894-1898	42,516.37
	3/20/26	1899-1903	53,541.62
	3/30/26	1904-1905	3,648.00
		Subtotal	\$ 57,189.62
Capital Reserve Fund			
Accounts Payable			\$ -
		Subtotal	\$ -
Total			\$ 57,928.42
Total			\$ 58,667.22

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50306	7	EDWARD J MUHL JR	184.70	3/25/2026
50307	2	JOHN S HEWINS JR	184.70	3/25/2026
50308	8	KIRK S BLOMGREN	184.70	3/25/2026
50309	6	WILLIAM J CELLAR	184.70	3/25/2026
TOTAL FOR REGISTER			738.80	

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: March 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>(phone)</i> <i>Assistant Secretary</i>	✓	YES - \$200
4	William Cellar <i>Assistant Secretary</i>	✓	YES - \$200
5	Robert Feist <i>Assistant Secretary</i>	✓	NO

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

Approved for Payment:


District Manager Signature

3/24/2026
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 #
3/06/26	00148	3/03/26	10571-5	202603	320	57200	46000		ANTHONY E ORTOLANI	*	440.00	440.00	001883
			2026 MAINT PLAN APPROVED										
3/06/26	00137	2/27/26	208235	202602	320	57200	46000		ALL WEATHER CONTRACTORS INC	*	1,385.00	1,385.00	001884
			HANDRAIL REPAIRS										
3/06/26	00081	3/01/26	160025	202603	320	57200	47200		CLEAR WATERS INC	*	100.00	100.00	001885
			MAR LAKE MAINT POND 1										
3/06/26	00126	5/05/25	17APR26	202603	320	57200	49400		ALEXANDER J GRINDELAND	*	900.00	900.00	001886
			4/17 DYNAMIC DUO IMPROV										
3/06/26	00123	3/03/26	1892	202603	320	57200	49400		GIRLY-GIRL PARTEAS	*	360.00	360.00	001887
			4/24 1HR DISNEY BROADWAY										
3/06/26	00010	3/02/26	28768	202603	310	51300	31600		GRAU AND ASSOCIATES	*	6,800.00	6,800.00	001888
			AUDIT FYE 09/30/2025										
3/06/26	00038	3/02/26	39901123	202603	320	57200	49400		LIVE ENTERTAINMENT SOLUTIONS	*	350.00	350.00	001889
			4/1 DJ ROSS MUSIC BINGO										
3/06/26	00102	2/16/26	10040224	202602	320	57200	46610		OTIS ELEVATOR COMPANY	*	3,666.48	3,666.48	001890
			ELEVATOR MAINTENANCE										
3/06/26	00188	3/03/26	520749	202603	320	57200	46000		RED RHINO OF FL INC	*	2,275.00	2,275.00	001891
			COMMERCIAL POOL LEAK										
3/06/26	00037	3/01/26	431033	202603	320	57200	45000		MAR AMENITY MANAGER	*	11,169.25		
		3/01/26	431033	202603	320	57200	45100		MAR FACILITY ATTENDANT	*	8,208.33		
		3/01/26	431033	202603	320	57200	46800		MAR POOL MAINTENANCE	*	847.67		
		3/01/26	431033	202603	320	57200	46200		MAR JANITORIAL	*	1,111.58		
		3/01/26	431033	202603	320	57200	46600		MAR MAINTENANCE	*	1,782.25		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		3/01/26 431033	202603 320-57200-46810	MAR POOL CHEMICALS	*	1,429.00	
				VESTA PROPERTY SERVICES INC			24,548.08 001892
3/06/26	00066	2/27/26 23198	202602 320-57200-46500	DISINFECTANT WIPES CASE	*	230.70	
				WIPES LLC			230.70 001893
3/13/26	00164	3/09/26 03092026	202603 320-57200-49400	4/24 LIVE MUSIC PERFORM	*	350.00	
				ALEXANDRA BLAKEWELL			350.00 001894
3/13/26	00005	3/01/26 111	202603 310-51300-34000	MAR MANAGEMENT FEES	*	4,831.17	
		3/01/26 111	202603 310-51300-52100	MAR WEBSITE ADMIN	*	122.92	
		3/01/26 111	202603 310-51300-35200	MAR INFO TECH	*	245.75	
		3/01/26 111	202603 310-51300-31300	MAR DISSEM AGENT SRVCS	*	664.08	
		3/01/26 111	202603 310-51300-51000	OFFICE SUPPLIES	*	.69	
		3/01/26 111	202603 310-51300-42000	POSTAGE	*	217.70	
		3/01/26 111	202603 310-51300-42500	COPIES	*	87.15	
		3/01/26 111	202603 310-51300-41000	TELEPHONE	*	11.39	
				GOVERNMENTAL MANAGEMENT SERVICES			6,180.85 001895
3/13/26	00002	3/12/26 26-01344	202603 310-51300-48000	3/24 NTC OF BOS MTG	*	103.50	
				JACKSONVILLE DAILY RECORD			103.50 001896
3/13/26	00012	3/06/26 17992	202603 320-57200-46100	MAR LANDSCAPE MAINT AREA1	*	25,549.00	
		3/06/26 17993	202603 320-57200-46100	MAR LANDSCAPE MAINT AREA2	*	1,808.08	
		3/06/26 17994	202603 320-57200-46100	MAR LANDSCAPE MAINT AREA3	*	6,720.00	
		3/06/26 18035	202603 320-57200-46400	IRRIGATION REPAIRS	*	1,660.00	
				SUN STATE NURSERY			35,737.08 001897
3/13/26	00055	3/04/26 62193135	202603 320-57200-47000	MAR PEST CONTROL	*	144.94	
				TURNER PEST CONTROL LLC			144.94 001898

CYBL CYPRESS BLUFF TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/20/26	00013	3/12/26	03122026	202603	300	20700	10010		THE BANK OF NEW YORK MELLON	*	14,939.18	14,939.18	001899
			FY26 DEBT ASSESS SE 2020										
3/20/26	00013	3/12/26	03122026	202603	300	20700	10000		THE BANK OF NEW YORK MELLON	*	21,918.52	21,918.52	001900
			FY26 DEBT ASSESS SE 2019										
3/20/26	00013	3/12/26	03122026	202603	300	20700	10020		THE BANK OF NEW YORK MELLON	*	12,751.79	12,751.79	001901
			FY26 DEBT ASSESS SE 2020A										
3/20/26	00013	3/13/26	03132026	202603	300	20700	10030		THE BANK OF NEW YORK MELLON	*	3,512.60	3,512.60	001902
			FY26 DEBT ASSESS SE 2021										
3/20/26	00062	3/11/26	26060159	202603	320	57200	46500		JANITORIAL SUPPLIES	*	164.86		
		3/12/26	26065280	202603	320	57200	46500		JANITORIAL SUPPLIES	*	254.67		
									W B MASON CO INC			419.53	001903
3/30/26	00042	3/24/26	46882	202603	320	57200	46700		DYNAMIC SECURITY PROFESSIONALS, INC.	*	180.00	180.00	001904
			3RD QTR FIRE ALARM MONIT										
3/30/26	00012	3/23/26	18056	202603	320	57200	45700		SUN STATE NURSERY	*	3,468.00	3,468.00	001905
			YEARLY PUMP STATION MAINT										
											TOTAL FOR BANK A	140,761.25	
											TOTAL FOR REGISTER	140,761.25	

INVOICE

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

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

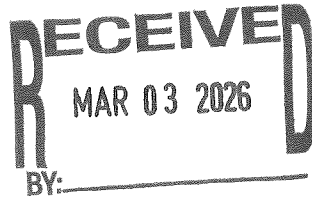


Bill to
Marcy
Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

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

Invoice details

Invoice no.: 10571-5
Terms: Due on receipt
Invoice date: 03/03/2026
Due date: 03/03/2026



#	Product or service	Description	Qty	Rate	Amount
1.	15.10 Service Call	Maintenance Plan Approved for 2026. Details for visit to be updated on 3/26/2026.	2	\$220.00	\$440.00

Total \$440.00

Ways to pay

BANK

[View and pay](#)

Invoice



RECEIVED
MAR 02 2026
 BY: _____

Date:	Invoice #:
2/27/2026	208235

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

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

Work Performed At		
Cypress Bluff CDD 10571 eTown Parkway Jacksonville, FL 32256 Marci Pollicino		
Purchase Order	Rep	Work Order
-	PM SCOTT HAINES	278234

Item	Description	Amount
	Final Billing Etown Recharge Center Attn:Marci Pollicino – Vesta Property Services 2 23 26 Re:handrail repairs -10571 E Town Parkway 32256 >bring in crew/materials to do the scope of work listed below per management >lift up the covers at the bottom of a total of (9) handrails legs on (3) metal handrails at the front steps of the clubhouse bldg. by the parking lot >remove the existing grout/caulk as needed around the (9) legs of the handails >install wedges as needed where the grout/caulk was removed at the (9) legs of the handrails >install new cement /grout/epoxy as needed where removed to make handrails tight where they are lose >clean up job site and haul away debris Total Price \$1,385.00	\$1,385.00

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

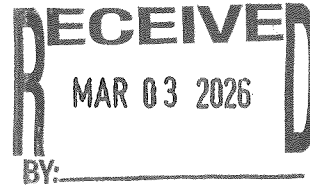
Subtotal:	\$1,385.00
Sales Tax:	\$0.00
Invoice Total:	\$1,385.00
Payments and Credits:	\$0.00
Total Due:	\$1,385.00

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

Invoice

DATE	INVOICE #
3/1/2026	160025

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

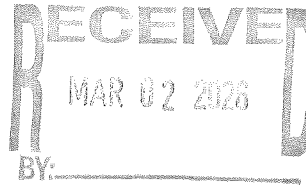
Thank you for your business.	Clearwaterslakemgmt.com	Total	\$100.00
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INVOICE#: 17APR26

Date: May 5, 2025

First Coast Comedy, LLC
d.b.a. First Coast Comedy
PO Box 330472
Atlantic Beach, FL 32233-9998
Phone (425) 954-5618



Bill to:

Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, FL 32902

Terms:

First Coast Comedy 60 minute Dynamic Duo Improv Comedy Show

Salesperson	Requisitioner	Terms
David Bogan	Marcy Pollicino	Pay by check

Quantity	Description	Unit Price	Total
1	First Coast Comedy 60 minute Dynamic Duo Improv Comedy Show April 17, 2026 at 7pm	\$900.00	\$900.00

Please make checks payable to 'First Coast Comedy, LLC'. If mailing a check, please mail to, Alex Grindeland, First Coast Comedy, PO Box 330472, Atlantic Beach, FL 32233-9998.. If you have any questions concerning this invoice, contact David Bogan at, dave@firstcoastcomedy.com or Alex Grindeland at, alex@firstcoastcomedy.com

Thank you for your business!

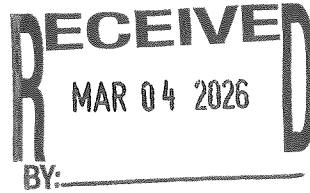
INVOICE



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

Invoice No# : 1892
Invoice Date : Mar 3, 2026
Due Date : Apr 17, 2026

\$360.00 USD
AMOUNT DUE



BILL TO
Cypress Bluff CDD
Marcy
recharge@etownjax.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Disney on Broadway Event Friday, April 24·5:30 – 6:30pm 3 Characters and an assistant for one hour (Little Mermaid, Mary Poppins, & Elsa)	\$360.00	\$360.00
	Subtotal		\$360.00
	Shipping		\$0.00
	TOTAL		\$360.00 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.

Grau and Associates

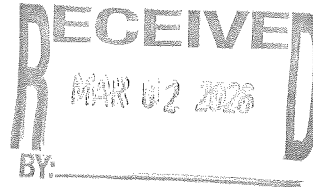
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

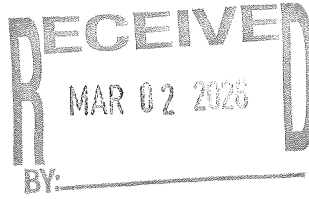
Invoice No. 28768
Date 03/02/2026



SERVICE	AMOUNT
Cypress Bluff Community Development District (Jack Audit FYE09/30/2025	\$ <u>6,800.00</u>
Total	6,800.00
Current Amount Due	\$ <u>6,800.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,800.00	0.00	0.00	0.00	0.00	6,800.00

Payment due upon receipt.



INVOICE

Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: 39901123

11925 Alden Trace Blvd N
Jacksonville FL 32246

Description	Date	Time	Price
• DJ Ross for Music Bingo	4/1/2026	6:30 pm	\$ 350.00

Final Balance Due \$ **350.00**

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

CUSTOMER NO.: 66614678
DATE: 2/16/2026
INVOICE NO.: 100402245004

ETOWN SWIM & FITNESS
DUE DATE: 3/18/2026

ACCOUNT SUMMARY

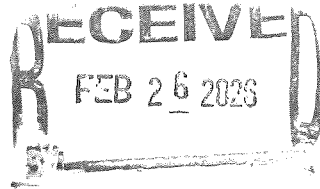
BUILDING ADDRESS

ETOWN SWIM & FITNESS 10571 ETOWN PKWY JACKSONVILLE FL 32256-5892
CONTRACT: 120512 | TAJ06137

Maintenance Service from 3/1/2026 to 2/28/2027 **\$3,666.48**

NET SERVICE CONTRACT AMOUNT **\$3,666.48**
Sales Tax \$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE **\$3,666.48**



IMPORTANT MESSAGES

To automate your payment, opt in to paperless billing, or to change your billing address, please visit <https://otis.payinvoicedirect.com> or scan the QR code below.



ACH Payment Information:

Bank Name: JP Morgan Chase
Acct Name: Otis Elevator Company
Acct #: 55-20622
Routing #: 071000013

QUESTIONS?

AR Rep's Email:
nsaa.collections@otis.com

AR Rep's Phone#: 1-844-636-6847
OTISLINE@: 1-800-233-6847

100

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

PAYMENTS NOT RECEIVED BY THE DUE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS. A PROCESSING FEE WILL BE APPLIED TO CREDIT CARD PAYMENTS.

DETACH DOCUMENT ALONG PERFORATION. ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.



11760 US Hwy 1 Suite W103 Palm Beach Gardens FL 33408

MB 01 007301 66068 H 27 C



CYPRESS BLUFF COO
475 WEST TOWN PLACE
SAINT AUGUSTINE FL 32092

CUSTOMER NO.: 66614678
DUE DATE: 3/18/2026
INVOICE NO.: 100402245004
TOTAL SERVICE CONTRACT AMOUNT: \$ 3,666.48

MAKE CHECK PAYABLE TO:

Otis Elevator Company
PO Box 730400
Dallas TX 75373-0400



100402245004 0000366648 3

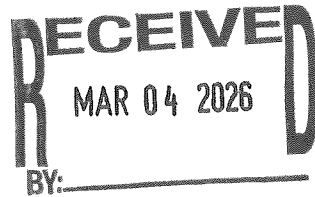
007301 1/1

6



Invoice

Issued: 03/03/2026
Due: 04/02/2026
Pool Leak #520749



BILL TO
Cypress Bluff CDD c/o Vesta
Property Services
475 West Town Pl
Suite 114
St Augustine, FL 32092

JOB SITE
Cypress Bluff CDD c/o
Vesta Property Services
10571 Etown Pkwy
Jacksonville, FL 32256

BALANCE DUE

\$2,275.00

DESCRIPTION OF WORK	QUANTITY	PRICE	TAX	TOTAL
Commercial Pool Leak Detection (11-20 gutters) <ul style="list-style-type: none">Includes testing of the pool shell, plumbing lines and equipment60 day warranty <p><i>Note: Bodies of water can lose up to 1/4 inch a day from evaporation under normal operating conditions.</i></p> <p><i>Disclaimer: Fees for services will apply if water loss is due to evaporation.</i></p> <p><i>Disclaimer: Red Rhino Leak Detection is not responsible for the purchase or replacing of gutter grates that have been Diamond Brited over or that have rusted screws. All gutter grates will have to be removed at the time of inspection in order to pressure test the gutter lines.</i></p>	1.00	\$950.00	\$0.00	\$950.00
Priced per additional gutter over 20	29.00	\$35.00	\$0.00	\$1,015.00



Price is per 10 or less floor returns	1.00	\$100.00	\$0.00	\$100.00
Per floor return over 10.	21.00	\$10.00	\$0.00	\$210.00

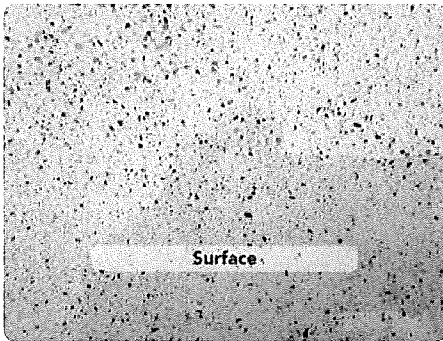
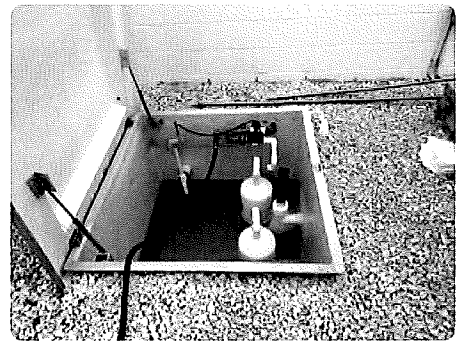
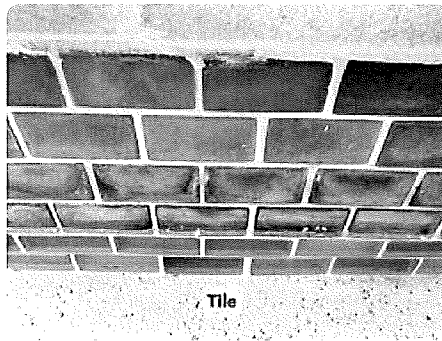
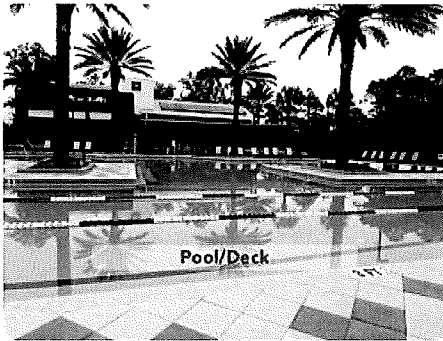
Subtotal:	\$2,275.00
Tax:	\$0.00
Payments:	\$0.00

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

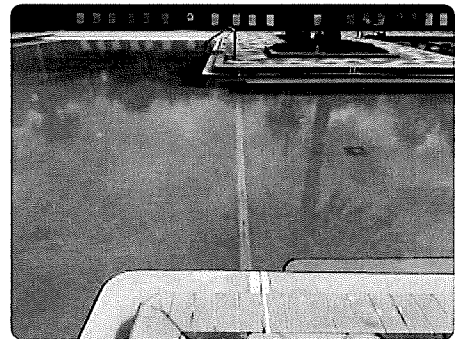
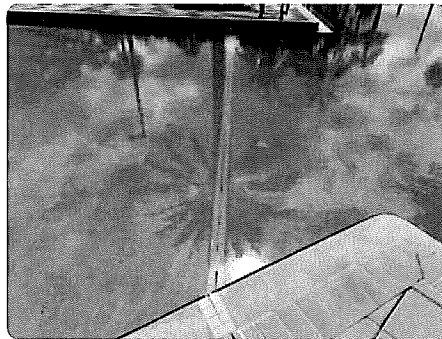
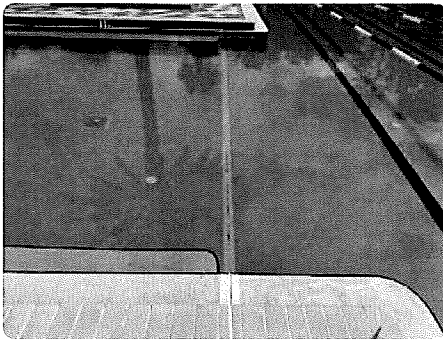
Performed a complete dye test.

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.



Warranties & Disclaimers

Payment is expected at time of service. License **#CPC1457457**

Note:

Customer is responsible for refilling water and balancing chemicals. Please monitor water levels for 48 hours. Contact RRLD with any questions or concerns.

Change Order Disclaimer:

A change order will be issued if RRLD discovers any unforeseen or unexpected work not specified above. An additional quote will be issued at that time.

Deck Disclaimer:

RRLD does not offer custom staining or textures. We will make every attempt to match the deck when applying deck patches. If an exact match is desired (color and texture), customer will need to hire a professional deck company to apply the patch.

Patch Disclaimer:

Red Rhino Leak Detection (RRLD) will make every attempt to match the existing surface when applying patches. However, due to variations of the product from the manufacturer and aging of the existing surface, it is impossible to achieve an exact match when patching. Refinishing the entire surface is the only way to ensure a consistent appearance without variation. Therefore, RRLD cannot be held responsible for color and texture variations which are unavoidable when patching.

Sign Invoice

Please sign and date below for approval and return via email(redrhinocsr@redrhino.com). All scheduling is on a first come first serve basis. We will contact you regarding scheduling upon receipt of the signed document

X

Date

Printed Name



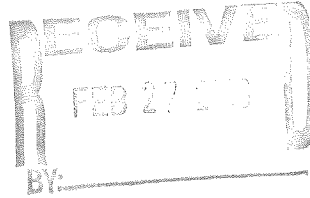
Invoice

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

Invoice # 431033
Date 03/01/2026
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

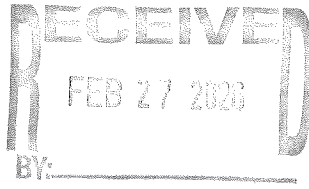


Description	Quantity	Rate	Amount
Amenity Manager	1	11,169.25	11,169.25
Facility Attendant	1	8,208.33	8,208.33
Pool Maintenance	1	847.67	847.67
Janitorial	1	1,111.58	1,111.58
Maintenance	1	1,782.25	1,782.25
Pool Chemicals	1	1,429.00	1,429.00

Total 24,548.08

Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	02/27/2026	INVOICE	23198
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	02/27/2026
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	02/27/2026
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
<hr/>	
BALANCE DUE	\$230.70

Pay invoice

Performance Agreement

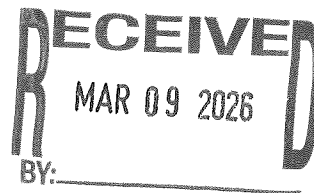
This agreement was made on 03/09/2026 between Alexandra Blakewell and Cypress Bluff CDD for a live music performance. Both parties agree to the following terms:

Performer Name: Alexandra Blakewell (Stagelight Cabaret with Chris Robertson)

Performer Contact Info: 8352 Asteroid Street, Jacksonville, FL 32256

Client Name / HOA: Cypress Bluff CDD

Bill To: Cypress Bluff CDD



Client Contact Info: Marcy Pollicino

Event Date: 04/24/26

Start Time: 6:30PM

End Time: 7:30PM

Event Location: Recharge Amenity Center

Performance Fee (\$): 350

Payment Method (cash/check/Venmo): check

Sound Equipment Provided By: Stagelight Cabaret

Governmental Management Services, LLC

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

Invoice

Invoice #: 111

Invoice Date: 3/1/26

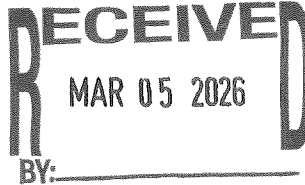
Due Date: 3/1/26

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 -March 2026		4,831.17	4,831.17
Website Administration - March 2026		122.92	122.92
Information Technology - March 2026		245.75	245.75
Dissemination Agent Services - March 2026		664.08	664.08
Office Supplies		0.69	0.69
Postage		217.70	217.70
Copies		87.15	87.15
Telephone		11.39	11.39
Total			\$6,180.85
Payments/Credits			\$0.00
Balance Due			\$6,180.85

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

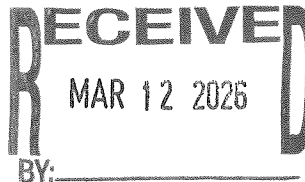
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

March 12, 2026

Date

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



Serial # 26-01344D	PO/File # _____	\$103.50
Notice of Meeting of the Board of Supervisors		Payment Due
_____		\$103.50
Cypress Bluff Community Development District		Publication Fee

Case Number _____		Amount Paid
Publication Dates 3/12		
County Duval		

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

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

If your payment is being
mailed, please reference
Serial # 26-01344D on your
check or remittance advice.

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

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

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

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

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

DEVELOPMENT DISTRICT

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, March 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) 940-5850 ("District Manager's Office") during normal business hours, and will be available on the District's website, www.CypressBluffCDD.com.

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

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

Jim Oliver
District Manager

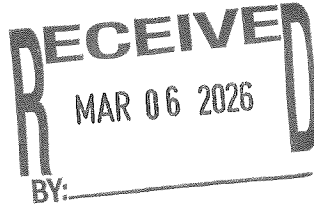
Mar. 12 00 (26-01344D)



Maintenance Invoice

Invoice#: 17992

Date: 03/06/2026



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

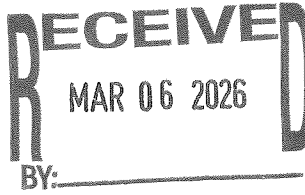
THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 17993

Date: 03/06/2026



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

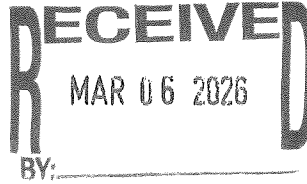
THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 17994

Date: 03/06/2026



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
March 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!!



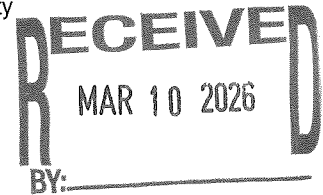
Maintenance Invoice

Invoice#: 18035

Date: 03/06/2026

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
Irrigation Repairs				
Replace 6" spray heads	5.00	30.00	150.00	
Replace faulty decoder	1.00	485.00	485.00	
Repair lateral line breaks	2.00	125.00	250.00	
Replace solenoid	1.00	75.00	75.00	
Installed 2 battery nodes	2.00	350.00	700.00	

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

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

Amount Due	1,660.00
-------------------	-----------------

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

THANK YOU FOR YOUR BUSINESS!!



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

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

Service Slip/Invoice

INVOICE:	621931352
DATE:	03/04/2026
ORDER:	621931352

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

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

RECEIVED
 MAR 05 2026
 BY: _____

Work Date	Time	Target Pest	Technician	Time In
03/04/2026	09:32 AM	ANTS, ROACH, WASP		09:32 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/04/2026		10:44 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$144.94
		SUBTOTAL \$144.94
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$144.94
		AMOUNT DUE \$144.94

[Handwritten Signature]

TECHNICIAN SIGNATURE

[Handwritten Signature]

marcy pollicino
 CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

RECEIVED
MAR 12 2026

BY:	Date	Amount	Authorized By
	March 12, 2026	\$21,918.52	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10000
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Intended Use of Funds Requested:

FY26 Debt Assessment SE 2019
<i>(Attach supporting documentation for request.)</i>

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



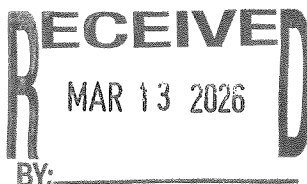
W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

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

Invoice Number	260601591
Customer Number	C2943565
Invoice Date	03/11/2026
Due Date	04/10/2026
Order Date	03/10/2026
Order Number	S160336686
Order Method	WEB

PM

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



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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HEW3YN97AN	INKCART,CMY COMBO,910,F/OJ PRO8020-945PG	2	PK	37.39	74.78
HEW3YL65AN	INKCART,BLK.910XL,F/OJ PRO8020-825PG	2	EA	45.04	90.08

SUBTOTAL: 164.86
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 164.86
Total Due: 164.86

To ensure proper credit, please detach and return below portion with your payment



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

Remittance Section	
Customer Number	C2943565
Invoice Number	260601591
Invoice Date	03/11/2026
Terms	Net 30
Total Due	164.86

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

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

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

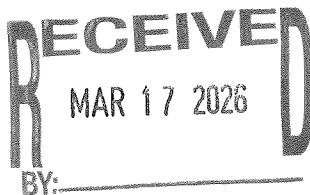
C29435652606015912606015910000000164865



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

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

Invoice Number	260652804
Customer Number	C2943565
Invoice Date	03/13/2026
Due Date	04/12/2026
Order Date	03/10/2026
Order Number	S160336686
Order Method	WEB



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

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

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

Important Messages

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	3	CT	84.89	254.67

SUBTOTAL: 254.67
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 254.67
Total Due: 254.67

To ensure proper credit, please detach and return below portion with your payment



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

Remittance Section	
Customer Number	C2943565
Invoice Number	260652804
Invoice Date	03/13/2026
Terms	Net 30
Total Due	254.67

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

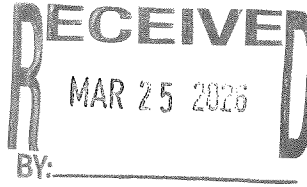
CYPRESS BLUFF CFF
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

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

C2943565260652804260652804000000254670

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108



Invoice

Date	Invoice #
3/24/2026	46882

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

Location
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 2nd Quarter	60.00	180.00

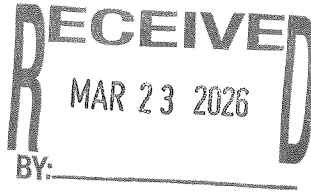
Thank you for your business.	Subtotal	\$180.00
	Sales Tax (7.5%)	\$0.00
	Total	\$180.00
	Payments/Credits	\$0.00
	Balance Due	\$180.00



Maintenance Invoice

Invoice#: 18056

Date: 03/23/2026



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
Yearly Pump Maintenance	1.00	3,468.00	3,468.00	

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

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

Amount Due	3,468.00
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If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!