

*Cypress Bluff
Community Development District*

June 23, 2026

AGENDA

**Cypress Bluff
Community Development District**

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

June 16, 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, June 23, 2026 at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of Minutes of the May 29, 2026 Board of Supervisors Meeting
- IV. Ratification of Agreement with Vesta Property Services
- V. Discussion of the Fiscal Year 2027 Budget
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager – Report
- VII. Financial Reports
 - A. Financial Statements as of May 31, 2026
 - B. Assessment Receipts Schedule
 - C. Check Register

VIII. Other Business

IX. Supervisor's Requests and Audience Comments

X. Next Scheduled Meeting – July 28, 2026 at 12:30 p.m. at the **Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256**

XI. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Friday, May 29, 2026 at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Joe Muhl	Chairman
John Hewins	Vice Chairman
Will Cellar	Supervisor

Also present were:

Matt Biagetti	District Manager
Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Marcy Pollicino	General Manager
Dana Harden	Regional General Manager

The following is a summary of the discussions and actions taken at the May 29, 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.

The following item was taken out of order from the agenda.

EIGHTH ORDER OF BUSINESS

Staff Reports (General Manager)

Ms. Pollicino provided an overview of her report, a copy of which was included in the agenda package for the Board's review.

Next, Ms. Pollicino informed the Board the pine straw in the dog park has dissipated and needs to be replenished as the park is getting muddy and residents have expressed

concerns. She presented a proposal totaling \$2,306.25 from Sunstate to replenish the pine straw.

On MOTION by Mr. Cellar seconded by Mr. Muhl with all in favor the proposal from Sunstate Nursery totaling \$2,306.25 for pine straw was approved.

Next, Ms. Pollicino informed the Board the irrigation pump shut off valve needs to be rebuilt as the internal parts are worn and aged. She presented a proposal from Sunstate totaling \$1,960 to complete the repairs.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from Sunstate Nursery totaling \$1,960 for pump repairs was approved.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Kirk Blomgren

Mr. Biagetti stated that Kirk Blomgren moved from the community and is no longer eligible to serve on the Board.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor Kirk Blomgren’s resignation was accepted.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the April 28, 2026 Meeting

There were no comments on the minutes.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the minutes of the April 28, 2026 Board of Supervisors meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date

Mr. Biagetti presented the proposed budget for fiscal year 2027, noting there is an increase in assessment being proposed that comes to \$19.98 per year for active adult units and \$42.61 for residential units.

Mr. Muhl suggested putting part of the amenity manager's fees under the administrative portion of the budget given the job duties.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor Resolution 2026-02, approving the proposed budget for fiscal year 2027 and setting a public hearing for July 28, 2026 at 12:30 p.m. was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03,
Setting a Public Hearing to Adopt Revised
Rules of Procedure**

Ms. Buchanan stated that her firm is updating the rules of procedure to be in line with recent legislative changes. The revisions are to items including voting requirements and meeting conduct, public procurement and rulemaking procedures.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor Resolution 2026-03, setting a public hearing for July 28, 2026 at 12:30 p.m. to adopt revised rules of procedure was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Renewal Agreement with
Vesta Property Services**

Ms. Buchanan stated that the agreement with Vesta Property Services includes the staffing and pricing changes as the Board has previously discussed. It also removes a requirement for food and beverage licensing as that is not needed. It also modifies the indemnification language to remove the developer entity and to make Vesta responsible for claims if they are based on their negligence.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the renewal agreement with Vesta Property Services was approved with the Chairman authorized to provide final approval.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing further to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Reminder of Upcoming Election

Mr. Biagetti reported there are two seats up for election in November. The qualifying period is June 8th through June 12th. Next, Mr. Biagetti reminded the board members to file their Form 1 by July 1st.

D. General Manager – Report

This item was covered earlier in the meeting.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of March 31, 2026

Mr. Biagetti presented the financial statements as of April 30, 2026.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 98.7% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$91,057.97, was included in the agenda package for the Board’s review.

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

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – June 23, 2026 at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

**AGREEMENT BETWEEN CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES, INC.
FOR AMENITY MANAGEMENT SERVICES**

This Agreement (“Agreement”) is made and entered into this 9th day of June 2026, by and between:

Cypress Bluff Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in the City of Jacksonville, Duval County, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

Vesta Property Services, Inc., a Florida corporation, with offices located at 245 Riverside Avenue, Suite 250 Jacksonville, Florida 32204 (“Contractor”).

RECITALS

WHEREAS, the District owns and operates an amenity center, including a swimming pool, fitness center, playground, dog park, other recreational facilities, and landscaping and parks within the District’s boundaries (“Amenities”); and

WHEREAS, the District desires to retain an independent contractor to provide amenity management services as set forth in **Exhibit A** attached hereto (“Services”); and

WHEREAS, Contractor has a background in providing the Services and is willing to provide such Services to the District in accordance with this Agreement; and

WHEREAS, the District desires to enter into a contractual relationship with Contractor to provide the Services as described in this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and Contractor agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES.

A. Contractor agrees to provide the Services as set forth in the Scope of Services attached hereto as Exhibit A, which is made a part hereof by this reference. To the extent that any provision of Exhibit A conflicts with any provision contained herein, the express terms of this Agreement shall control.

B. The Amenity Manager, as identified in Exhibit A, shall prepare a report and submit it to the District Manager at least eight days prior to the Board meeting,

shall include substantive updates and information as may be needed and shall attend the District's Board of Supervisors' ("Board") meetings upon request.

- C. Contractor shall ensure at all times there is a manager assigned to on-call duty. There shall always be management oversight, availability and communication, which is included in the compensation contemplated herein.
- D. Should the District modify its staffing requirements related to the Services provided by Contractor under this Agreement, Contractor shall provide a revised Proposal that reflects these modifications, whether they would result in a net increase or net decrease in the staffing requirements, in its corresponding pricing for its Services under this Agreement. If such revised Proposal is accepted by the District, this Agreement, including any adjustments in the Compensation provided to Contractor, shall be amended accordingly, in writing in the form of an Addendum to this Agreement, and such Addendum to this Agreement shall be fully executed by both Parties.

3. COMPENSATION. As compensation for the Services described in Exhibit A of this Agreement, the District agrees to pay Contractor an annual amount not to exceed the amounts set forth in **Exhibit A-1**. The staffed hours shall be in accordance with this Agreement. Contractor shall provide, upon request, copies of employee time and attendance records documenting total hours worked. Contractor shall invoice the District monthly for Services on the 25th day of each month. The District shall provide payment within thirty (30) days of receipt of invoices. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the parties.

4. TERM; RENEWAL. This Agreement shall become effective on the date first written above and, unless otherwise terminated in accordance with Section 23 hereof, shall remain in effect until September 30, 2029. This Agreement may be renewed at the discretion of the District for two (2) additional one (1) year terms at compensation rates approved by the parties in a written amendment to this Agreement.

5. GENERAL PROVISIONS. The following general provisions shall apply to all services provided for under this Agreement:

- A. Notwithstanding anything else in this Agreement, Contractor shall be accountable at all times to the Board for all services provided under this Agreement.
- B. Contractor shall employ adequate personnel to discharge its obligations under this Agreement. Contractor shall be the employer of such personnel; shall be responsible for all record keeping, salaries, fringe benefits, insurance and other employment-related costs; and shall supervise all such personnel in such manner as Contractor deems necessary. Additionally, Contractor shall be liable for the performance, or lack thereof, of its personnel and vendors that are within its control.

- C.** Contractor hereby agrees to cooperate with the District Manager and his or her staff with respect to all business with the District.
- D.** The Contractor shall be responsible for the Services, including the recruitment, selection and hiring of staff members. However, upon determination of the District that a staff member is not fulfilling his or her assigned duties in a satisfactory manner, the District, through its representative, shall confer with the Contractor regarding the same and the Contractor agrees to resolve such issues expeditiously.
- E.** Contractor shall promptly respond to any and all emergencies or urgent issues related to the District's property or community operations and shall report to the District all known urgent issues within twenty-four (24) hours.
- F.** Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to the Contractor at cost. Such reimbursements shall only be paid in accordance with receipts for such costs.
- G.** All purchases made by the Contractor pursuant to this Agreement will be in accordance with and subject to the District's Rules of Procedure and subject to all requirements for District procurement and purchases imposed by Florida law. No expenditure in excess of budgeted amounts may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall submit such expenditure and the reason for the emergency expense to the District Manager.
- H.** The Contractor shall (i) provide equal treatment and access to the District's facilities to all residents and paid user and (ii) maintain the assets of the District in a manner consistent with direction from the Board.
- I.** The District shall reimburse Contractor for mileage expenses incurred due to conducting District business with either a Contractor-owned vehicle or a personal-owned vehicle (rather than a District-owned vehicle.) Such mileage shall include travel conducted within the District's property as well as offsite travel to procure supplies needed for the District. Reimbursement rates shall be determined per IRS guidelines and there shall be no "mark-up" of the expense by Contractor, who shall document the mileage expenses with appropriate back-up information such as mileage figures for each trip.
- J.** Every attempt shall be made to conduct periodic training and development of the on-site Contractor employees while on the District's property; however, on some occasions an employee may need to leave for training conducted elsewhere besides the District's property. Such absences shall be conducted in a manner that results in minimal-to-no impact on Contractor's day-to-day management of the District's amenities.

- K.** Contractor shall provide all needed uniforms for on-site staff, at its own expense. If the District prefers uniforms to be branded specifically for the community the expense will be billable.
- L.** Contractor understands and agrees that office supplies shall be provided by the District in an amount not to exceed the District's adopted budget for such items, and should additional office supplies be needed, Contractor shall submit a written request to the District, and the District may approve or deny such request in its sole discretion.
- M.** Contractor shall provide assistance in the development and execution of a marketing and communications plan and periodic community surveys at no additional charge to the District.
- N.** Contractor shall provide assistance in managing and administering the District's website and newsletters to ensure prompt, convenient and accurate information is published at no additional charge to the District.
- O.** Contractor shall secure "preferred pricing" from vendors when possible, at no additional charge to the District.
- P.** In the event of an unexpected or unforeseen absence by on-site staff, every attempt shall be made by Contractor to provide alternate staffing and avoid any disruption of its Services. However, staffing replacements cannot be reasonably guaranteed in each and every instance, due to either a lack of prior notice being provided to Contractor management and/or a lack of availability of suitable, local staffing substitutes. Should such absences result in a shift not being covered by other Contractor staff, Contractor shall provide a commensurate credit to the District as further provided herein.

6. PROCUREMENT PROCEDURES BY CONTRACTOR. Contractor shall have the authority to make payment directly to vendors for emergency or non-recurring purchases using a District-issued credit card ("Credit Card") as described in this section. All of Contractor's expenditures shall be in accordance with the District's rules of procedure and Florida law. Contractor shall secure "preferred pricing" from vendors when possible, at no additional charge to the District. The District shall provide to Contractor one (1) Credit Card, with a limit of Five Thousand Dollars (\$5,000.00). The Amenity Manager, on behalf of Contractor, shall be the only individual authorized to use the Credit Card and shall execute and abide by the District's *Agreement Regarding Use of District-Issued Credit Card*, the form of which is attached hereto as **Exhibit B** and incorporated herein by this reference. To the extent feasible, the Contractor shall take all necessary steps to ensure that any Credit Card purchases are made on a tax-exempt basis. The District may at any time suspend the use of the Credit Card until the District is provided with a full accounting, including copies of any receipts, for any monies the Contractor spent. Any purchases pursuant to this section that would require spending in excess of the applicable line-item amounts set forth in the annual operations and maintenance budget adopted by the District's Board and as may be amended from time to time ("O&M Budget") shall require prior approval from the Board unless otherwise authorized by District resolution. The Contractor shall

be responsible for reimbursing the District for any Credit Card purchases that are not supported by appropriate receipts or other proof of payment mutually agreed upon by the Parties, or that are not (i) in furtherance of the Services provided for herein, (ii) approved as part of the O&M Budget, (iii) approved in the manner that is customary for the Parties, or (iv) approved by the Board (“Reimbursement Amount”). Any Reimbursement Amount shall include reasonable fees or penalties incurred as a result of such purchases. The Contractor shall pay the District an additional fee in the amount of ten (10) percent of the Reimbursement Amount in the event Contractor fails to reimburse the District within fifteen (15) days of receipt of notice from the District of unsupported Credit Card charges unless the validity of such charges is reasonably in dispute.

7. CARE OF THE PROPERTY. The Contractor shall use all due care to protect the property of the District, its residents, landowners and authorized guests from damage by Contractor or its employees or agents. The Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor’s sole expense, unless otherwise agreed, in writing, by the District.

8. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In providing the Services, the Contractor shall use effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the District’s property unless the District specifically directs otherwise.

9. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS. The Contractor shall promptly and in no event within more than forty-eight (48) hours provide a written report as to all accidents, injuries or claims for damage relating to the District’s property or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing.

10. PERMITS, LICENSES, AND OTHER APPROVALS. Unless the District expressly directs otherwise in writing, the Contractor, at the District’s expense, shall timely apply for, obtain, and maintain all applicable permits, licenses, certifications, consents, and other approvals for operation and management of the District’s improvements under this Agreement and from all governmental agencies which have jurisdiction over the operation and management of the said improvements. The Contractor, by applying for such permits, licenses, certifications, consents, and other approvals, does not in any way guarantee the approval of such applications. In the event an applicable permit, license, certification, consent, or other approval is not obtained for a particular service, or a permit, license, certificate, consent, or other approval necessary for a particular service is rescinded or revoked, the Contractor shall immediately notify the District and shall not provide, and shall immediately abate the provision of that service.

11. ADHERENCE TO DISTRICT RULES AND POLICIES. The Contractor and its personnel shall be familiar with, and comply with, all District rules and policies, and further shall ensure that all persons using the Amenities are informed with respect to the rules and policies and ensure that said persons conform therewith. The Contractor has the authority to have patrons,

guests, and others who are failing to comply with District rules and policies removed from the Amenities only to the extent such authorization is set forth in the District's rules and policies and only to the extent the Contractor acts in a manner consistent with the District's rules and policies. Such incidents shall be reported promptly to the District.

12. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement the following insurance:

- (i) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (ii) Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.
- (iii) Employers Liability Insurance with limits of \$250,000.

B. Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The Cypress Bluff Community Development District and its staff, consultants, supervisors shall be listed as named additional insureds on each such policy (with the exception of worker's compensation, employer's liability, and professional liability), and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement.

13. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, and that result from the negligent acts or omissions of Property Manager or a more culpable act or omission, including recklessness or willful misconduct, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as

jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

To the extent allowed by law and without waiving any of the protections and immunities afforded to the District under Florida law, District agrees to defend, indemnify, and hold harmless the Contractor and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Contractor, or loss or damage, whether monetary or otherwise, arising out of the negligence or willful misconduct of the District or its employees, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires District to indemnify the Contractor for the Contractor's percentage of fault if the Contractor is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, District shall indemnify the Contractor for any and all percentage of fault attributable to District for claims against the Contractor, regardless whether the Contractor is adjudged to be more or less than 50% at fault.

Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.
- C. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 12 shall survive the termination or expiration of this Agreement.

14. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

15. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

16. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the District and Contractor relating to the subject matter of this Agreement.

17. INDEPENDENT CONTRACTOR. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an agent or employee of the District. Contractor shall be responsible for the payment of all compensation, taxes, and employee benefits and other charges payable with respect to individuals retained to the services contemplated by this Agreement, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation, and any other taxes or charges imposed by law with respect to such individuals.

18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

20. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

A. If to Contractor: Vesta Property Services, Inc.
245 Riverside Avenue #300
Jacksonville, Florida 32202
Attn: Dana Harden

B. If to District: Cypress Bluff Community
Development District
475 West Town Place, Suite 114
Tallahassee, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

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

21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

22. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any assignments attempted to be made by Contractor without the prior written approval of the District are void.

23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Duval County, Florida.

24. TERMINATION. Either party may terminate this Agreement upon sixty (60) days' written notice without cause. Either party may terminate this Agreement immediately for cause upon written notice stating a failure to perform in accordance with the Agreement; provided however, the party receiving the notice of termination shall be provided thirty (30) days to cure any failure under this Agreement. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. Upon termination of this Agreement, the Contractor shall, as soon as practicable, but in no event later than the effective date of the termination: (i) deliver to the District all materials, equipment, tools and supplies, keys, contracts and other documents relating to the District's operations and the Services provided herein; (ii) vacate any portion of the District's property accessed by the Contractor as a consequence of this Agreement; and (iii) furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Services hereunder. Within ten (10) days after the effective date of any such termination, Contractor shall deliver to the District any written reports required hereunder for

any period not covered by prior reports at the time of termination. Upon termination, the parties shall account to each other with respect to all matters outstanding as of the effective date of termination.

25. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is **Jim Oliver** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, JOLIVER@GMSNE.COM, OR AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

27. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

29. NEGOTIATION AT ARM’S LENGTH. This Agreement has been negotiated fully between the parties as an arm’s length transaction. The parties participated fully in the

preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

30. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

31. E-Verify. The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

32. Compliance with Section 20.055, Florida Statutes. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

33. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Contract.

IN WITNESS WHEREOF, the parties execute this Agreement on the day and year shown below.

Attest:

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Matt Beagette
EB6F00213668403...

Secretary / Assistant Secretary

DocuSigned by:
Joe Muhl
A8E24DD7AED143D...

Chairman / Vice-Chairman, Board of Supervisors

VESTA PROPERTY SERVICES, INC.

Signed by:
Dan Armstrong

By: _____
Print: Dan Armstrong

Its: CFO

Witness

Print Name of Witness

Exhibit A: Scope of Services

Exhibit B: Agreement Regarding Use of District-Issued Credit Card

Exhibit A - 1

SCOPE OF SERVICES:

**FY 2027, FY 2028, & FY 2029
Proposed**

Cypress Bluff CDD & Vesta Property Services

	Actual FY 2026	Proposed FY2027	Proposed FY2028	Proposed FY2029	Notes
Amenity Mgmt	134,031	129,480	134,659	140,046	GM 20 hours+ and AM 20 hours+
Facility Maintenance	21,387	22,242	23,132	24,057	3% annual increase -1080 hours
Facility Attendants	98,500	93,500	93,500	93,500	3200 annual hours (includes event help)
Pool Chemicals	17,148	17,662	18,192	18,738	Anticipated 3% increase in cost
Janitorial Services	13,339	13,739	14,151	14,576	Anticipated 3% increase in cost
Pool Maintenance	10,172	10,477	10,791	11,115	3% annual increase
Annual	294,577	287,101	294,427	302,032	Total

EXHIBIT A-2 SCOPE OF SERVICES

A. General Scope of Services:

The Services provided by Contractor shall be as set forth in this Agreement. The Parties acknowledge and agree that the Scope of Services set forth herein represents the minimum level of service to be provided by Contractor, and the Parties may amend this Agreement to identify a more detailed scope. Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare and shall immediately address and correct such concerns. This provision is meant to be exhaustive, such that the Contractor shall be directly responsible for all management, operation, and maintenance of the Facilities, whether the department is staffed by Contractor's employees, District employees, or another third-party contractor. Notwithstanding the foregoing, while it is expected that such entities will effectively coordinate with one another in connection with the provision of their respective services, Contractor shall not have oversight of the District's security provider.

- i. The General/Amenity Manager shall attend the District's Board of Supervisors ("Board") meetings as requested, shall prepare a report (or reports) and submit it to the District Manager prior to the Board meeting, and shall provide substantive updates and information, if any, along with budget or operational requests requiring Board action.
- ii. The District may not employ or contract with any individual employed by the Contractor under this Agreement if such employment would be a violation of a non-compete agreement between Contractor and its employee. District may elect to add additional services, including any necessary litigation support services, to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon sixty (60) days written notice without cause, specifying the department or position(s) discontinued, in the District's sole and absolute discretion.
- iii. At all times during operation of the Facilities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing of the Facilities. Contractor shall not use District employees, if any, District property or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses. District employees, if any, shall not be utilized for the provision of the Services set forth herein.
- iv. Contractor shall ensure at all times there is a manager assigned to on-call

duty, including nights and weekends. The individual designated to be on-call or on site for such after-hours time periods shall be communicated to onsite staff working during such time periods or to the District Manager, as applicable. There shall always be management oversight, availability, and communication.

- v. As referenced herein, “normal operating hours” shall be those hours established and posted by the District, as may be amended from time to time. The operating hours shall be posted at the main entrance along with the phone number(s) for regular matters and emergency matters.
- vi. The Contractor agrees to maintain the following staffing which could be modified by the Board at any point:
 - a. **General Manager (1 Part-Time Employee (1040 Hours))**
 - b. **Amenity Manager (1 Part-Time Employee (1040 Hours))**
 - c. **Maintenance Technician (1 Part-Time Employee (1040 Hours))**
 - d. **Facility Attendants (number varies (all part-time employees totaling 3200 hours))**
- vii. Contractor shall assist the District Manager in preparing the annual budget for the Facilities, including providing estimates for staffing, programming, maintenance, and capital improvements. Contractor shall also provide updates or recommendations during the fiscal year if actual costs deviate from budgeted amounts.

B. General/Amenity Manager and Staff

- i. The Contractor shall be responsible, through the General/Amenity Manager position, for overseeing Amenity/Lifestyle Staff and any part-time staff, managing resident relations, coordinating with other outside entities as needed, interacting with the District’s Board of Supervisors and District Manager, staffing the private event rentals if staff is required, and for the design, promotion and implementation of all the events, programs and classes, including scheduling, reservations, registration, payment collection and staffing if needed and described herein.
- ii. The General/Amenity Manager shall assist the District with recommending, establishing, implementing, and ensuring compliance with rules, policies and procedures for the Facilities, budgeting accountability, policy recommendations and enforcement, safety/security recommendations, resident satisfaction, and other matters of importance for the efficient and functional operation of Facilities. The General/Amenity Manager and Staff will be responsible for the following:

- a. Operations:
 - 1. Manage day-to-day operations, organization of all activities, and interactions with residents and guests
 - 2. Assist in managing vendor contracts relating to the clubhouse and community assets.
 - 3. Oversee any assigned staff and provide them with any necessary training.
 - 4. Work with assigned contractors to enable the provision of quality service to the District.
 - 5. Ensure an immaculate overall appearance of the amenities.
 - 6. In concert with the Field Operations Manager, document, organize, and manage warranties, regular maintenance, and inspections for the facilities as needed (including but not limited to fire inspections, pest control, mechanical systems, security alarms).
 - 7. Assist in assessing the condition of District property resulting from neglect, vandalism, and depreciation.
 - 8. Issue access cards and update security system as needed.
 - 9. Make regular updates to databases and website.

- b. Customer Service:
 - 1. Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
 - 2. Accommodate assigned contractors so they may provide quality service to the community.
 - 3. Respond to all resident requests, inquiries, and complaints, within three (3) business days and provide an estimate for the completion time if issue could not be resolved immediately.

- c. Rules Enforcement:
 - 1. Demonstrate full knowledge of the District's Amenity Facility Policies.
 - 2. Enforce the District's Amenity Facility Policies.

- d. Reporting:
 - 1. Prepare any incident or accident reports and forward to the District Manager.
 - 2. Prepare the report for the monthly board meeting to include any necessary updates, and the listing of events.

- e. Events Management:
 - 1. Develop and coordinate special events, programs, and recreational activities in the community including family events, seasonal and holiday events.

- f. Rentals:
 - 1. Maintain the private events calendar for the clubhouse.
 - 2. Complete private event rental forms, security deposits, and check-in/out documents.
 - 3. Create other emails to community on as needed basis.

- g. Financial:
 - 1. Obtain quotes for services when directed by the District Manager or the Board.
 - 2. Deposit revenues collected from events, sponsorships, rental, etc. in a timely manner (at minimum on a monthly basis).
 - 3. Adhere to District budget.

C. **Maintenance Staff.** Contractor shall provide a maintenance technician to ensure the upkeep of the facilities and common areas. The maintenance technician will report directly to the General Manager. The maintenance technician will be responsible for the following:

- a. Swimming Pools and Pool Deck
 - 1. Ensure the assigned staff is CPO-certified and provides day-to-day maintenance of the amenity pool equipment and equipment area, the lap and recreational pools.
 - 2. Blow off pool deck, arrange and pressure wash as needed, empty and clean all receptacles
 - 3. Use automated vacuum to regularly clean the pools (at least 3 times a week)
 - 4. Brushing and scrub tiles along the waterline
 - 5. Manually skim and brush the pools as needed
 - 6. Strive to maintain pH and chlorine levels within the ranges recommended by the Certified Pool Operator (CPO) Handbook (pH: 7.4–7.6; chlorine: 2–4 ppm).
 - 7. Ensure pool operations comply with all applicable Florida regulations, including Chapter 64E-9 of the Florida Administrative Code (for example, check and record pH and chlorine level daily, maintain pH between 7.2 and 7.8 and chlorine between 1 and 10, etc.)
 - 8. Keep chemical test logs during the term of this Agreement and for two (2) years thereafter.
 - 9. Promptly notify the General Manager if the test results are outside of Florida Administrative Code’s ranges.
 - 10. Oversee the provision of pool chemicals
 - 11. Operate and maintain the pool filtration and recirculation systems, including but not limited to:
 - a) Backwashing filters as needed
 - b) Cleaning all filters and strainers
 - c) Maintaining proper water levels to support flow and filtration rates
 - d) Inspecting valves and components for leaks

- e) Ensuring the filtration and circulation systems remain in proper working condition
- f) Ensuring controllers are working properly
- 12. Promptly notify the General Manager of any necessary repairs or replacements resulting from normal wear, vandalism, or acts of God.

b. Hurricane preparedness

- 1. Prepare the amenities center for inclement weather (secure furniture, roll wind screens at the tennis courts, etc.)
- 2. Restore facilities to the pre-inclement weather conditions (organize furniture in a regular manner, unroll and secure wind screens at the tennis courts, etc.)
- 3. Entire District:
 - a) pick up debris/litter
- 4. Clubhouse:
 - a) control cobwebs
 - b) inspect restrooms daily, restock supplies, and ensure basic tidiness
 - c) clean the outdoor furniture regularly
- 5. Parking lot, playground, and dog park:
 - a) pick up litter
 - b) blow off debris
 - c) empty waste receptacles daily
 - d) clean equipment and note any safety or repair issues

c. Special Projects

- 1. Pursue projects as directed by the board

d. Emergencies

- 1. Display flexibility in handling after-hours emergency calls.
- 2. Provide the best possible customer service to the residents and guests and maintain a safe and comfortable environment.
- 3. Document and report all safety or security incidents or accidents and forward to the General Manager.

- (i) **Facility Attendants**. Contractor shall provide staff to assist in safety and security and perform various duties. The General Manager will oversee facility attendants. Facility attendants will be responsible for the following:
 - 1. Check the restrooms to ensure cleanliness and supplies are stocked and check the paper towels.
 - 2. Ensure that District policies are thoroughly enforced.
 - 3. Greet each person entering the amenity center
 - 4. Check calendar for events/rentals and monitor the area for enforcement of policies. Ensure area is cleaned up by the residents at the end of the rental period.
 - 5. Monitor cameras throughout the shift.

6. Report any maintenance concerns, repairs needed, or security concerns that are personally observed or reported by residents to the General Manager
7. Prior to sunset, notify residents and their guests who are in the pool area that the pools will be closing. Close any opened umbrellas, fixing pool furniture in resort ready position), wiping down all tables, picking up any trash.

Exhibit B

AGREEMENT REGARDING USE OF DISTRICT-ISSUED CREDIT CARD

As the [Amenity / General Manager] for the Cypress Bluff Community Development District (“District”), and pursuant to that certain *Agreement between Cypress Bluff Community Development District and Vesta Property Services, Inc. for Property Management and Maintenance Services*, dated _____, 2026 (“Agreement”), I, _____, as [Amenity / General Manager], understand that I am authorized to use the District-issued Credit Card, as defined in the Agreement, to make purchases as set forth in the Agreement. In this respect, I will adhere to the following:

1. Compliance with Agreement, Rules & Policies. I agree to abide by all of the terms of the Agreement, as may be amended from time to time. I further agree to abide by the policies of the bank from which the Credit Card is issued. I understand all such terms, rules, and policies.

2. Authorized Expenditures Only. I agree to use the Credit Card for approved District expenditures only, as set forth in the Agreement, and not personal expenses. I further agree not to use the Credit Card to obtain cash advances of any kind, whether from banks, credit unions, automatic tellers, or other means. I understand that in all cases of misuse, the District reserves the right to recover any monies and other damages from me.

3. Security. I agree to maintain the security of the Credit Card at all times in order to prevent the Credit Card from being used for fraudulent or corrupt purposes, and to account for all Credit Card expenditures with appropriate receipts.

4. Accounting. I understand that in order for the Credit Card to continue to be used, I must submit appropriate receipts to the District pursuant to the terms of the Agreement. I understand that unaccounted for or unapproved Credit Card expenditures are my responsibility, and that I may be liable for them at the discretion of the District. I will notify the District immediately upon discovering the Credit Card has been lost, misused, or stolen.

5. Conclusion of Employment. Upon the conclusion of my employment at the District, I agree to submit the Credit Card to the District and all receipts within twenty-four (24) hours of my last day of work.

Signature:

Date: _____, 2026

FIFTH ORDER OF BUSINESS

Cypress Bluff

Community Development District

*Approved Budget
FY 2027*

Presented by:



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Cypress Bluff
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	\$ 1,339,699	\$ 1,332,769	\$ 7,710	\$ 1,340,479	\$ 1,407,588
Interest Income	10,200	22,322	3,500	25,822	25,000
Insurance Proceeds	-	8,250	-	8,250	-
Other Revenues (Event Fees)	20,000	8,013	4,500	12,513	10,000
TOTAL REVENUES	\$ 1,369,899	\$ 1,371,353	\$ 15,710	\$ 1,387,063	\$ 1,442,588

EXPENDITURES:

Administrative

Supervisor Fees	\$ 12,000	\$ 4,600	\$ 4,000	\$ 8,600	\$ 12,000
FICA Expense	918	352	306	658	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	5,913	2,056	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	18,506	4,494	23,000	23,000
Management Fees	57,974	38,649	19,325	57,974	61,453
Information Technology	2,949	1,966	983	2,949	3,126
Website Maintenance	1,475	983	491	1,475	1,563
Telephone	500	130	370	500	500
Postage & Delivery	1,500	1,755	1,200	2,955	1,500
Printing & Binding	2,500	910	150	1,060	2,500
Insurance General Liability	7,460	7,029	-	7,029	7,732
Legal Advertising	2,500	1,086	1,414	2,500	2,500
Other Current Charges	500	257	500	757	500
Office Supplies	600	5	595	600	300
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 165,418	\$ 108,035	\$ 53,665	\$ 161,700	\$ 170,873

Operations & Maintenance

Grounds

Lake Maintenance	\$ 1,500	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Landscape Maintenance	417,103	272,617	144,487	417,103	429,617
Landscape Contingency	13,000	16,075	15,000	31,075	30,000
Pump Maintenance	3,550	6,872	3,550	10,422	3,550
Water & Sewer	32,500	-	-	-	-
Electric	-	14,371	9,200	23,571	26,000
Reclaim Water	-	13,010	11,200	24,210	27,600
Irrigation Repairs	10,000	11,771	2,500	14,271	5,000
Pest Control	2,400	1,575	1,120	2,695	3,360
Environmental Permit/Monitoring	20,000	-	20,000	20,000	20,000
Other Repairs and Maintenance	5,000	-	2,500	2,500	5,000
TOTAL GROUNDS	\$ 505,053	\$ 337,090	\$ 209,957	\$ 547,046	\$ 551,327

Cypress Bluff
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<u>Amenity</u>					
Insurance	\$ 61,650	\$ 56,442	\$ -	\$ 56,442	\$ 53,623
Amenity Manager (Vesta)	134,031	89,354	44,677	134,031	129,480
Pool Maintenance (Vesta)	10,172	6,781	3,391	10,172	10,477
Pool Chemicals (Vesta)	17,148	11,432	5,716	17,148	17,662
Facility Attendant (Vesta)	98,500	65,667	32,833	98,500	93,500
Janitorial Services (Vesta)	13,339	8,893	4,446	13,339	13,739
Refuse	3,000	1,603	1,397	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	14,258	7,129	21,387	22,242
Elevator Maintenance	5,000	4,016	-	4,016	4,000
Electric	25,500	4,462	4,500	8,962	8,400
Water & Sewer	-	2,193	2,500	4,693	4,440
Irrigation Water	-	23,560	30,000	53,560	54,000
Cable and Internet	10,200	6,346	3,854	10,200	10,800
Licenses and Permits	1,000	-	1,000	1,000	1,000
Subscriptions	-	4,385	2,000	6,385	6,400
Repairs & Maintenance	71,000	32,997	38,003	71,000	71,000
Special Events	35,000	19,727	15,273	35,000	35,000
Holiday Decorations	1,500	704	796	1,500	1,500
Fitness Center R&M	20,000	5,999	14,001	20,000	20,000
Fitness Equipment Rentals	9,000	3,307	3,693	7,000	7,092
Reserve for Amenities	100,000	25,155	10,000	35,155	90,000
Mobile Application	9,000	6,000	3,000	9,000	9,000
Other Current Charges	3,000	1,560	1,440	3,000	3,000
TOTAL AMENITY	\$ 679,427	\$ 395,201	\$ 250,323	\$ 645,524	\$ 700,388
<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	\$ 860,325	\$ 513,944	\$ 1,374,270	\$ 1,442,588
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 511,028	\$ (498,234)	\$ 12,793	\$ -

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 the Board of Supervisors' compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisors' 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.

Dues, 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 for the estimated costs related to maintaining 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, provide facility tours, issue access cards, and enforce policy.

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

Estimated 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	\$ 4,500	\$ 54,000

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>
XX 5280	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
Approved Budget
Debt Service Series 2019 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 723,981	\$ 719,817	\$ 4,164	\$ 723,981	\$ 723,981
Special Assessments - Prepayments	-	4,663	-	4,663	-
Interest Earnings	5,000	19,350	3,500	22,850	10,000
Carry Forward Surplus ⁽¹⁾	345,006	365,553	-	365,553	384,549
TOTAL REVENUES	\$ 1,073,988	\$ 1,109,383	\$ 7,664	\$ 1,117,048	\$ 1,118,530
EXPENDITURES:					
Interest - 11/1	\$ 241,313	\$ 241,313	\$ -	\$ 241,313	\$ 236,113
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	241,313	241,186	-	241,186	236,113
Principal - 5/1	240,000	240,000	-	240,000	250,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$ 722,626	\$ 732,499	\$ -	\$ 732,499	\$ 722,226
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 722,626	\$ 732,499	\$ -	\$ 732,499	\$ 722,226
EXCESS REVENUES (EXPENDITURES)	\$ 351,361	\$ 376,885	\$ 7,664	\$ 384,549	\$ 396,304

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 230,957

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	9,550,000			236,113	722,226
05/01/27	9,550,000	4.125%	250,000	236,113	
11/01/27	9,300,000			230,957	721,914
05/01/28	9,300,000	4.125%	260,000	230,957	
11/01/28	9,040,000			225,594	726,189
05/01/29	9,040,000	4.125%	275,000	225,594	
11/01/29	8,765,000			219,923	724,845
05/01/30	8,765,000	4.900%	285,000	219,923	
11/01/30	8,480,000			212,940	725,880
05/01/31	8,480,000	4.900%	300,000	212,940	
11/01/31	8,180,000			205,590	726,180
05/01/32	8,180,000	4.900%	315,000	205,590	
11/01/32	7,865,000			197,873	725,745
05/01/33	7,865,000	4.900%	330,000	197,873	
11/01/33	7,535,000			189,788	724,575
05/01/34	7,535,000	4.900%	345,000	189,788	
11/01/34	7,190,000			181,335	727,670
05/01/35	7,190,000	4.900%	365,000	181,335	
11/01/35	6,825,000			172,393	724,785
05/01/36	6,825,000	4.900%	380,000	172,393	
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	731,745
05/01/46	1,995,000	5.100%	630,000	50,873	
11/01/46	1,365,000			34,808	734,615
05/01/47	1,365,000	5.100%	665,000	34,808	
11/01/47	700,000			17,850	735,700
05/01/48	700,000	5.100%	700,000	17,850	
Total			\$ 9,550,000	\$ 6,473,874	\$ 16,023,874

Cypress Bluff

Community Development District

Approved Budget

Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	\$ 495,593	\$ 490,612	\$ 2,838	\$ 493,450	\$ 493,450
Interest Earnings	10,000	13,602	3,500	17,102	10,000
Carry Forward Surplus ⁽¹⁾	398,976	398,537	-	398,537	409,622
TOTAL REVENUES	\$ 904,569	\$ 902,751	\$ 6,338	\$ 909,089	\$ 913,072
EXPENDITURES:					
Interest - 11/1	\$ 171,259	\$ 171,259	-	\$ 171,259	\$ 168,084
Principal - 11/1	150,000	150,000	-	150,000	155,000
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	168,334	168,209	-	168,209	164,713
Principal Prepayment - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$ 489,593	\$ 499,468	\$ -	\$ 499,468	\$ 487,796
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 489,593	\$ 499,468	\$ -	\$ 499,468	\$ 487,796
EXCESS REVENUES (EXPENDITURES)	\$ 414,976	\$ 403,284	\$ 6,338	\$ 409,622	\$ 425,276

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 164,713
Principal Due 11/1/27	160,000
	\$ 324,713

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	6,695,000	4.350%	155,000	168,084	487,796.25
05/01/27	6,540,000			164,713	
11/01/27	6,540,000	4.350%	160,000	164,713	485,945.00
05/01/28	6,380,000			161,233	
11/01/28	6,380,000	4.350%	170,000	161,233	488,767.50
05/01/29	6,210,000			157,535	
11/01/29	6,210,000	4.350%	175,000	157,535	486,263.75
05/01/30	6,035,000			153,729	
11/01/30	6,035,000	4.350%	185,000	153,729	488,433.75
05/01/31	5,850,000			149,705	
11/01/31	5,850,000	5.000%	190,000	149,705	484,660.00
05/01/32	5,660,000			144,955	
11/01/32	5,660,000	5.000%	200,000	144,955	484,910.00
05/01/33	5,460,000			139,955	
11/01/33	5,460,000	5.000%	210,000	139,955	484,660.00
05/01/34	5,250,000			134,705	
11/01/34	5,250,000	5.000%	220,000	134,705	483,910.00
05/01/35	5,030,000			129,205	
11/01/35	5,030,000	5.000%	230,000	129,205	482,660.00
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%	280,000	104,205	481,410.00
05/01/40	3,750,000			97,205	
11/01/40	3,750,000	5.000%	295,000	97,205	482,035.00
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			\$ 6,695,000	\$ 4,906,031	\$ 11,601,031

Cypress Bluff

Community Development District

Approved Budget

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

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	\$ 421,869	\$ 418,777	\$ 2,423	\$ 421,199	\$ 421,199
Special Assessments - Prepayments	-	10,024	-	10,024	-
Interest Earnings	5,000	11,247	2,500	13,747	10,000
Carry Forward Surplus ⁽¹⁾	178,676	197,432	-	197,432	203,980
TOTAL REVENUES	\$ 605,545	\$ 637,479	\$ 4,923	\$ 642,402	\$ 635,179
EXPENDITURES:					
Interest - 11/1	\$ 124,259	\$ 124,259	-	\$ 124,259	\$ 121,244
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	124,259	124,164	-	124,164	121,244
Principal - 5/1	175,000	175,000	-	175,000	180,000
Principal Prepayment - 5/1	-	10,000	-	10,000	-
TOTAL EXPENDITURES	\$ 423,518	\$ 438,423	\$ -	\$ 438,423	\$ 422,488
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 423,518	\$ 438,423	\$ -	\$ 438,423	\$ 422,488
EXCESS REVENUES (EXPENDITURES)	\$ 182,027	\$ 199,057	\$ 4,923	\$ 203,980	\$ 212,691

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 118,431

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	6,625,000			121,244	422,487.50
05/01/27	6,625,000	3.125%	180,000	121,244	
11/01/27	6,445,000			118,431	421,862.50
05/01/28	6,445,000	3.125%	185,000	118,431	
11/01/28	6,260,000			115,541	421,081.25
05/01/29	6,260,000	3.125%	190,000	115,541	
11/01/29	6,070,000			112,572	420,143.75
05/01/30	6,070,000	3.125%	195,000	112,572	
11/01/30	5,875,000			109,525	424,050.00
05/01/31	5,875,000	3.625%	205,000	109,525	
11/01/31	5,670,000			105,809	421,618.75
05/01/32	5,670,000	3.625%	210,000	105,809	
11/01/32	5,460,000			102,003	424,006.25
05/01/33	5,460,000	3.625%	220,000	102,003	
11/01/33	5,240,000			98,016	421,031.25
05/01/34	5,240,000	3.625%	225,000	98,016	
11/01/34	5,015,000			93,938	422,875.00
05/01/35	5,015,000	3.625%	235,000	93,938	
11/01/35	4,780,000			89,678	424,356.25
05/01/36	4,780,000	3.625%	245,000	89,678	
11/01/36	4,535,000			85,238	420,475.00
05/01/37	4,535,000	3.625%	250,000	85,238	
11/01/37	4,285,000			80,706	421,412.50
05/01/38	4,285,000	3.625%	260,000	80,706	
11/01/38	4,025,000			75,994	421,987.50
05/01/39	4,025,000	3.625%	270,000	75,994	
11/01/39	3,755,000			71,100	422,200.00
05/01/40	3,755,000	3.625%	280,000	71,100	
11/01/40	3,475,000			66,025	422,050.00
05/01/41	3,475,000	3.800%	290,000	66,025	
11/01/41	3,185,000			60,515	426,030.00
05/01/42	3,185,000	3.800%	305,000	60,515	
11/01/42	2,880,000			54,720	424,440.00
05/01/43	2,880,000	3.800%	315,000	54,720	
11/01/43	2,565,000			48,735	422,470.00
05/01/44	2,565,000	3.800%	325,000	48,735	
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	422,200.00
05/01/46	1,900,000	3.800%	350,000	36,100	
11/01/46	1,550,000			29,450	423,900.00
05/01/47	1,550,000	3.800%	365,000	29,450	
11/01/47	1,185,000			22,515	425,030.00
05/01/48	1,185,000	3.800%	380,000	22,515	
11/01/48	805,000			15,295	425,590.00
05/01/49	805,000	3.800%	395,000	15,295	
11/01/49	410,000			7,790	425,580.00
05/01/50	410,000	3.800%	410,000	7,790	
Total			\$ 6,625,000	\$ 3,526,998	\$ 10,151,998

Cypress Bluff
Community Development District
Approved Budget
Debt Service Series 2021 Special Assessment Bonds

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	\$ 115,340	\$ 115,356	\$ 667	\$ 116,023	\$ 116,023
Interest Earnings	2,000	3,037	500	3,537	2,000
Carry Forward Surplus ⁽¹⁾	51,742	52,111	-	52,111	60,020
TOTAL REVENUES	\$ 169,083	\$ 170,504	\$ 1,167	\$ 171,671	\$ 178,043
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	\$ 111,651	\$ -	\$ 111,651	\$ 115,616
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 111,651	\$ 111,651	\$ -	\$ 111,651	\$ 115,616
EXCESS REVENUES (EXPENDITURES)	\$ 57,432	\$ 58,853	\$ 1,167	\$ 60,020	\$ 62,427

⁽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
2026-2027

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	FY 2026	Increase/ (decrease)	
Active Adult	519	\$411.87	\$391.89	\$19.98	5%
Residential	1479	\$884.35	\$841.74	\$42.61	5%
Total	1998				

Cypress Bluff
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	\$ 500	\$ -	\$ 80	\$ 80	\$ 500
Reserve for Amenities	-	-	-	-	90,000
Capital Reserve Funding	20,000	20,000	-	20,000	20,000
Carry Forward Balance	-	-	-	-	11,708
TOTAL REVENUES	\$ 20,500	\$ 20,000	\$ 80	\$ 20,080	\$ 122,208
EXPENDITURES:					
Capital Outlay	\$ 16,000	\$ -	\$ 5,000	\$ 5,000	\$ 15,000
Repairs and Replacements	-	-	3,000	3,000	5,000
Other Current Charges	-	222	150	372	960
TOTAL EXPENDITURES	\$ 16,000	\$ 222	\$ 8,150	\$ 8,372	\$ 20,960
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 16,000	\$ 222	\$ 8,150	\$ 8,372	\$ 20,960
EXCESS REVENUES (EXPENDITURES)	\$ 4,500	\$ 19,778	\$ (8,070)	\$ 11,708	\$ 101,248

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	\$ 11,708
Contributions	110,000
Interest Income	500
Expenditures	(20,960)
Anticipated Balance	\$ 101,248

Variance Reserve Study vs. Actual **(\$149,064)**

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

SIXTH ORDER OF BUSINESS

D.



**COMMUNITY MANAGER REPORT 6/23/26
SUBMITTED BY MARCY POLLICINO**

RECHARGE UPDATE:

Pressure Wash

Recharge received a full spring clean including building, pool deck, playground, dog park, and parking lot. Cost: \$7,237.

May Amenity Use:

Front Gym door was opened 3,387 times.

Rear gym door was opened 141 times.

Main entry gate was opened 3,207 times.

Main pool gate was opened 659 times.

Side pool gate was opened 117 times.

EVENTS UPDATE:

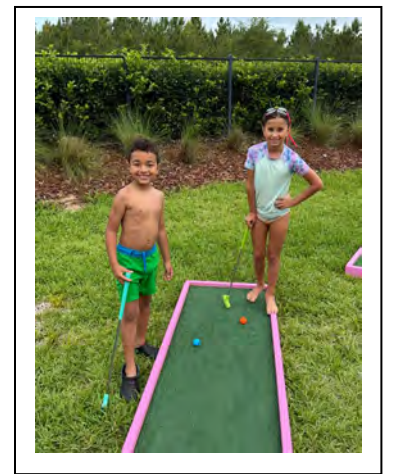
Game Night

First Coast Foam provided a Game Truck and Basketball Shootout to level up some fun! Sal's Cucina on site for dinner. 50 +/- came out to try their luck!



Memorial Day

The Good Souls provided live music poolside along with mini golf, bubbles, and cotton candy. 200 +/- attended

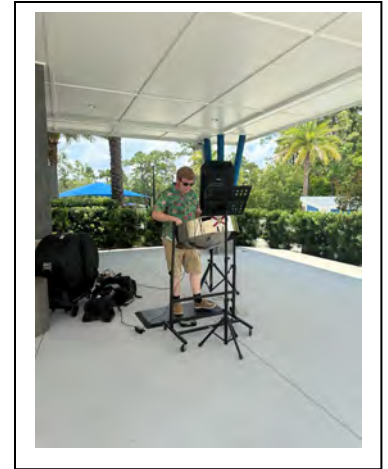
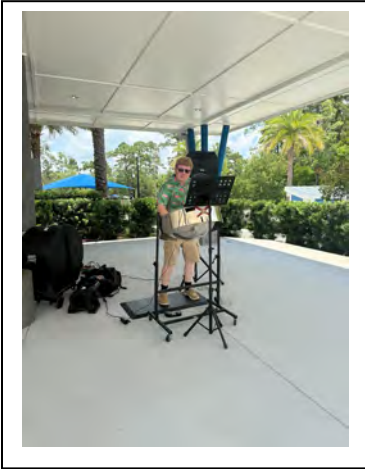


Adult Swim

Rob and Julie sang poolside along with Flipin Go food truck 40 +/- attended

Steel Drum Music

Local musician played steel drum music poolside along with Surf's Up Shaved Ice. 90+/- attended



JUNE EVENTS: DJ Poolside, Sharks Games Discount Tickets, Waves Games Discount Tickets and Jumbo Shrimp Discount Tickets

JULY EVENTS: Adult Swim, America 250: Independence Day Kick Off (Poolside DJ), 4th of July Celebration, Poolside DJ and Steel Drum Music Poolside, Sharks Games Discount Tickets, Waves Games Discount Tickets and Jumbo Shrimp Discount Tickets

ACTION ITEMS UPDATE

N/A

LANDSCAPE REPORT

1. Hand pulled large weeds in drift rose beds along the median islands.
2. Edged beds and tree rings.
3. Blow all roadways and common areas.
4. Edged Jasmine beds.
5. Spray weeds.
6. Fertilized all turf areas.
7. Irrigation repairs completed @ \$1,375.
8. Trimmed Viburnum and Oleander along Phase 1
9. Trimmed shrubs in pool area.
10. Playground mulch installed to maintain regulation.
11. Pump repairs completed @\$904.

SEVENTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
May 31, 2026



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

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 157,358	\$ -	\$ 19,778	\$ 177,135
Due from General Fund	-	13,453	-	13,453
Investments:				
State Board of Administration (SBA)	620	-	-	620
Custody (US Bank)	707,630	-	-	707,630
Series 2019				
Reserve	-	360,381	-	360,381
Principal	-	92	-	92
Revenue	-	371,264	-	371,264
Interest	-	91	-	91
Prepayment	-	14	-	14
Series 2020				
Reserve	-	247,887	-	247,887
Principal	-	110	-	110
Revenue	-	402,427	-	402,427
Interest	-	61	-	61
Prepayment	-	2	-	2
Series 2020A				
Reserve	-	211,206	-	211,206
Principal	-	67	-	67
Revenue	-	190,144	-	190,144
Interest	-	7,571	-	7,571
Prepayment	-	266	-	266
Series 2021				
Reserve	-	57,625	-	57,625
Principal	-	17	-	17
Revenue	-	57,933	-	57,933
Interest	-	13	-	13
Prepaid Expenses	213	-	-	213
Total Assets	\$ 865,822	\$ 1,920,624	\$ 19,778	\$ 2,806,223
Liabilities:				
Accounts Payable	\$ 18,912	\$ -	\$ -	\$ 18,912
Accrued Expenses	-	-	-	-
Due to Debt Service 2019	5,551	-	-	5,551
Due to Debt Service 2020	3,783	-	-	3,783
Due to Debt Service 2020A	3,229	-	-	3,229
Due to Debt Service 2021	890	-	-	890
Total Liabilities	\$ 32,364	\$ -	\$ -	\$ 32,364
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 213	\$ -	\$ -	\$ 213
Restricted for:				
Debt Service - Series	-	1,920,624	-	1,920,624
Assigned for:				
Capital Reserve Fund	-	-	19,778	19,778
Unassigned	833,244	-	-	833,244
Total Fund Balances	\$ 833,457	\$ 1,920,624	\$ 19,778	\$ 2,773,858
Total Liabilities & Fund Balance	\$ 865,822	\$ 1,920,624	\$ 19,778	\$ 2,806,223

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	1,339,699	\$ 1,339,699	\$ 1,332,769	(6,931)
Interest Income	10,200	10,200	22,322	12,122
Insurance Proceeds	-	-	8,250	8,250
Other Income	20,000	13,333	8,013	(5,320)
Total Revenues	1,369,899	\$ 1,363,232	\$ 1,371,353	8,121
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	12,000	\$ 8,000	\$ 4,600	3,400
FICA Expense	918	612	352	260
Engineering	9,500	6,333	590	5,743
Arbitrage	2,400	1,600	600	1,000
Dissemination Agent	7,969	5,313	5,913	(600)
Attorney	13,000	8,667	5,930	2,737
Annual Audit	6,700	6,700	6,800	(100)
Assessment Roll	11,798	11,798	11,798	-
Trustee Fees	23,000	18,506	18,506	-
Management Fees	57,974	38,650	38,649	-
Information Technology	2,949	1,966	1,966	-
Website Maintenance	1,475	983	983	-
Telephone	500	333	130	203
Postage	1,500	1,500	1,755	(255)
Printing & Binding	2,500	1,667	910	756
Insurance	7,460	7,460	7,029	431
Legal Advertising	2,500	1,667	1,086	581
Other Current Charges	500	333	257	76
Office Supplies	600	400	5	395
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	165,418	\$ 122,663	\$ 108,035	14,627
<u>Operations & Maintenance</u>				
Ground Maintenance				
Lake Maintenance	1,500	\$ 1,000	\$ 800	200
Landscape Maintenance	417,103	278,069	272,617	5,452
Landscape Contingency	13,000	13,000	16,075	(3,075)
Pump Maintenance	3,550	3,550	6,872	(3,322)
Water & Sewer	32,500	32,500	-	32,500
Electric	-	-	14,371	(14,371)
Reclaim Water	-	-	13,010	(13,010)
Irrigation Repairs	10,000	10,000	11,771	(1,771)
Pest Control	2,400	1,600	1,575	25
Environmental Permit/Monitoring	20,000	-	-	-
Other Repairs and Maintenance	5,000	3,333	-	3,333
Subtotal Ground Maintenance	505,053	\$ 343,052	\$ 337,090	5,961

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Amenity Center				
Insurance	61,650	\$ 61,650	\$ 56,442	5,208
Amenity Manager (Vesta)	134,031	89,354	89,354	-
Pool Maintenance (Vesta)	10,172	6,782	6,781	-
Pool Chemicals (Vesta)	17,148	11,432	11,432	-
Facility Attendant (Vesta)	98,500	65,667	65,667	-
Janitorial Services (Vesta)	13,339	8,892	8,893	-
Refuse	3,000	2,000	1,603	397
Security and Gate Maintenance	10,000	6,667	360	6,307
Security Patrol	20,000	13,333	-	13,333
Facility Maintenance (Vesta)	21,387	14,258	14,258	-
Elevator Maintenance	5,000	3,333	4,016	(683)
Electric	25,500	17,000	4,462	12,538
Water & Sewer	-	-	2,193	(2,193)
Irrigation Water	-	-	23,560	(23,560)
Cable and Internet	10,200	6,800	6,346	454
Licenses and Permits	1,000	667	-	667
Subscriptions	-	-	4,385	(4,385)
Repairs & Maintenance	71,000	47,333	32,997	14,337
Special Events	35,000	23,333	19,727	3,607
Holiday Decorations	1,500	1,000	704	296
Fitness Center R&M	20,000	13,333	5,999	7,334
Fitness Equipment Rentals	9,000	6,000	3,307	2,693
Reserve for Amenities	100,000	66,667	25,155	41,512
Mobile Application	9,000	6,000	6,000	-
Other Current Charges	3,000	2,000	1,560	440
Subtotal Amenity Center	679,427	\$ 473,501	\$ 395,201	78,302
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	\$ 836,554	\$ 752,290	84,263
Total Expenditures	1,369,899	\$ 959,217	\$ 860,325	98,890
Excess (Deficiency) of Revenues over Expenditures	-	\$ 404,016	\$ 511,028	107,011
Net Change in Fund Balance	-	\$ 404,016	\$ 511,028	107,011
Fund Balance - Beginning	-		\$ 322,430	
Fund Balance - Ending	-		\$ 833,457	

Cypress Bluff
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 17,586	\$ 1,085,333	\$ 173,903	\$ 16,932	\$ 4,791	\$ 6,532	\$ 17,414	\$ 10,277	\$ -	\$ -	\$ -	\$ -	\$ 1,332,769
Special Assessments - Direct Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	537	105	289	6,742	6,725	2,711	2,705	2,508	-	-	-	-	22,322
Insurance Proceeds	-	-	-	-	-	-	8,250	-	-	-	-	-	8,250
Other Income	787	704	833	1,295	532	1,207	927	1,728	-	-	-	-	8,013
Total Revenues	\$ 18,910	\$ 1,086,142	\$ 175,025	\$ 24,968	\$ 12,048	\$ 10,450	\$ 29,297	\$ 14,513	\$ -	\$ -	\$ -	\$ -	\$ 1,371,353
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 400	\$ 600	\$ 600	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
FICA Expense	61	61	31	46	46	61	46	-	-	-	-	-	352
Engineering	-	-	-	-	590	-	-	-	-	-	-	-	590
Arbitrage	-	-	-	-	600	-	-	-	-	-	-	-	600
Dissemination Agent	964	664	664	664	664	664	664	964	-	-	-	-	5,913
Attorney	587	1,598	1,403	1,555	788	-	-	-	-	-	-	-	5,930
Annual Audit	-	-	-	-	-	6,800	-	-	-	-	-	-	6,800
Assessment Roll	11,798	-	-	-	-	-	-	-	-	-	-	-	11,798
Trustee Fees	8,800	1,306	-	-	4,400	-	4,000	-	-	-	-	-	18,506
Management Fees	4,831	4,831	4,831	4,831	4,831	4,831	4,831	4,831	-	-	-	-	38,649
Information Technology	246	246	246	246	246	246	246	246	-	-	-	-	1,966
Website Maintenance	123	123	123	123	123	123	123	123	-	-	-	-	983
Telephone	12	7	16	28	15	11	12	28	-	-	-	-	130
Postage	152	251	162	358	198	218	249	168	-	-	-	-	1,755
Printing & Binding	99	126	110	115	106	87	118	149	-	-	-	-	910
Insurance	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Legal Advertising	104	100	104	104	104	104	104	365	-	-	-	-	1,086
Other Current Charges	57	69	5	-	11	-	47	68	-	-	-	-	257
Office Supplies	0	1	0	1	1	1	1	1	-	-	-	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 35,838	\$ 10,183	\$ 8,093	\$ 8,669	\$ 13,323	\$ 13,946	\$ 11,041	\$ 6,943	\$ -	\$ -	\$ -	\$ -	\$ 108,035
Operations & Maintenance													
Ground Maintenance													
Lake Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Landscape Maintenance	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	-	-	-	-	272,617
Landscape Contingency	1,350	-	12,475	750	-	-	-	1,500	-	-	-	-	16,075
Pump Maintenance	-	-	-	-	-	5,968	-	904	-	-	-	-	6,872
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	250	1,341	1,768	1,576	3,361	3,170	1,672	1,232	-	-	-	-	14,371
Reclaim Water	200	1,943	2,204	2,318	2,280	1,302	1,345	1,418	-	-	-	-	13,010
Irrigation Repairs	350	-	1,010	290	860	4,731	880	3,650	-	-	-	-	11,771
Pest Control	280	-	280	290	145	145	290	145	-	-	-	-	1,575
Environmental Permit/Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	\$ 36,607	\$ 37,461	\$ 51,914	\$ 39,401	\$ 40,823	\$ 49,493	\$ 38,364	\$ 43,026	\$ -	\$ -	\$ -	\$ -	\$ 337,090

Cypress Bluff
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center													
Insurance	\$ 56,203	\$ 239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,442
Amenity Manager (Vesta)	11,169	11,169	11,169	11,169	11,169	11,169	11,169	11,169	-	-	-	-	89,354
Pool Maintenance (Vesta)	848	848	848	848	848	848	848	848	-	-	-	-	6,781
Pool Chemicals (Vesta)	1,429	1,429	1,429	1,429	1,429	1,429	1,429	1,429	-	-	-	-	11,432
Facility Attendant (Vesta)	8,208	8,208	8,208	8,208	8,208	8,208	8,208	8,208	-	-	-	-	65,667
Janitorial Services (Vesta)	1,112	1,112	1,112	1,112	1,112	1,112	1,112	1,112	-	-	-	-	8,893
Refuse	184	249	184	186	194	195	196	215	-	-	-	-	1,603
Security and Gate Maintenance	-	-	180	-	-	180	-	-	-	-	-	-	360
Security Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance (Vesta)	1,782	1,782	1,782	1,782	1,782	1,782	1,782	1,782	-	-	-	-	14,258
Elevator Maintenance	-	-	-	-	3,666	-	-	350	-	-	-	-	4,016
Electric	-	674	597	623	681	584	586	717	-	-	-	-	4,462
Water & Sewer	-	298	325	307	316	307	316	325	-	-	-	-	2,193
Irrigation Water	-	4,917	3,775	3,915	4,449	3,563	1,668	1,273	-	-	-	-	23,560
Cable and Internet	769	770	770	796	811	811	811	811	-	-	-	-	6,346
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	572	572	573	763	190	572	572	571	-	-	-	-	4,385
Repairs & Maintenance	3,689	3,029	2,614	741	5,144	3,720	3,815	10,245	-	-	-	-	32,997
Special Events	2,485	2,213	1,821	2,718	3,244	4,582	842	1,821	-	-	-	-	19,727
Holiday Decorations	-	-	704	-	-	-	-	-	-	-	-	-	704
Fitness Center R&M	1,289	866	598	170	461	507	658	1,450	-	-	-	-	5,999
Fitness Equipment Rentals	-	-	350	591	591	591	591	591	-	-	-	-	3,307
Reserve for Amenities	-	-	-	5,502	-	-	5,502	14,150	-	-	-	-	25,155
Mobile Application	750	750	750	750	750	750	750	750	-	-	-	-	6,000
Other Current Charges	-	-	-	-	-	-	1,560	-	-	-	-	-	1,560
Subtotal Amenity Center	\$ 90,489	\$ 39,125	\$ 37,788	\$ 41,610	\$ 45,046	\$ 40,909	\$ 42,415	\$ 57,818	\$ -	\$ -	\$ -	\$ -	\$ 395,201
Capital Reserve													
Capital Reserve Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Subtotal Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Total Operations & Maintenance	\$ 127,096	\$ 76,586	\$ 89,702	\$ 81,011	\$ 85,869	\$ 110,402	\$ 80,779	\$ 100,844	\$ -	\$ -	\$ -	\$ -	\$ 752,290
Total Expenditures	\$ 162,935	\$ 86,769	\$ 97,795	\$ 89,680	\$ 99,193	\$ 124,348	\$ 91,820	\$ 107,787	\$ -	\$ -	\$ -	\$ -	\$ 860,325
Excess (Deficiency) of Revenues over Expenditures	\$ (144,025)	\$ 999,373	\$ 77,231	\$ (64,712)	\$ (87,144)	\$ (113,898)	\$ (62,523)	\$ (93,274)	\$ -	\$ -	\$ -	\$ -	\$ 511,028
Net Change in Fund Balance	\$ (144,025)	\$ 999,373	\$ 77,231	\$ (64,712)	\$ (87,144)	\$ (113,898)	\$ (62,523)	\$ (93,274)	\$ -	\$ -	\$ -	\$ -	\$ 511,028

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 723,981	\$ 723,981	\$ 719,817	\$ (4,164)
Special Assessments - Prepayments	-	-	4,663	4,663
Interest Income	5,000	5,000	19,350	14,350
Total Revenues	\$ 728,981	\$ 728,981	\$ 743,830	\$ 14,849
Expenditures:				
Interest - 11/1	\$ 241,313	\$ 241,313	\$ 241,313	\$ (0)
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	241,313	241,313	241,186	127
Principal - 5/1	240,000	240,000	240,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 722,626	\$ 722,626	\$ 732,499	\$ (9,873)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,355	\$ 6,355	\$ 11,332	\$ 4,977
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,355	\$ 6,355	\$ 11,332	\$ 4,977
Fund Balance - Beginning	\$ 360,334		\$ 726,061	
Fund Balance - Ending	\$ 366,689		\$ 737,392	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 495,593	\$ 495,593	\$ 490,612	\$ (4,981)
Interest Income	10,000	10,000	13,602	3,602
Total Revenues	\$ 505,593	\$ 505,593	\$ 504,214	\$ (1,379)
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	168,334	168,209	125
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 489,593	\$ 489,593	\$ 499,468	\$ (9,875)
Excess (Deficiency) of Revenues over Expenditures	\$ 16,000	\$ 16,000	\$ 4,747	\$ (11,254)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 16,000	\$ 16,000	\$ 4,747	\$ (11,254)
Fund Balance - Beginning	\$ 398,976		\$ 649,523	
Fund Balance - Ending	\$ 414,976		\$ 654,270	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 421,869	\$ 421,869	\$ 418,777	\$ (3,092)
Special Assessments - Prepayments	-	-	10,024	10,024
Interest Income	5,000	5,000	11,247	6,247
Total Revenues	\$ 426,869	\$ 426,869	\$ 440,047	\$ 13,179
Expenditures:				
Interest - 11/1	\$ 124,259	\$ 124,259	\$ 124,259	\$ (0)
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	124,259	124,259	124,164	95
Principal - 5/1	175,000	175,000	175,000	-
Principal Prepayment - 5/1	-	-	10,000	(10,000)
Total Expenditures	\$ 423,518	\$ 423,518	\$ 438,423	\$ (14,905)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,351	\$ 3,351	\$ 1,625	\$ (1,726)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,351	\$ 3,351	\$ 1,625	\$ (1,726)
Fund Balance - Beginning	\$ 197,240		\$ 410,859	
Fund Balance - Ending	\$ 200,591		\$ 412,484	

Cypress Bluff

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 115,340	\$ 115,340	\$ 115,356	\$ 15
Interest Income	2,000	2,000	3,037	1,037
Total Revenues	\$ 117,340	\$ 117,340	\$ 118,393	\$ 1,053
Expenditures:				
Interest - 11/1	\$ 33,326	\$ 33,326	\$ 33,326	\$ -
Interest - 5/1	33,326	33,326	33,326	-
Principal - 5/1	45,000	45,000	45,000	-
Total Expenditures	\$ 111,651	\$ 111,651	\$ 111,651	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,689	\$ 5,689	\$ 6,742	\$ 1,053
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,689	\$ 5,689	\$ 6,742	\$ 1,053
Fund Balance - Beginning	\$ 51,742		\$ 109,736	
Fund Balance - Ending	\$ 57,432		\$ 116,477	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest Income	\$ 500	\$ 333	\$ -	\$ (333)
Capital Reserve Funding	20,000	20,000	20,000	-
Carry Forward Balance	-	-	-	-
Total Revenues	\$ 20,500	\$ 20,333	\$ 20,000	\$ (333)
Expenditures:				
Capital Outlay	\$ 16,000	\$ 10,667	\$ -	\$ 10,667
Other Current Charges	-	-	222	(222)
Total Expenditures	\$ 16,000	\$ 10,667	\$ 222	\$ 10,444
Excess (Deficiency) of Revenues over Expenditures	\$ 4,500		\$ 19,778	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,500.00		\$ 19,778	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 4,500		\$ 19,778	

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	\$ 360,381
Reserve Fund Balance	360,381
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)
Less: Principal Payment - 5/1/26	(240,000)
Less: Principal Prepayment - 5/1/26	(5,000)
Current Bonds Outstanding	\$ 9,550,000

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	\$ 247,887
Reserve Fund Balance	247,887
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)
Less: Principal Prepayment - 5/1/26	(5,000)
Current Bonds Outstanding	\$ 6,695,000

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	\$ 211,206
Reserve Fund Balance	211,206
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)
Less: Principal Payment - 5/1/26	(175,000)
Less: Principal Prepayment - 5/1/26	(10,000)
Current Bonds Outstanding	\$ 6,625,000

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)
Less: Principal Payment - 5/1/26	(45,000)
Current Bonds Outstanding	\$ 1,825,000

B.

C.

Cypress Bluff

Community Development District

Check Run Summary May 31, 2026

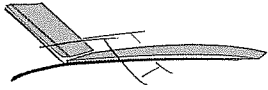
Fund	Date	Check No.	Amount
General Fund			
Payroll			\$ -
		Subtotal	\$ -
Accounts Payable			
	5/1/26	1928-1929	\$ 1,735.00
	5/8/26	1930-1937	28,130.28
	5/19/26	1938-1942	77,481.89
	5/28/26	1943-1954	10,475.42
		Subtotal	\$ 117,822.59
Capital Reserve Fund			
Accounts Payable			\$ -
		Subtotal	\$ -
Total			\$ 117,822.59

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/01/26	00140	4/28/26 82576	202604 320-57200-46000	RPLC PICNIC BENCH FLORIDA PATIO FURNITURE INC	*	175.00	175.00 001928
5/01/26	00088	4/23/26 26-66793	202604 330-57200-47100	40 VIZPIN FOBS SECURITY ENGINEERING & DESIGNS, INC	*	1,560.00	1,560.00 001929
5/08/26	00081	5/01/26 161709	202605 320-57200-47200	MAY LAKE MAINT POND 1 CLEAR WATERS INC	*	100.00	100.00 001930
5/08/26	00023	4/14/26 12	202604 310-51300-31300	AMORTIZ SCHDL SE2019	*	100.00	
		4/14/26 12	202604 310-51300-31300	AMORTIZ SCHDL SE2020	*	100.00	
		4/14/26 12	202604 310-51300-31300	AMORTIZ SCHDL SE2020A	*	100.00	
				DISCLOSURE SERVICES LLC			300.00 001931
5/08/26	00102	4/30/26 723823	202604 320-57200-46610	ELEVATOR MAINTENANCE OTIS ELEVATOR COMPANY	*	175.00	175.00 001932
5/08/26	00064	4/30/26 BP640240	202604 330-57200-46500	UNIFORMS AND NAME TAGS PROFORMA	*	157.20	157.20 001933
5/08/26	00096	2/16/26 60326	202605 320-57200-49400	6/3 POOLSIDE ADULT SWIM ROBERT LEMAY	*	325.00	325.00 001934
5/08/26	00146	4/10/26 174	202604 320-57200-49400	6/27 MUSIC PERFORM-POOL SHAUN BENNETT	*	250.00	250.00 001935
5/08/26	00012	4/30/26 18176	202604 320-57200-46400	IRRIGATION REPAIRS SUN STATE NURSERY	*	2,275.00	2,275.00 001936
5/08/26	00037	5/01/26 432071	202605 320-57200-45000	MAY AMENITY MANAGER	*	11,169.25	
		5/01/26 432071	202605 320-57200-45100	MAY FACILITY ATTENDANT	*	8,208.33	
		5/01/26 432071	202605 320-57200-46800	MAY POOL MAINTENANCE	*	847.67	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/26		432071	202605	320-57200-46200			MAY JANITORIAL	*	1,111.58		
5/01/26		432071	202605	320-57200-46600			MAY MAINTENANCE	*	1,782.25		
5/01/26		432071	202605	320-57200-46810			MAY POOL CHEMICALS	*	1,429.00		
VESTA PROPERTY SERVICES INC										24,548.08	001937
5/19/26	00005	5/01/26	709	202605	310-51300-34000		MAY MANAGEMENT FEES	*	4,831.17		
		5/01/26	709	202605	310-51300-52100		MAY WEBSITE ADMIN	*	122.92		
		5/01/26	709	202605	310-51300-35200		MAY INFO TECH	*	245.75		
		5/01/26	709	202605	310-51300-31300		MAY DISSEM AGENT SRVCS	*	664.08		
		5/01/26	709	202605	310-51300-51000		OFFICE SUPPLIES	*	.69		
		5/01/26	709	202605	310-51300-42000		POSTAGE	*	168.18		
		5/01/26	709	202605	310-51300-42500		COPIES	*	148.80		
		5/01/26	709	202605	310-51300-41000		TELEPHONE	*	28.08		
GOVERNMENTAL MANAGEMENT SERVICES										6,209.67	001938
5/19/26	00002	5/07/26	26-02576	202605	310-51300-48000		05/19 NTC OF BOS MTG	*	103.50		
JACKSONVILLE DAILY RECORD										103.50	001939
5/19/26	00102	4/30/26	F1000027	202604	320-57200-46610		ELEVATOR MAINTENANCE	*	175.00		
OTIS ELEVATOR COMPANY										175.00	001940
5/19/26	00012	3/30/26	18068A	202603	320-57200-46400		RPLC BACKFLOW VALVES	*	3,071.00		
		3/30/26	18069A	202603	320-57200-45700		PUMP SERVICE	*	2,500.00		
		5/08/26	18213	202605	320-57200-46100		MAY LANDSCAPE MAINT AREA1	*	25,549.00		
		5/08/26	18214	202605	320-57200-46100		MAY LANDSCAPE MAINT AREA2	*	1,808.08		
		5/08/26	18215	202605	320-57200-46100		MAY LANDSCAPE MAINT AREA3	*	6,720.00		
SUN STATE NURSERY										39,648.08	001941
CYBL CYPRESS BLUFF TLEE											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/19/26	00013	5/06/26 05062026	202605 300-20700-10000	FY26 DEBT ASSESS SE2019	*	12,933.42		
		5/06/26 05062026	202605 300-20700-10010	FY26 DEBT ASSESS SE2020	*	8,815.13		
		5/06/26 05062026	202605 300-20700-10020	FY26 DEBT ASSESS SE2020A	*	7,524.42		
		5/06/26 05062026	202605 300-20700-10030	FY26 DEBT ASSESS SE2021	*	2,072.67		
							THE BANK OF NEW YORK MELLON	31,345.64 001942
5/21/26	00013	5/06/26 05062026	202605 300-20700-10000	FY26 DEBT ASSESS SE2019	V	12,933.42-		
		5/06/26 05062026	202605 300-20700-10010	FY26 DEBT ASSESS SE2020	V	8,815.13-		
		5/06/26 05062026	202605 300-20700-10020	FY26 DEBT ASSESS SE2020A	V	7,524.42-		
		5/06/26 05062026	202605 300-20700-10030	FY26 DEBT ASSESS SE2021	V	2,072.67-		
							THE BANK OF NEW YORK MELLON	31,345.64-001942
5/28/26	00128	5/19/26 5254	202605 320-57200-46000	PRESSURE WASHING	*	7,237.91		
							HYDRO-KLEEN PRESSURE WASHING INC	7,237.91 001943
5/28/26	00002	5/14/26 26-02679	202605 310-51300-48000	6/12 QUAL CANDIDATES BOS	*	79.00		
		5/21/26 26-02855	202605 310-51300-48000	5/29 NTC OF BOS MTG	*	100.00		
							JACKSONVILLE DAILY RECORD	179.00 001944
5/28/26	00013	5/06/26 05062026	202605 300-20700-10000	FY26 DEBT ASSESS SE2019	*	12,933.42		
							THE BANK OF NEW YORK MELLON	12,933.42 001945
5/28/26	00013	5/06/26 05062026	202605 300-20700-10010	FY26 DEBT ASSESS SE2020	*	8,815.13		
							THE BANK OF NEW YORK MELLON	8,815.13 001946
5/28/26	00013	5/06/26 05062026	202605 300-20700-10020	FY26 DEBT ASSESS SE2020A	*	7,524.42		
							THE BANK OF NEW YORK MELLON	7,524.42 001947
5/28/26	00013	5/06/26 05062026	202605 300-20700-10030	FY26 DEBT ASSESS SE2021	*	2,072.67		
							THE BANK OF NEW YORK MELLON	2,072.67 001948

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/28/26	00145	5/18/26 1202	202605 320-57200-46000	ETOWN MONUMENT SIGN TMT ELECTRIC LLC	*	210.00	210.00 001949
5/28/26	00055	5/12/26 62219975	202605 320-57200-47000	MAY PEST CONTROL TURNER PEST CONTROL LLC	*	144.94	144.94 001950
5/28/26	00104	5/18/26 SO26-006	202605 320-57200-46000	POOL PUMP REPLACEMENT VAK PAK, INC	*	1,893.89	1,893.89 001951
5/28/26	00037	4/30/26 432391	202604 320-57200-46000	TAYLOR COMMERCIAL TESTKIT	*	175.19	
		4/30/26 432391	202604 320-57200-46000	AIR INFLATOR FOR GYM	*	42.99	
		4/30/26 432391	202604 320-57200-46000	HOUSEKEEPING GLOVES	*	27.93	
		4/30/26 432391	202604 320-57200-49400	ALCOHOL DOG PARK TASTING VESTA PROPERTY SERVICES INC	*	45.13	291.24 001952
5/28/26	00062	5/13/26 26194332	202605 320-57200-46500	JANITORIAL SUPPLIES	*	247.74	
		5/18/26 26202294	202605 320-57200-46500	JANITORIAL SUPPLIES W B MASON CO INC	*	40.00	287.74 001953
5/28/26	00066	5/21/26 23829	202605 320-57200-46500	DISINFECTANT WIPES CASE WIPES LLC	*	230.70	230.70 001954
TOTAL FOR BANK A						117,822.59	
TOTAL FOR REGISTER						117,822.59	



FLORIDA PATIO FURNITURE INC.

Florida Patio Furniture Inc.
506 8th St W
Palmetto, FL 34221

RECEIVED
APR 28 2026
BY: _____

Invoice

Date	Invoice #
4/28/2026	82576

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

Ship To
RECHARGE CENTER AMENITY 10571 E Town Parkway Jacksonville FL 32256 Marcy Pollicino 904-527-1081

P.O. No.	Terms	Due Date	Rep	Ship Date	Ship Via	FOB
Marcy	Pre-pay	4/28/2026	Justn	4/28/2026	Our Truck	Palmetto

Qty	Item	Description	Rate	Amount
5	MISC	Replacement Faux Teak Slat For Bench 88-3/4" Long Slat: Driftwood	30.00	150.00T
	Freight	Shipping Charge	25.00	25.00
ALL ORDERS UNDER \$5K MUST BE PAID IN FULL				

Subtotal		\$175.00
Sales Tax (0.0%)		\$0.00
Total		\$175.00
Payments/Credits		\$0.00
Balance Due		\$175.00

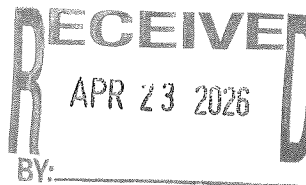
Phone #	Fax #	E-mail	Web Site
941-722-5643	941-723-9223	info@floridapatio.net	http://www.floridapatio.net

Invoice

Invoice Number
26-66793

Invoice Date
4/23/26

Page
1



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

Voice: 904-371-4931

Fax:

Sold To:

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

Site Address:

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

Customer ID: CYPRESS BLUFF CCD

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days	SCOTT SOKERKA	5/3/26

Description	Amount
(40) VIZPIN FOBS	1,560.00

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

Please include invoice number on payment

26-66793

Subtotal	1,560.00
Sales Tax	
Total Invoice Amount	1,560.00
Payment Received	0.00
TOTAL	1,560.00

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

Invoice

DATE	INVOICE #
5/1/2026	161709

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

RECEIVED
MAY 01 2026
BY: _____

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
------------------------------	-------------------------	--------------	----------

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/14/2026	12

Bill To
Cypress Bluff CDD C/O GMS

RECEIVED
APR 30 2026
BY: _____

Terms	Due Date
Net 30	5/14/2026

Description	Amount
Amortization Schedule Series 2019 5-1-26 Prepay \$5,000	100.00
Amortization Schedule Series 2020 5-1-26 Prepay \$5,000	100.00
Amortization Schedule Series 2020A 5-1-26 Prepay \$15,000	100.00

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



Signature
Service

REFERENCE ARTICLE	
INVOICE NO. 723823 UG	PAGE 1 of 1
DATE 4/30/2026	ORDER #
CUST NO. 66614678	
TAX I.D.	TAX CERTIFICATE

RECEIVED
MAY 04 2026
BY: _____

BILL TO:

ETOWN SWIM & FITNESS
475 WEST TOWN PLACE
NULL
NULL
SAINT AUGUSTINE, FL 32092

*Customer payment portal is being upgraded to display our newly formatted invoices. While we go through this process, you will be able to access our invoice information here, through this reference article. The customer information, bill to address, and invoice # and amount due shown here matches the information in the invoice mailed to you. Please reach out to NSAA.Collections@otis.com if you have any questions.

CURRENCY	ORDER DATE	CUSTOMER P.O.	TRANSPORT
USD			

SHIPPING INSTRUCTIONS

LINE	DESCRIPTION / ITEM NUMBER	QTY SHIPPED	PRICE	EXTENDED PRICE
001	Fuel Surcharge	1	175.00	175.00

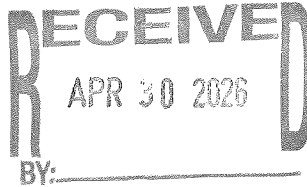
*If you should have any open credits on account, unless you have directed specific payments to be applied to specific invoices, any open unapplied cash or credit memos will automatically be applied to outstanding invoices on account, oldest to newest.	SUBTOTAL	SALES TAX	TOTAL
	175.00	0	NaN

Bill Number BP64024007A
 Bill Date 4/30/2026
 Due Date 5/29/2026
 Terms Net 30
 Sales Order SP64024007
 Sales Person Blair Wygle

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

Sold To

Marcy Pollicino
 Cypress Bluff Community Development
 475 W Town PL
 Suite 114
 SAINT AUGUSTINE, FL 32092
 Phone: 904-527-1081
 Recharge@etownjax.com



Shipped To

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

Customer Reference: eTown Name Tags & Apparel

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Port Authority Women's Digi Heather Performance Polo. Color: <i>Dress Blue Navy: 2 - M</i>	2	2	0	33.4900	Each	-	\$66.98
	Plastic Name Tags Size: 1.25" x 3" Artwork: ETown White Badge with full Color logo Personalization: Kyle	1	1	0	23.4900	Each	-	\$23.49
	Plastic Name Tags Size: 1.25" x 3" Artwork: ETown White Badge with full Color logo Personalization: Tami	1	1	0	23.4900	Each	-	\$23.49
	Magnetic Backing Upgrade	2	2	0	2.0000	Each	-	\$4.00
Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:		
\$117.96	\$39.24	-	\$157.20	-	-	\$157.20 USD		

Bills that are paid beyond terms will be adjusted to reflect current retail prices in addition to a 1.5% per month (18% per annum) service charge. Vendor makes no warranties, express or implied, on merchantability, fitness or otherwise which extend beyond the description of the product herein. Furthermore, buyer agrees through payment of this bill that Vendor's damages, if any, shall be limited to the total selling price of any item purchased.

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

Thank you for your business!

 Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64024007A	4/30/2026	\$157.20 USD

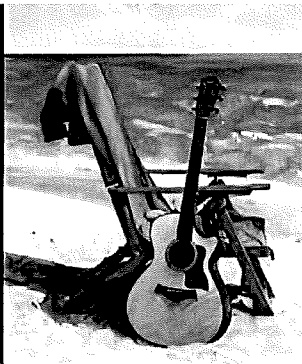
BILL TO:

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

PLEASE SEND PAYMENT TO:

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

Music by...
Rob & Julie
Live Acoustic Tunes and DJ Service
Jacksonville, FL
C: (715)923-1831
robjules713@gmail.com



Invoice 60326

February 16, 2026

Bill To:

Cypress Bluff Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

Performance Information:

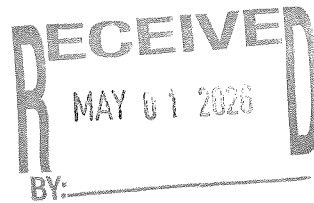
June 3, 2026, 6-8 pm, Rob & Julie Recharge Poolside Adult Swim

Amount Due:

\$325

Please make check payable to:

Robert LeMay
11362 Ringen Court
Jacksonville, FL 32256
715-923-1831



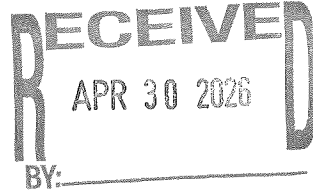
Thank you for choosing us for your entertainment!

Sun State Nursery & Landscaping, LLC
9362 Philips Hwy.
Jacksonville, FL 32256

Maintenance Invoice

Invoice#: 18176

Date: 04/30/2026



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	2.00	30.00	60.00	
Replace 12" spray head	1.00	35.00	35.00	
Replace faulty decoders	3.00	485.00	1,455.00	
Replace solenoids	3.00	75.00	225.00	
Replace valve 2"	1.00	500.00	500.00	

Mail all checks payable to Sun State Nursery & Landscaping, LLC

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

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

Amount Due	2,275.00
-------------------	-----------------

THANK YOU FOR YOUR BUSINESS!!



Invoice

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

Invoice # 432071
Date 05/01/2026
Terms
Due Date 05/31/2026
Memo Monthly Fees

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

RECEIVED
APR 23 2026
BY: _____

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 709

Invoice Date: 5/1/26

Due Date: 5/1/26

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 -May 2026		4,831.17	4,831.17
Website Administration - May 2026		122.92	122.92
Information Technology - May 2026		245.75	245.75
Dissemination Agent Services - May 2026		664.08	664.08
Office Supplies		0.69	0.69
Postage		168.18	168.18
Copies		148.80	148.80
Telephone		28.08	28.08
Total			\$6,209.67
Payments/Credits			\$0.00
Balance Due			\$6,209.67

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

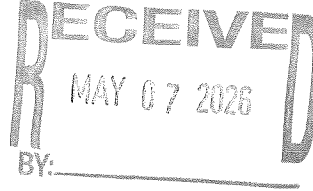
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

May 7, 2026

Date

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



Serial # <u>26-02576D</u>	PO/File # _____	<u>\$103.50</u>
Notice of Meeting of the Board of Supervisors		Payment Due
_____		<u>\$103.50</u>
Cypress Bluff Community Development District		Publication Fee
_____		_____
Case Number _____		Amount Paid
Publication Dates <u>5/7</u>		
County <u>Duval</u>		

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

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

If your payment is being
mailed, please reference
Serial # 26-02576D 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, May 19, 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.

Matt Biagetti
District Manager

May 7 00 (26-02576D)



INVOICE

Page 1 of 2

CUSTOMER NO.: 66614678 ETOWN SWIM & FITNESS
DATE: 4/30/2026 **DUE: 5/30/2026**
INVOICE NO.: F10000275862 PLEASE PAY PROMPTLY

004484 1/1

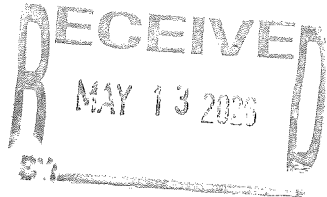
ACCOUNT SUMMARY

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

Logistics and fuel impact fee
 Letter of explanation enclosed within **\$175.00**

NET SERVICE CONTRACT AMOUNT **\$175.00**
 Sales Tax **\$0.00**

TOTAL SERVICE CONTRACT AMOUNT DUE **\$175.00**



IMPORTANT MESSAGES

We are pleased to offer the convenience and flexibility of paperless billing and e-payment options! To automate your payment, opt in to paperless billing, or to change your billing address, please visit our e-payment site at <https://otis.paymentdirect.com>.

QUESTIONS?

Invoice Questions: 1-844-636-6847
OTISLINE®: 1-800-233-6847

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 WITHIN 30 DAYS OF THE 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.

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



11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

AB 01 004484 15166 H 18 A



CYPRESS BLUFF COO
 475 WEST TOWN PLACE
 SAINT AUGUSTINE FL 32092

CUSTOMER NO.: 66614678
DATE: 4/30/2026
INVOICE NO.: F10000275862
TOTAL SERVICE CONTRACT AMOUNT: \$175.00

MAKE CHECK PAYABLE TO:

Otis Elevator Company
 PO Box 730400
 Dallas TX 75373-0400



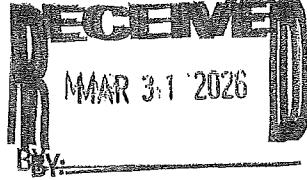
F10000275862 0000017500 2

Sun State Nursery & Landscaping, LLC
9362 Phillips Hwy.
Jacksonville, FL 32256

Maintenance Invoice

Invoice#: 18068

Date: 03/30/2026



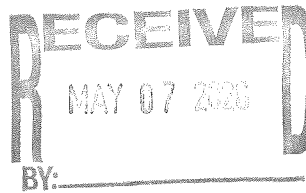
Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Property

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Replace backflush valves	1.00	3,071.00	3,071.00	

Reissue check
Previous check #1911 sent out on 04/03/26
and was not received by vendor.
TP 05/07/26



Mail all checks payable to Sun State Nursery & Landscaping, LLC

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

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

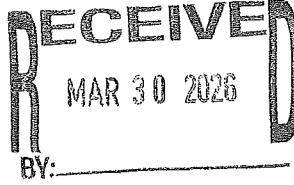
Amount Due	3,071.00
------------	----------

THANK YOU FOR YOUR BUSINESS!!

Sun State Nursery & Landscaping, LLC
9362 Philips Hwy.
Jacksonville, FL 32256

Maintenance Invoice

Invoice#: 18069
Date: 03/30/2026



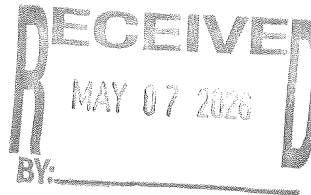
Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Property

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Pump Service Removed, cleaned and replaced 12 filters	1.00	2,500.00	2,500.00	

Reissue check
Previous check #1911 sent out on 04/03/26
and was not received by vendor.
TP 05/07/26



Mail all checks payable to Sun State Nursery & Landscaping, LLC

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

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

Amount Due	2,500.00
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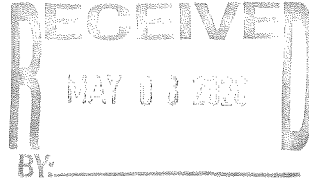
THANK YOU FOR YOUR BUSINESS!!

Sun State Nursery & Landscaping, LLC
9362 Philips Hwy.
Jacksonville, FL 32256

Maintenance Invoice

Invoice#: 18213

Date: 05/08/2026



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
May 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, LLC

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

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

Amount Due	25,549.00
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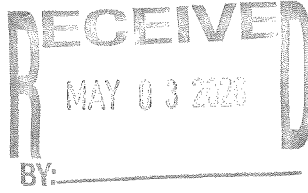
THANK YOU FOR YOUR BUSINESS!!

Sun State Nursery & Landscaping, LLC
9362 Philips Hwy.
Jacksonville, FL 32256

Maintenance Invoice

Invoice#: 18214

Date: 05/08/2026



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
May Landscape Maintenance	1.00	1,808.08	1,808.08	

Mail all checks payable to Sun State Nursery & Landscaping, LLC

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

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

Amount Due	1,808.08
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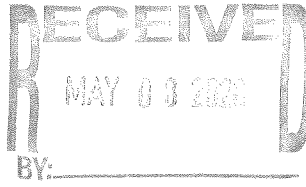
THANK YOU FOR YOUR BUSINESS!!

Sun State Nursery & Landscaping, LLC
9362 Philips Hwy.
Jacksonville, FL 32256

Maintenance Invoice

Invoice#: 18215

Date: 05/08/2026



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
May Landscape Maintenace	1.00	6,720.00	6,720.00	

Mail all checks payable to Sun State Nursery & Landscaping, LLC

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

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

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

THANK YOU FOR YOUR BUSINESS!!

RECEIVED
MAY 06 2026
BY: _____

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
May 6, 2026	\$8,815.13	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

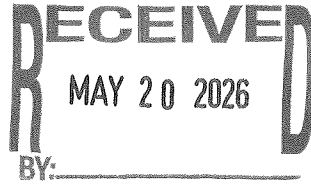
ASAP	001.300.20700.10010
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Intended Use of Funds Requested:

FY26 Debt Assessment SE 2020

(Attach supporting documentation for request.)

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



INVOICE #5254

ISSUED:
May 19, 2026

DUE:
Jun 18, 2026

RECIPIENT:

Cypress Bluff CDD
10571 eTown Parkway
JACKSONVILLE, FL 32256

SENDER:

Hydro-Kleen Pressure Washing
11318 Distribution Avenue West
Suite 3
Jacksonville, Florida 32256

SERVICE ADDRESS:

10571 eTown Parkway
JACKSONVILLE, FL 32256

Phone: (904) 329-5279
Email: info@HydroKleenPW.com
Website: https://HydroKleenPW.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
May 18, 2026				
Solar Panel Cleaning	Clean solar panels with 0 pure waterfed pole system	54	\$9.00	\$486.00
Pressure Wash	Pergola on balcony	1	\$75.00	\$75.00
WINDOWS - SPOT FREE	REVERSE OSMOSIS MACHINE CLEANED FOR SPOT-FREE FINISH \$6.50/ PER WINDOW - SCREENS MUST BE REMOVED BY CUSTOMER FOR CLEANING - NOTE: AN ESTIMATED NUMBER OF WINDOWS FOR QUOTING - ACTUAL NUMBER IS ADJUSTED ONSITE	25	\$6.50	\$162.50
Pressure Wash	Clean entire clubhouse building	1	\$900.00	\$900.00
Roof Cleaning	Soft wash flat roof and rinse gutter along flat roof and spraying out gutters	889	\$0.25	\$222.25*
Pressure Wash	Balcony furniture and pool furniture	1	\$375.00	\$375.00
Pressure Wash	Pool pump walls	1	\$75.00	\$75.00
Pressure Wash	Clean blue pool awnings	4	\$30.00	\$120.00



INVOICE #5254

ISSUED:
May 19, 2026

DUE:
Jun 18, 2026

Product/Service	Description	Qty.	Unit Price	Total
FLATWORK	Pool area and walls/curbs	10646	\$0.16	\$1,703.36
FLATWORK	All sidewalks, walls, and curbs in parking area	11419	\$0.16	\$1,827.04
FLATWORK	All concrete and walls inside amenities center area	3386	\$0.16	\$541.76
FLATWORK	Concrete pads and benches in dog park and playground	6	\$25.00	\$150.00
Pressure Wash	Recharge sign and E town signs	4	\$100.00	\$400.00
Pressure Wash	2 Blue awnings in Dog Park 2 Blue awnings in Pool Area	4	\$50.00	\$200.00

Total **\$7,237.91**

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

Please contact us with any questions regarding this invoice.

Pay Now

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

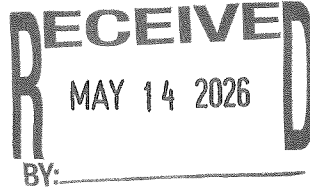
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

May 14, 2026

Date

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



Serial #	26-02679D	PO/File #	_____	\$79.00
				Payment Due
	Notice of Qualifying Period for Candidates for the Board of Supervisors			
	_____			\$79.00
	Cypress Bluff Community Development District			Publication Fee

Case Number	_____			Amount Paid
Publication Dates	5/14			
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 # 26-02679D 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 QUALIFYING
PERIOD FOR CANDIDATES
FOR THE BOARD OF
SUPERVISORS OF THE
CYPRESS BLUFF
COMMUNITY**

DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Cypress Bluff Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Duval County Supervisor of Elections located at 1 Imeson Park Blvd., Bldg. 100, Jacksonville, Florida 32218; (904) 255-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Cypress Bluff Community Development District has two (2) seats up for election, specifically Seats 2 and 3. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Duval County Supervisor of Elections.

May 14 00 (26-02679D)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

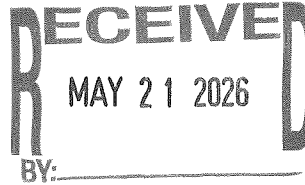
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

May 21, 2026

Date

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



Serial #	<u>26-02855D</u>	PO/File #	_____	\$100.00
	Notice of Meeting of the Board of Supervisors			Payment Due
	_____			\$100.00
	Cypress Bluff Community Development District			Publication Fee

Case Number	_____			Amount Paid
Publication Dates	<u>5/21</u>			
County	<u>Duval</u>			

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

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

If your payment is being
mailed, please reference
Serial # 26-02855D 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 Friday, May 29, 2026, at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office") during normal business hours, and will be available on the District's website, www.CypressBluffCDD.com.

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

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

Matt Biagetti
District Manager

May 21 00 (26-02855D)

RECEIVED
MAY 20 2026
BY: _____

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Need to reissue due to being processed on the same check as the other DS check invoices dated on 05/06/26 on check #1942 that was processed on 05/19/26.

TP 05/20/26

Date	Amount	Authorized By
May 6, 2026	\$7,524.42	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10020
------	---------------------

Intended Use of Funds Requested:

FY26 Debt Assessment SE 2020A
<i>(Attach supporting documentation for request.)</i>

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

RECEIVED
 MAY 20 2026
 BY: _____

Cypress Bluff
 COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Need to reissue due to being processed on the same check as the other DS check invoices dated on 05/06/26 on check #1942 that was processed on 05/19/26.

TP 05/20/26

Date	Amount	Authorized By
May 6, 2026	\$2,072.67	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10030
------	---------------------

Intended Use of Funds Requested:

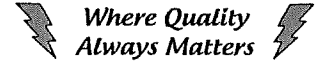
FY26 Debt Assessment SE 2021
<i>(Attach supporting documentation for request.)</i>

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

TMT Electric, LLC

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

TMT ELECTRIC

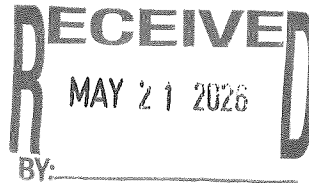


904-789-0193

Veteran Owned

INVOICE

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



INVOICE 1202
DATE 05/18/2026
TERMS Net 30
DUE DATE 06/17/2026

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Services	E-TOWN monument sign on the southside of E-town Parkway by 9B not working properly. Reprogrammed all three monument signs on E-town Parkway to operate in the same manner at the same time.	210.00
Please make check payable to TMT Electric LLC.			
		SUBTOTAL	210.00
		TAX	0.00
		TOTAL	210.00
		BALANCE DUE	\$210.00



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE:	622199754
DATE:	05/12/2026
ORDER:	622199754

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

RECEIVED
MAY 14 2026
BY: _____

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

Work Date	Time	Target Pest	Technician	Time In
05/12/2026	09:41 AM	ANTS, ROACH, WASP		09:41 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/12/2026		10:54 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.

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

PLEASE PAY FROM THIS INVOICE



1824 Phoenix Avenue

RECEIVED
 MAY 18 2026
 BY: _____

Service Invoice

DATE	Number
5/18/2026	SO26-00695

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

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

PROJECT	Terms	P.O. NUMBER	REP	ESTIMATE #
	DUE ON RECEIPT		JW	Recirc VFD

ITEM	DESCRIPTION	Quantity	Total
VFD-GA50U2042ABA	VFD, YASKAWA 10HP GA50U2042ABA	1	1,222.72998
NEMA-GA50V5-1	VFD, NEMA KIT ZBAA-GA50V5-1	1	107.12
LABOR-SERVICE D...	Labor to replace, program and test VFD		564.04

Payment is due upon approved estimate or if credit limit is established. As of 6.1.26 a 2% late fee will be applied on past due balances. Thank you for your business.	TOTAL	\$1,893.89
	Sales Tax (7.5%)	\$0.00
	Grand Total	\$0.00
Remit to: PO Box 3264, Jacksonville, FL 32066	Customer Deposit	\$1,893.89
	BALANCE DUE	\$1,893.89



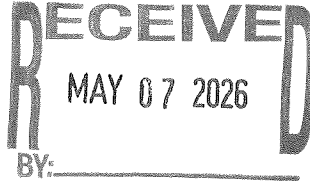
Invoice

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

Invoice # 432391
Date 04/30/2026
Terms
Due Date 05/31/2026
Memo

Bill To

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



Description	Quantity	Rate	Amount
Billable Expenses			
Taylor Solution #13 - 16oz, Taylor Commercial Test Kit, Lamotte Phosphate Test Strips (50 Per Bottle)			175.19
Marcy Pollicino - 2026-04-12 - COSTCO WHSE #0357 - Air inflator for gym equipment			42.99
Marcy Pollicino - 2026-04-05 - COSTCO WHSE #0357 - Housekeeping gloves			27.93
Marcy Pollicino - 2026-03-31 - COSTCO WHSE #0357 - Alcohol for dog park bourbon tasting happy hour			45.13
Total Billable Expenses			291.24

Total 291.24



HornerXpress South Florida, Inc.
 5755 Powerline Rd
 Fort Lauderdale, FL 33309
 USA

Bill To
 Vesta Property Services
 245 Riverside Ave Ste 300
 Jacksonville, FL 32202-4929
 USA
 904-355-1831

Ship To
 HX - Jacksonville
 8297 Philips Hwy
 Jacksonville, FL 32256-8201
 USA

Telephone (954) 772-6966
 Fax (954) 772-7993

Invoice

Number CIN437226
 Invoice date 4/17/2026
 Page 1 of 1
 Date and time 4/17/2026
 Sales order SO-000491590
 Your reference ETOWN
 Our reference Lindsey Landregan
 Payment 1% 10th, 20th
 Invoice account C01340900
 Payment ID HXUS141582353

Item number	Description	Quantity	Unit	Unit price	Amount
R0013-E	Taylor Solution #13 - 16oz Quantity : 1 Warehouse : 134 Location : COUNT-OUT License plate : 000vLP-007317019 Quantity : 1.00 Packing slip No. : PKS445386 Ship date : 4/17/2026	1.00	EA	14.87	14.87
K2005C	Taylor Commercial Test Kit Quantity : 1 Warehouse : 134 Location : COUNT-OUT License plate : 000vLP-007317019 Quantity : 1.00 Packing slip No. : PKS445386 Ship date : 4/17/2026	1.00	EA	131.11	131.11
3021-H-G	Lamotte Phosphate Test Strips (50 Per Bottle) Quantity : 1 Warehouse : 134 Location : COUNT-OUT License plate : 000vLP-007317019 Quantity : 1.00 Packing slip No. : PKS445386 Ship date : 4/17/2026	1.00	EA	16.99	16.99

Sales subtotal amount	Total charges	Net amount	Sales tax	Total
162.97	0.00	162.97	12.22	175.19 USD

Due date: 5/20/2026

When payment before 5/10/2026, 1.63 USD is granted in cash discount.

STANDARD CREDIT TERMS: Past due accounts are not entitled to any discounts. Amounts not paid according to the terms bear interest thereafter at 18% per annum, and all costs of collection, including attorneys fees, are the obligation of the customer. Please contact us within 30 days for any disputes or discrepancies.

XXXXXXXX2782 H
A0000000031010
3643 APP#: S61559
Resp: APPROVED
ID#: 610100003643....

IVED - Purchase
NT: \$42.99
1/2026 12:32 357 3 98 193

Visa 42.99
CHANGE 0.00

7.500% TAX 3.00
TOTAL TAX 3.00
TOTAL NUMBER OF ITEMS SOLD = 1

1/2026 12:33 357 3 98 193



21035700300982604111233

#: 193 Name: Sarah C. Merch
Thank You!
Please Come Again
Trn:3 Trn:98 OP:193

1241492 L GLOVES 12.99 A

1241492 L GLOVES 12.99 A

SUBTOTAL 25.98

TAX 1.95

**** TOTAL ██████████

XXXXXXXXXXXX2782 H

UID: A0000000031010

Seq# 6824 App#: 515162

Visa Resp: APPROVED

tran ID#: 609400006824....

APPROVED - Purchase

AMOUNT: \$27.93

04/04/2026 13:52 357 6 175 805

Visa 27.93

CHANGE 0.00

A 7.500% TAX 1.95

TOTAL TAX 1.95

TOTAL NUMBER OF ITEMS SOLD - 2

~~04/04/2026~~ 13:53 357 6 175 805



21035700601752604041353

#: 805 Name: Chad W

1795043 KS OLD FASH 17.99 A
 e of Birth = xx/xx/xx KEYED
 50252 JIM BEAM 23.99 A
 AL NUMBER OF ITEMS SOLD = 2
 SUBTOTAL 41.98
 TAX 3.15
 *** TOTAL ██████████ 45.13

<XXXXXXXXX2782 H
 : A0000000031010
 # 99013 APP#: S86026
 a Resp: APPROVED
 n ID#: 608900099013....

APPROVED - Purchase
 AMOUNT: \$45.13
 07/20/26 12:37 357 99 125 80

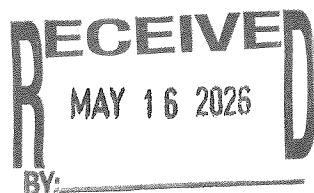
 Visa 45.13
 CHANGE 0.00
 7.500% TAX 3.15
 TOTAL TAX 3.15
 IL NUMBER OF ITEMS SOLD = 2
 07/20/26 12:37 357 99 125 80





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

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



Invoice Number	261943328
Customer Number	C2943565
Invoice Date	05/13/2026
Due Date	06/12/2026
Order Date	05/12/2026
Order Number	S161927510
Order Method	WEB

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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	3	CT	82.58	247.74

SUBTOTAL: 247.74
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 247.74
Total Due: 247.74

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	261943328
Invoice Date	05/13/2026
Terms	Net 30
Total Due	247.74

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

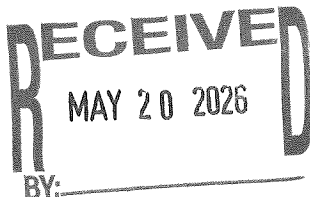
C2943565261943328261943328000000247747



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

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

Invoice Number	262022949
Customer Number	C2943565
Invoice Date	05/18/2026
Due Date	06/17/2026
Order Date	05/15/2026
Order Number	S162016429
Order Method	WEB



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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RCP6141	WAXED BAG FOR SAN NAP RCPT 250/CASE	1	CT	40.00	40.00

SUBTOTAL: 40.00
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 40.00
Total Due: 40.00

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



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

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

Remittance Section	
Customer Number	C2943565
Invoice Number	262022949
Invoice Date	05/18/2026
Terms	Net 30
Total Due	40.00

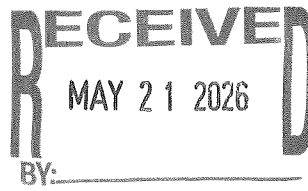
PLEASE REFERENCE INVOICE NUMBER WHEN MAKING PAYMENT. PAY ON OUR WEBSITE OR SEND PAYMENT TO:

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

C29435652620229492620229490000000040001

Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	05/21/2026	INVOICE	23829
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	05/21/2026
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	05/21/2026
St Augustine, FL 32092	Jacksonville, FL 32256				

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92
Shipping	Freight Cost	1	32.78	32.78

INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS.

SUBTOTAL	230.70
TAX	0.00
TOTAL	230.70
BALANCE DUE	\$230.70

Ways to pay



[View and pay](#)