Cypress Bluff
Community Development District

August 25, 2026

AGENDA

Cypress Bluff
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.CypressBluffCDD.com

August 18, 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, August 25, 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 July 28, 2026 Board of Supervisors Meeting

IV. Ratification of Agreement with Everon for Security Services (Confidential: Provided to the Board only)

V. Acceptance of the Engagement Letter with Grau & Associates for Fiscal Year 2026

VI. Consideration of Trademark License Agreement with E-Town Development, Inc.

VII. Staff Reports
   A. District Counsel

   B. District Engineer

   C. District Manager
      1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

      2. Consideration of Goals & Objectives for Fiscal Year 2027

   D. General Manager
      1. Report

2. Proposals for Signs

3. Proposal for Pressure Washing

VIII. Financial Reports

A. Financial Statements as of July 31, 2026

B. Assessment Receipts Schedule

C. Check Register

IX. Other Business

X. Supervisor's Requests and Audience Comments

XI. Next Scheduled Meeting – September 22, 2026 at 12:30 p.m. at the **Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256**

XII. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, July 28, 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
Bob Feist	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan *by phone*	District Counsel
Marcy Pollicino	General Manager
Armin Mujcinovit	Vesta Property Services

The following is a summary of the discussions and actions taken at the July 28, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Biagetti called the meeting to order at 12:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

There were no comments at this time.

THIRD ORDER OF BUSINESS **Approval of Minutes of the June 23, 2026 Meeting**

There were no comments on the minutes.

> On MOTION by Mr. Hewins seconded by Mr. Cellar with all in favor the minutes of the June 23, 2026 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Amended Rules of Procedure; Consideration of Resolution 2026-05**

Ms. Buchanan stated that the rules of procedure are essentially a summary of the statutory provisions for CDDs. The amended rules include revisions based on recent legislative changes. Some of the more substantive changes include requiring board members to vote unless there is a valid conflict, makes changes to the public procurement process as required by Statute, and incorporates changes to the rulemaking process.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor the public hearing was opened.

There being no comments from members of the public, a motion to close the public hearing followed.

On MOTION by Mr. Hewins seconded by Mr. Cellar with all in favor the public hearing was closed.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor Resolution 2026-05, adopting amended rules of procedure was approved.

FIFTH ORDER OF BUSINESS **Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027**

Mr. Biagetti provided an overview of the budget, noting there is 5% increase in assessments as presented. The main drivers for the increase are landscape maintenance and landscape contingency with more modest increases throughout the budget related to inflation and cost of living.

A resident asked if the capital reserve funds are for both the Del Webb and other residential areas.

Mr. Biagetti responded that $40,000 is allocated for Dell Webb and $90,000 for the amenity tract.

On MOTION by Mr. Hewins seconded by Mr. Cellar with all in favor the public hearings were opened.

Tim Shea asked what the Del Webb portion of the capital reserve funding would be applied to.

Mr. Muhl responded landscaping, signage, water pumps, lift stations, etc. Mr. Biagetti added that he would check to see if the capital reserve study was posted to the District's website.

Steve Kelley asked for clarification on how the top section of the capital reserve budget reconciles with the bottom section.

Mr. Hewins responded that the portion showing the beginning balance of $11,634 is strictly the Del Webb funds, and the portion showing a beginning balance of $106,530 is the remainder of the community.

Steve Kelley recommended making the capital reserve budget easier to understand.

Ron Collins asked if the security cameras were a recent addition.

Mr. Cellar responded that they are.

Ron Collins asked if residents need something looked into as far as the cameras, who they should approach.

Mr. Biagetti responded that the amenity management staff should be approached, however due to security concerns, the footage would not be shared with residents. He recommended speaking to the amenity staff and/or Sheriff's Department if there is a concern.

Ron Collins ask what the security patrol involves.

Mr. Biagetti responded that there is a contract with the Duval County Sheriff's Department for off-duty patrols that is used sparingly at the moment. There is a placeholder in the budget for more patrols should they become necessary.

Ron Collins stated that there have been issues with motorcycles in the community and recommended utilizing patrols to deter those.

A resident asked why the irrigation repair line item was being reduced.

Mr. Feist responded that it could be due to the adjustment in accounting for Del Webb areas versus amenity related areas.

A resident asked what the Del Webb resident assessments pay for.

Mr. Biagetti responded that there are two parts to the CDD assessment, the debt service assessment and the operations and maintenance assessment. The debt service assessment is repaying the cost of the construction of the infrastructure. The operations and maintenance assessment funds the administrative costs for running the management of the CDD, and the grounds maintenance costs. He noted both assessments are billed via the property tax bills.

Grace Harris asked if the maintenance assessments cover the maintenance of the areas outside the Del Webb community.

Mr. Biagetti responded yes, it covers the common areas along the main roadways, any pocket parks, and stormwater management.

Grace Harris asked if the CDD maintains as far down as Publix.

Ms. Pollicino responded that it does, but there is a cost share in place with the commercial entities so that they pay into the maintenance costs. Ms. Buchanan added that she would look into the cost share.

A resident asked if the commercial entities are paying into the bond debt.

Mr. Muhl responded that they are outside of the bond area. Mr. Muhl asked Mr. Biagetti to make a footnote that there are commercial expenses that are handled by the POA.

Michael Dwyer asked if there are any plans to remove the roundabout at Apex and install a traffic light to handle all of the new traffic coming through and if the residents would have to fund that.

Mr. Muhl responded that he is not aware of any plans to remove the roundabout.

A resident stated that she did not receive the mailed notice.

Mr. Biagetti stated that the list of mailing addresses and homeowners comes from the property appraiser.

On MOTION by Mr. Hewins seconded by Mr. Muhl with all in favor the public hearings were closed.

A. Consideration of Resolution 2026-06, Relating to Annual Appropriations and Adopting the Budget

Ms. Buchanan stated that resolution 2026-06 appropriates funds as described in the budget, allows for budget amendments and formally adopts the budget.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor Resolution 2026-06, relating to annual appropriations and adopting the budget for fiscal year 2027 was approved.

B. Consideration of Resolution 2026-07, Imposing Special Assessments and Certifying an Assessment Roll

Ms. Buchanan stated that resolution 2026-07 levies and annual operations and maintenance assessment to secure funding for the budget just adopted, includes a finding of benefit of the facilities, assesses the operations and maintenance assessment and certifies for collection the debt service assessments previously levied.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor Resolution 2026-07, imposing special assessments and certifying an assessment roll was approved.

SIXTH 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

Mr. Biagetti reminded the board members to complete four hours of ethics training by December 31st.

D. General Manager – Report

Ms. Pollicino provided an overview of the general manager's report, a copy of which was included in the agenda package. Ms. Pollicino informed the Board that there some resident requests to install benches along the multi-use path, however the path is owned by the City of Jacksonville. Next, Ms. Pollicino informed the Board the bike lane sign that was hit by a car in front of Atlantic Coast High School would need to be replaced by the CDD as the CDD has an agreement with the City of Jacksonville to maintain the traffic signs on decorative posts. She also reported that some other signage will be needed along E-Town Parkway and asked if the Board would like the signs on similar decorative posts. If so, the CDD will be responsible for paying for the signs.

The Board directed Ms. Pollicino to bring estimates and photos of the posts to the next meeting for consideration.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of June 30, 2026

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

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 100.4% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling $109,469.00, 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.

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Carol Springer questioned if the CDD will always maintain the walking path that is owned by the City, as well as the decorative signs.

Ms. Pollicino responded that is her understanding.

A resident asked if replacement of the signs is covered by insurance in the event of an accident.

Mr. Biagetti responded that the District will submit for reimbursement through insurance if the District knows who caused the damage.

Mr. Feist asked if District Counsel could give a short presentation on the Sunshine Law when new board members come on.

Ms. Buchanan responded that a one on one discussion can be had with new board members, or a CDD 101 presentation can be done during a board meeting.

Mr. Feist asked if there is an update on the Edison cost share request.

Mr. Biagetti responded that the new contact with the HOA has confirmed receipt of the cost share agreement and has submitted it to the HOA board for consideration.

TENTH ORDER OF BUSINESS **Discussion of Security System**

This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, as the Board discussed matters related to the security system plan. The closed session began at approximately 1:39 p.m. The public portion of the meeting resumed at approximately 1:46 p.m. and the following motion was made.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor an installation cost of $22,457.61 for installation and $880.14 monthly monitoring fees with Everon were approved with the Chair authorized to give final approval of the contract.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – August 25, 2026 at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida**

TWELFTH 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

FIFTH ORDER OF BUSINESS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
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July 30, 2026

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

We are pleased to confirm our understanding of the services we are to provide Cypress Bluff Community Development District, City of Jacksonville, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Bluff Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850

Our fee for these services will not exceed $7,000 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cypress Bluff Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Cypress Bluff Community Development District.

By: ______________________________

Title: ______________________________

Date: ______________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SIXTH ORDER OF BUSINESS

TRADEMARK LICENSE AGREEMENT

THIS TRADEMARK LICENSE AGREEMENT (the "**Agreement**") is entered into this ____ day of ________, 2026 by and between E-Town Development, Inc., a Florida corporation, with offices at 4314 Pablo Oaks Court, Jacksonville, Florida 32224 ("**Licensor**") and the Cypress Bluff Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with offices at 475 West Town Place, Suite 114, World Golf Village, St. Augustine, FL 32092 ("**Licensee**" or "**District**"). Licensor and Licensee may be referred to herein together as the "Parties" and each individually as a "Party".

WHEREAS, Licensor owns the service marks and trademarks shown on **Schedule A** attached hereto (collectively, the "**Marks**");

WHEREAS, Licensor owns federal applications and registrations for the Marks for the goods and services listed on **Schedule B**.

WHEREAS, Licensor owns common law rights in the Marks for the goods and services listed in Schedule B as well as for additional goods and services;

WHEREAS, Licensor owns various registrations for domain names containing the Marks.

WHEREAS, Licensor has licensed (and wishes to document the terms of the existing license in this Agreement) and has agreed to continue to license to Licensee the nonexclusive right to use the Marks in the US (the "**Territory**") solely in connection with those goods and services identified on **Schedule C** as well as with such other or different goods and services as may be approved by Licensor from time to time in writing, and in each case, in connection with the advertising and marketing thereof (together, the "**Approved Goods and Services**").

WHEREAS, Licensor also has permitted and has agreed to permit Licensee to use solely in connection with the Approved Goods and Services, those domain names and social media handles as are approved by Licensor in writing (the "**Approved Domain Names**");

WHEREAS, the Parties wish to set forth the terms of the above-referenced licenses herein, and enter into this Agreement for such purpose;

WHEREAS, Licensee is a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes, and is subject to the requirements of Florida law applicable to community development districts, including Chapter 190, Florida Statutes, Chapter 189, Florida Statutes (the Uniform Special District Accountability Act), and other applicable provisions of Florida law governing special districts (collectively, "**Applicable CDD Law**"); and

WHEREAS, the District has made and continues to make substantial investments in infrastructure improvements, including signage, building identification, and related fixed improvements bearing the Marks ("**Existing Infrastructure**"), which serve the public purposes of the District; and

NOW, THEREFORE, in consideration of the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The Recitals set forth above are included in and are a part of this Agreement.

2. **Grant.** Licensor hereby confirms that it has granted and does hereby grant to Licensee, a revocable, non-transferable, non-exclusive, royalty-free license to use the Marks and Approved Domain Names in the Territory, solely in connection with the Approved Goods and Services. Licensee acknowledges Licensor's ownership of the Marks and Domain Names, including the Approved Domain Names, and agrees that its use of the Approved Domain Names and Marks has inured and shall inure to Licensor's benefit. Licensee acknowledges and agrees that it has not sublicensed and does not have the right to sublicense the use of any of the Approved Domain Names or Marks to any person or entity. Licensee agrees to direct any requests for any such sublicense directly to Licensor for Licensor's consideration.

3. **Term.** The term of the license granted herein shall commence (or has commenced) upon the date Licensee first used any of the Marks with the Approved Goods and Services or the date set forth above of this Agreement, whichever date is earlier, and shall continue until terminated in accordance with Section 11 of this Agreement.

4. **Restrictions On Use/Guidelines on Use.**

   a. Licensee agrees to use the Approved Domain Names and Marks only with the Approved Goods and Services and only in accordance with the design, description and/or appearance of the Approved Domain Names and Marks as shown on **Schedule A** or as directed by Licensor from time to time. Licensee may not change or modify the Approved Domain Names and Marks, nor create any design variation thereof, nor join any of the Approved Domain Names and Marks with any other words, unless Licensor approves such change, modification or variation, and in each such case, the resulting mark shall be deemed one of the Marks and covered by the terms of this Agreement. At any time, Licensor may further restrict use of the Approved Domain Names and Marks by Licensee, whether in the Territory or with specific services or goods, on written notice to such Licensee.

   b. Licensee agrees to use the Marks as trademarks are customarily used, namely as a brand (adjective) for the Approved Goods and Services. Licensee agrees not to use the Marks to designate a geographic place or as a noun. Uses such as "E Town community" or "E Town event" or "E Town fitness center" (depending on the nature of the event or opportunity being referenced) would be appropriate uses of the E Town mark as a brand for the applicable goods or services. Licensee agrees to abide by any additional guidelines provided by Licensor from time to time in connection with the use of the Approved Domain Names and Marks.

c. Licensee agrees not to make statements about the E Town community or its amenities, events, available homes or plots, or builders that are not factually accurate and complete and approved by Licensor.

5. **Licensee Covenants.** Licensee acknowledges that Licensor is the owner of all rights in the Approved Domain Names and Marks and, except as otherwise expressly permitted by this Agreement, Licensee agrees that it shall not at any time do or suffer to be done any act or thing that will in any way impair the rights of Licensor in and to the same. Licensee hereby grants to Licensor any rights that it may hold in the Marks and Approved Domain Names, or any mark that contains the term E Town (or E-Town or variations/derivations thereof), and any logos or designs that have been or are used therewith, in each case together with the goodwill symbolized thereby. Upon request, Licensee shall transfer any registration that it holds in any of the Approved Domain Names or any other domain names or social media handles confusingly similar to any of the Marks, to Licensor. If Licensor allows Licensee to hold or secure any of the Approved Domain Names, Licensee shall hold the registration therefor in trust for Licensor and relinquish control thereof to Licensor upon request. Nothing in this Agreement grants, nor shall Licensee acquire hereby, any right, title or interest in or to the Approved Domain Names or Marks or any goodwill associated therewith, other than those license rights expressly granted hereunder. Licensee shall affix to all materials that contain or bear one or more of the Marks such legends and notices as Licensor may reasonably require from time to time.

6. **Quality Standards and Control.**

a. Approval of Marketing Materials. Upon Licensor's request, Licensee shall provide sample copies of materials and signage in which it proposes to use the Marks to Licensor for Licensor's review, comment and approval of those portions of the materials that relate to the use of the Marks by Licensee. If Licensor does not notify Licensee within three (3) business days of receipt of such materials that, for reasons stated, it objects to such proposed use, Licensee shall be entitled to use such materials in the manner provided to Licensor for its review, comment and approval, provided that the materials comply in all respects with the criteria set out in Sections 4 and 5 herein, until Licensor notifies Licensee otherwise. Licensor and Licensee may establish templates setting forth approved uses of the Marks, and Licensee shall be entitled to use such templates, without change, until notice from Licensor otherwise. At any time, Licensor may require Licensee to cease or modify use of any of the Marks, and Licensee shall promptly comply.

b. Approval of Goods and Services. Licensee shall ensure that the Approved Goods and Services offered by Licensee under any of the Marks are of a first-class quality consistent with the high quality goods and services provided by Licensor and, in any case, in accordance with all applicable laws. Licensor may inspect the Approved Goods and Services being offered by Licensee under any of the Marks at any time, and Licensee shall promptly correct any aspects that Licensor views inconsistent with the foregoing standards or Licensor's expectation of high quality in all respects.

c. Infringers. Licensee shall promptly notify Licensor upon becoming aware of any infringement or dilution of the Marks and shall cooperate fully with Licensor to stop such infringement or dilution, if Licensor chooses to take action. Licensee shall use the Approved Domain Names only in connection with and to point to, such web sites as have been approved by Licensor from time to time, and, provided further that, such web sites are used by Licensee for the Approved Goods and Services.

7. **Limitation of Liability.** Licensor does not assume any liability to Licensee, or third parties, for Licensee's operations, goods or services. As a local unit of special-purpose government, the District is prohibited under Florida law from indemnifying private parties. To the extent permitted by Applicable CDD Law and without waiving sovereign immunity or any other immunity or defense available to the District under Florida law, the District agrees to be responsible for the acts and omissions of the District and its officers, employees, and agents in connection with this Agreement. Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or any limitation of liability afforded to the District under Section 768.28, Florida Statutes, or other applicable law. Licensor's sole remedy against the District for any claims arising from the District's breach of this Agreement or the District's use of the Marks shall be limited to injunctive relief and termination of this Agreement in accordance with Section 11.

8. **Change in the Marks**. Licensor may request that Licensee modify or substitute another domain name or mark for one of the Approved Domain Names and Marks under license hereunder. With respect to Existing Infrastructure bearing the Marks, any such modification or substitution shall be at the Licensor's expense. With respect to digital assets, marketing materials, and other non-permanent uses of the Marks, such modification and substitution shall be implemented within six months or such longer period to which both Licensor and Licensee agree, unless Licensor notifies Licensee that the modification or substitution must be carried out within a shorter period due to legal, risk reduction or related concerns and provides reasonable documentation of such concerns. Once the transition has been implemented, the original Approved Domain Name or Mark shall not be further used by Licensee except as permitted under Section 11(d). The modified or substituted domain name or mark shall constitute one of the Approved Domain Names and Marks and be in all respects governed by this Agreement.

9. **Designs and Logos.** Any designs or logos that Licensee uses with any of the Approved Domain Names and Marks shall be approved by Licensor. With respect to any such designs or logos developed other than by Licensor, Licensee shall secure an assignment of all rights therein to Licensor. Licensee agrees that Licensor shall own all rights, including, without limitation, copyright, in such designs and logos and such designs and logos shall constitute one of the Approved Domain Names and Marks, and all use thereof shall inure to the benefit of Licensor.

10. **<u>District Status and Authority</u>.** The Parties acknowledge that the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and that this Agreement is entered into in furtherance of the District's public purposes. The District's obligations under this Agreement are subject to and limited by Applicable CDD Law, including any limitations on the District's authority to expend public funds, pledge public credit, or indemnify private parties. Licensor acknowledges that the District is governed by a Board of Supervisors and operates in accordance with Florida's Government-in-the-Sunshine Law (Section 286.011, Florida Statutes), public records requirements (Chapter 119, Florida Statutes), and other applicable provisions of Florida law governing special districts. Nothing in this Agreement shall require the District to take any action that would violate Applicable CDD Law or any other provision of Florida law.

11. **<u>Termination</u>.**

a. **<u>Termination by Licensor for Cause</u>.** Licensor may terminate this Agreement upon written notice to Licensee if: (i) Licensee materially breaches this Agreement and fails to cure such breach within ninety (90) days after receiving written notice specifying the breach in reasonable detail; (ii) in the sole discretion of the Licensor, Licensee uses the Marks in a manner that materially damages the goodwill associated with the Marks, and such use continues for thirty (30) days after receiving written notice specifying the objectionable use; or (iii) Licensee ceases to exist as a legal entity (other than by merger, consolidation, or reorganization into a successor governmental entity that assumes the District's obligations under this Agreement). For purposes of this Section, a material breach shall not include minor or technical violations that do not cause material harm to Licensor or the Marks. Any costs relating to the removal of the Marks and the repair or refacing to Existing Infrastructure relating to the removal of the Marks ("Removal Costs") shall be the responsibility of the Licensee in the event of termination by the Licensor pursuant to this Section.

b. **<u>Termination by Licensor Without Cause</u>.** Licensor may terminate this Agreement without cause upon providing Licensee with not less than six (6) months' prior written notice. Such notice period is intended to provide the District adequate time to budget for, plan, and implement any necessary changes to Existing Infrastructure and other uses of the Marks. If Licensor provides notice of termination without cause, the Parties shall meet and confer within sixty (60) days of such notice to discuss a transition plan that accounts for the District's infrastructure investments and operational needs. Licensor agrees to bear all Removal Costs in the event of termination without cause.

c. **<u>Effect of Termination on Non-Infrastructure Uses</u>.** Upon the termination of this Agreement and/or the license rights granted herein, Licensee shall, within six (6) months following the effective date of termination (or such longer period as the Parties may agree), discontinue all use of the Approved Domain Names and Marks on websites, social media, marketing materials, promotional items, and other non-permanent uses. Licensee agrees not to use any of the Approved Domain Names nor any of the Marks, nor any marks or domain names or social media handles confusingly similar thereto, after the applicable wind-down period, except as expressly permitted under Section 11(d).

d. **Reliance Protection.** Licensor agrees that it will not terminate this Agreement, other than for cause pursuant to Section 11(a), at any time when doing so would cause the District to forfeit, lose the benefit of, or be required to reimburse any grant funds, bond proceeds, or other financing obtained by the District in reliance on the license granted herein, unless Licensor agrees to compensate the District for such forfeiture, loss, or reimbursement obligation.

e. **Survival.** Upon any termination of this Agreement or the license rights granted herein, the provisions of Sections 3 (Term), 5 (Licensee Covenants), 7 (Limitation of Liability), 9 (Designs and Logos), 10 (District Status and Authority), 11(d) (Reliance Protection), and 12 through 21 shall survive such termination.

12. **Additional Obligations.** The Parties shall execute such additional documents and take such additional measures and steps as are necessary to carry out the terms of this Agreement.

13. **Affiliates.** For purposes of this Agreement, an “Affiliate” of a company means a company that is controlled by, controls, or is under common control with, such other company.

14. **Assignment.** This Agreement shall be binding upon and shall inure to the benefit of the Parties’ respective successors and permitted assigns. Licensee shall not assign or transfer this Agreement without the prior written consent of Licensor; provided, however, that the District may assign this Agreement without Licensor’s consent to any successor governmental entity resulting from a merger, consolidation, or boundary amendment affecting the District pursuant to Chapter 190, Florida Statutes. Licensor may assign this Agreement in connection with the transfer of its ownership rights in the Marks, provided that any such assignee agrees in writing to be bound by the terms of this Agreement, including the provisions of Section 11 regarding termination.

15. **Headings.** The headings contained in this Agreement are for purposes of convenience only and shall not affect the meaning or interpretation of this Agreement.

16. **Notices.** All notices, requests, demands and other communications made in connection with this Agreement shall be in writing and shall be deemed to have been duly given: (a) if delivered personally, when received; or (b) if sent by a generally recognized overnight courier service, when received; or (c) if transmitted by email marked in the subject line as URGENT, when receipt is confirmed, provided that a copy is also sent by U.S. mail, postage prepaid, in each case addressed as follows:

If to Licensor, to:

E-Town Development, Inc.
4314 Pablo Oaks Court
Jacksonville, Florida 32224
Attn: Rick Ray
Email: rray@parcgroup.net
With a copy to Joe Muhl at JoeMuhl@parcgroup.net

If to Licensee, to:

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

Attn: Jim Oliver
Email: joliver@gmsnf.com
With a copy to Katie Buchanan at Katie.Buchanan@KutakRock.com

17. **Entire Agreement.** This Agreement constitutes the entire agreement between Licensee and Licensor with respect to the subject matter hereof and supersedes all prior agreements and understandings between Licensor and Licensee.

18. **No Waiver.** No failure by a Party to object to a breach or failure to comply with any provision of this Agreement by another Party shall be construed as, or constitute, a continuing waiver of such breach or failure to comply, or a waiver of a future breach or failure to comply with such provision or any other provision of this Agreement.

19. **Severability.** Each provision of this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision.

20. **Governing Law/Venue.** This Agreement shall be governed by the laws of the State of Florida applicable to agreements entered into and to be performed therein regardless of the conflicts of laws principles that may apply. To the extent any provision of this Agreement conflicts with Applicable CDD Law or other mandatory provisions of Florida law applicable to the District, such Florida law shall control. The Parties each agree that any dispute among or between any of them shall only be brought in the state or federal courts located in Duval County, Florida having subject matter jurisdiction thereof, and each Party waives any objection thereto based on inconvenient forum or lack of personal jurisdiction; provided, however, that nothing in this Section shall be construed to waive the District's sovereign immunity or any other immunity available to the District under Florida law.

21. **Counterparts.** This Agreement may be executed in one or more counterparts, either in original or facsimile form, each of which shall constitute an original and all of which together shall constitute one and the same agreement.

IN WITNESS WHEREOF, these Parties have signed this Agreement effective as of the date set forth above.

Licensor:

E-Town Development, Inc.

By:___________________________________
Name: ______________________________
Title: ______________________________

Licensee:

Cypress Bluff Community Development District

By:___________________________________
Name: ______________________________
Title: ______________________________

SCHEDULE A

Marks

eTown

SCHEDULE B

Registrations and Applications

eTown Reg. No. 6598111 for hats, shirts

eTown Reg. No. 6153691 for leasing of real estate; real estate management services

eTown Reg. No. 6175605 for real estate development; real estate site selection

Serial No. 97882106 for hats and shirts

Reg. No. 6175608 for leasing of real estate; real estate management services

Reg. No. 6175609 for real estate development; real estate site selection

Reg. No. 6563149 for hats and shirts

Reg. No. 6175606for leasing of real estate; real estate management

Reg. No. 6175607 for real estate development; real estate site selection

SCHEDULE C

Retail sale or distribution of hats and shirts bearing the marks in Schedule A.

Providing and promoting entertainment, cultural, wellness, community and sporting events within the E Town residential community located at 10571 eTown Parkway Jacksonville, Fl 32256.

Providing information and events to promote interest in the eTown residential community.

SEVENTH ORDER OF BUSINESS

C.

1.

NOTICE OF BOARD OF SUPERVISORS MEETING DATES

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2026-2027

The Board of Supervisors of the Cypress Bluff Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256 at 12:30 p.m. on the fourth Tuesday of each month unless otherwise indicated as follows:

October 27, 2026
November 17, 2026 (*third Tuesday)
December 15, 2026 (*third Tuesday)
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2026
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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 Office.

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

Jim Oliver
District Manager

2.

Cypress Bluff Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:________________________ Date:______________
Print Name:_____________________________
Cypress Bluff Community Development District

District Manager:________________________ Date:______________
Print Name:_____________________________
Cypress Bluff Community Development District

D.

1.

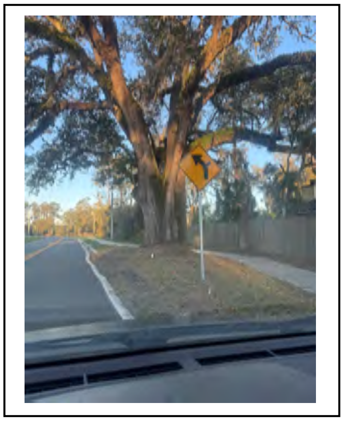
COMMUNITY MANAGER REPORT 8/25/26
SUBMITTED BY MARCY POLLICINO

eTown Parkway

The Jacksonville Studies Associate Traffic Engineer reached out to inform Cypress Bluff CDD new traffic signs will be installed in front of Atlantic Coast High School and along eTown Parkway which includes two curve intersections and one 35 mph sign.

eTown Parkway new signage location:

Examples of new signage:



If the board wanted these signs on decorative posts, then Jacksonville Development Services stated, "The original permit has already been recorded with the listed improvements. Therefore, any additional installments/improvements would need to be permitted." If the Board chooses to pursue the decorative signposts, COJ will require an additional Revocable Permit and Right of Way Permit.

The cost for decorative posts would be $3,850 if MOT is required. If not, then the cost would drop to $3,000. This is separate from any city permit costs. See quote attached.

The Jacksonville Studies Associate Traffic Engineer also requested the CDD repair a bike lane sign in front of Atlantic Coast High School as well as rotate a two-way traffic sign to face 9B traffic and install a new sign on the same post for a keep right sign to face northbound traffic. These signs fall under the CDD's responsibility due to the permits submitted to the city during development. Project is in progress estimated cost of $2,800 without MOT. See quote attached.

RECHARGE UPDATE:

Pool Quarterly Maintenance
Vak Pak conducted a quarterly maintenance check. Everything looked good. Please see report attached.

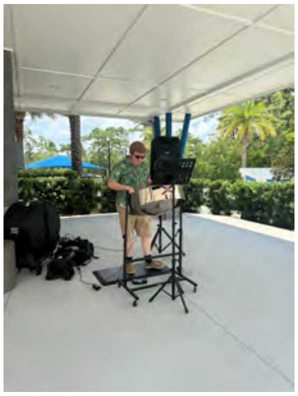
Plumbing
The fire back flow for Recharge was leaking. Aldridge Plumbing fixed the issue @ $360. They also assessed it while on site and it passed inspection.

July Amenity Use:
Front Gym door opened 3,694 times.
Rear gym door opened 130 times.
Main entry gate opened 4,391 times.
Main pool gate opened 1,564 times.
Side pool gate opened 224 times.

EVENTS UPDATE:

Steel Drum

A local musician played a steel drum poolside. 50 +/- attended



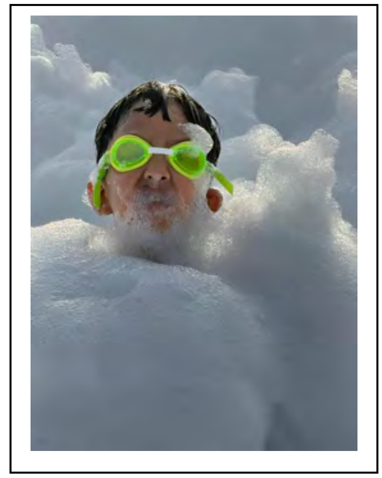
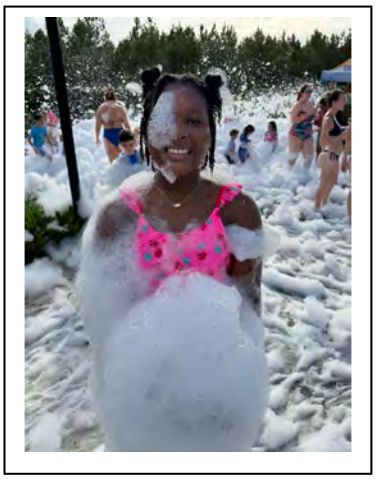
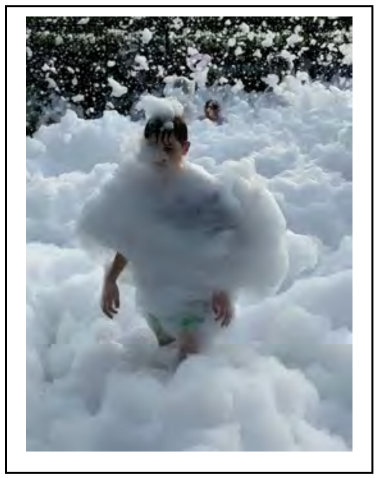
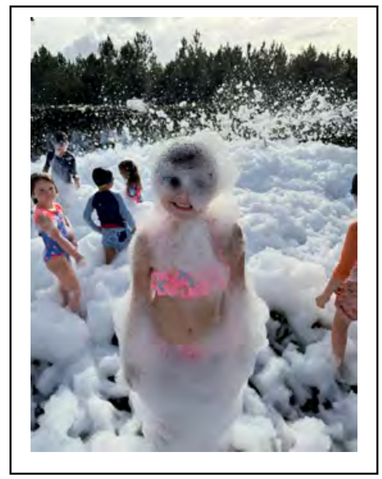
August 3

Adult swim night with live music by Kyra Livingston. Hot Box Pretzels food truck on site. 30 +/- attended

Foam Party

Kicked off back to school with our annual foam party. DJ on site spinning the tunes to get everyone pumped for a great school year! 200 +/- attended



<u>AUGUST EVENTS:</u> Poolside DJ, Waves Discount Tickets, Jumbo Shrimp Discount Tickets, Jaguars Discount Tickets
<u>SEPTEMBER EVENTS:</u> Adult Swim, Ice Cream 5K, Family Poolside Bingo, Jaguars Games Discount Tickets and Jumbo Shrimp Discount Tickets

<u>ACTION ITEMS UPDATE</u>

<u>Fall Pressure Wash Clean</u>

Recharge will receive a modified pressure wash clean this fall. This is done annually. Quote is $2,286.10. The quote went up $38 from last year. See quote attached.

<u>LANDSCAPE REPORT</u>

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 by Marconi and Del Webb.
5. Sprayed weeds.
6. Treated all St Augustine turf areas with arena pesticide.
7. Completed July irrigation inspection and repairs.
8. Lightening struck irrigation decoders/lines in Phase 1 (shopping area, Granville, Marconi, Del Webb). Team is working to fix.
9. Trimmed shrubs @ Recharge.

RECHARGE PREVENTATIVE MAINTENANCE REPORT 07/22/2026			
EQUIPMENT	PERFORMANCE	CONDITION	NOTES AND RECOMMENDATIONS
Pak Pumps	GOOD	GOOD	Both running well, temp is within limits and amp draw well within limits. Maintenance pump was off, tested good.
VFD	GOOD	GOOD	
Electrical	BAD	GOOD	New
Filtration	GOOD	GOOD	Flow in range
Chemical Control	GOOD	GOOD	
Pak Housing	GOOD	GOOD	
Plumbing	GOOD	GOOD	Plumbing is working properly with no leaks. RWLC tested and working as designed. Turns on and off with float.
Pak Area	GOOD	GOOD	Everything is good with the area of the pak.

Extra Notes:

Maintenance pump off on arrival, tested and OK
Everything else looks good. Nice job!

2.

Rogers

Pavement Maintenance, Inc.
P.O. Box 65909
Orange Park, Fl 32065

Proposal

Date	Proposal #
7/29/2026	108932c

Customer	
Cypress Bluff CDD @ eTown 10571 eTown Park Jacksonville, FL 32256	
Attn To	Marcy

Job Name & Address			
E-Town Pkwy Decorative Sign Maintenance			
Estimator	Joyce	DOP	

Description	Qty	U/M
Remove and Haul off Existing Bike Lane Sign.	1	EA
Replace damaged Bike Lane sign with 24"x18" High Intensity (R3-17) Bike Lane Sign with Black Backing on 4" x 4" Black Square Post with Cap.	1	EA
Remove existing sign and relocate in specified location on job site. (Rotate Two-Way traffic sign to face southbound traffic)	1	EA
Supply and Install High Intensity 24"x30" (R4-7) Keep Right Sign with Black Backing on existing Two Way Traffic sign to face northbound.	1	EA
(3) Flaggers for a minimum of $950 per day for 0-4 Hours(If needed)	1	EA
Notes:		
1. No M.O.T. included in this price.		
2. Price is based on work to be completed Monday-Friday during normal business hours. Any additional mobilizations not included in this price will be $850.00 per mobilization. Due to current market volatility, prices are good for 30 days.		

Acceptance Signature	Total	$2,800.00

Phone #	Fax #	E-mail	Terms
904-213-1080	904-213-1134	rogerspm904@comcast.net	Net 30

Rogers

Pavement Maintenance, Inc.
P.O. Box 65909
Orange Park, Fl 32065

Proposal

Date	Proposal #
7/29/2026	108934c

Customer		Job Name & Address			
Cypress Bluff CDD @ eTown 10571 eTown Park Jacksonville, FL 32256		ACHS Project Signs			
Attn To	Marcy	Estimator	Joyce	DOP	

Description	Qty	U/M
Supply and Install 30" High Intensity (W1-10A) " Curve with Cross Intersection" Sign with Black Backing on 4" x 4" Black Square Post with Cap.(1 left curve and 1 right curve)	2	EA
Supply and Install 24"x30" High Intensity (R2-1) Speed Limit Sign with Black Backing on 4" x 4" Black Square Post with Cap.(35 MPH)	1	EA
(3) Flaggers for a minimum of $950 per day for 0-4 Hours(If needed)	1	EA
Notes:		
1. No M.O.T. included in this price.		
2. Price is based on work to be completed Monday-Friday during normal business hours. Any additional mobilizations not included in this price will be $850.00 per mobilization. Due to current market volatility, prices are good for 30 days.		

Acceptance Signature	Total	$3,850.00

Phone #	Fax #	E-mail	Terms
904-213-1080	904-213-1134	rogerspm904@comcast.net	Net 30

3.

QUOTE #6719

SENT ON:

Aug 07, 2026

RECIPIENT:

Cypress Bluff CDD

10571 eTown Parkway
JACKSONVILLE, FL 32256

SERVICE ADDRESS:

10571 eTown Parkway
JACKSONVILLE, FL 32256

SENDER:

Hydro-Kleen Pressure Washing

11318 Distribution Avenue West
Suite 3
Jacksonville, Florida 32256

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

Product/Service	Description	Qty.	Unit Price	Total
Pressure Wash	Clean roof top Bar area tile floor and stairs both sides	1809	$0.16	$289.44
Pressure Wash	Clean upper pool deck concrete lounge area, breezeway, both ramps and stairs to playground entrance	3857	$0.16	$617.12
Pressure Wash	Clean Top, inside, outside of all white knee walls	1	$150.00	$150.00
Pressure Wash	clean outside sidewalk from left side exit to past bike rack and island at rotunda. Dog park entry side walk and ramp across from dog park and dumpster pad.	4169	$0.16	$667.04
WINDOWS - SPOT FREE	Gym windows	25	$6.50	$162.50
Pressure Wash	Clean recharge and three other signs	4	$100.00	$400.00

Total **$2,286.10**

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

Signature: ______________________ **Date:** ______________

EIGHTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting

July 31, 2026

Cypress Bluff

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 128,185	$ -	$ 19,629	$ 147,815
Investments:				
State Board of Administration (SBA)	624	-	-	624
Custody (US Bank)	539,880	-	-	539,880
Series 2019				
Reserve	-	360,258	-	360,258
Principal	-	93	-	93
Revenue	-	383,110	-	383,110
Interest	-	92	-	92
Prepayment	-	5,000		5,000
Series 2020				
Reserve	-	247,888	-	247,888
Principal	-	110	-	110
Revenue	-	409,520	-	409,520
Interest	-	65	-	65
Prepayment	-	5,000	-	5,000
Series 2020A				
Reserve	-	210,761	-	210,761
Principal	-	68	-	68
Revenue	-	203,006	-	203,006
Interest	-	47	-	47
Prepayment	-	5,000	-	5,000
Series 2021				
Reserve	-	57,949	-	57,949
Principal	-	17	-	17
Revenue	-	60,277	-	60,277
Interest	-	13	-	13
Prepaid Expenses	798	-	-	798
Total Assets	**$ 669,488**	**$ 1,948,273**	**$ 19,629**	**$ 2,637,390**
Liabilities:				
Accounts Payable	$ 3,329	$ -	$ -	$ 3,329
Total Liabilites	**$ 3,329**	**$ -**	**$ -**	**$ 3,329**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 798	$ -	$ -	$ 798
Restricted for:				
Debt Service - Series	-	1,948,273	-	1,948,273
Assigned for:				
Capital Reserve Fund	-	-	19,629	19,629
Unassigned	665,360	-	-	665,360
Total Fund Balances	**$ 666,159**	**$ 1,948,273**	**$ 19,629**	**$ 2,634,061**
Total Liabilities & Fund Balance	$ 669,488	$ 1,948,273	$ 19,629	$ 2,637,390

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	1,339,699	$ 1,339,699	$ 1,345,790	6,091
Interest Income	10,200	10,200	24,509	14,309
Insurance Proceeds	-	-	8,250	8,250
Other Income	20,000	16,667	10,348	(6,319)
Total Revenues	**1,369,899**	**$ 1,366,566**	**$ 1,388,897**	**22,331**
Expenditures:				
General & Administrative:				
Supervisor Fees	12,000	$ 10,000	$ 6,400	3,600
FICA Expense	918	765	490	275
Engineering	9,500	7,917	590	7,327
Arbitrage	2,400	2,000	1,200	800
Dissemination Agent	7,969	6,641	7,241	(600)
Attorney	13,000	10,833	10,453	380
Annual Audit	6,700	6,700	6,800	(100)
Assessment Roll	11,798	11,798	11,798	-
Trustee Fees	23,000	19,167	18,506	660
Management Fees	57,974	48,312	48,312	-
Information Technology	2,949	2,458	2,458	-
Website Maintenance	1,475	1,229	1,229	-
Telephone	500	417	163	253
Postage	1,500	1,500	3,706	(2,206)
Printing & Binding	2,500	2,500	3,637	(1,137)
Insurance	7,460	6,217	7,029	(812)
Legal Advertising	2,500	2,500	2,547	(47)
Other Current Charges	500	417	364	53
Office Supplies	600	500	7	493
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**165,418**	**$ 142,044**	**$ 133,103**	**8,939**
Operations & Maintenance				
Ground Maintenance				
Lake Maintenance	1,500	$ 1,250	$ 1,000	250
Landscape Maintenance	417,103	347,586	342,134	5,452
Landscape Contingency	13,000	13,000	18,381	(5,381)
Pump Maintenance	3,550	3,550	6,872	(3,322)
Water & Sewer	32,500	27,083	-	27,083
Electric	-	-	15,914	(15,914)
Reclaim Water	-	-	17,980	(17,980)
Irrigation Repairs	10,000	10,000	17,786	(7,786)
Pest Control	2,400	2,000	1,865	135
Environmental Permit/Monitoring	20,000	16,667	-	16,667
Other Repairs and Maintenance	5,000	4,167	-	4,167
Subtotal Ground Maintenance	**505,053**	**$ 425,303**	**$ 421,932**	**3,371**

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Amenity Center				
Insurance	61,650	$ 51,375	$ 56,442	(5,067)
Amenity Manager (Vesta)	134,031	111,692	111,693	-
Pool Maintenance (Vesta)	10,172	8,477	8,477	-
Pool Chemicals (Vesta)	17,148	14,290	14,290	-
Facility Attendant (Vesta)	98,500	82,083	82,083	-
Janitorial Services (Vesta)	13,339	11,115	11,116	-
Refuse	3,000	2,500	2,029	471
Security and Gate Maintenance	10,000	8,333	540	7,793
Security Patrol	20,000	16,667	-	16,667
Facility Maintenance (Vesta)	21,387	17,822	17,823	-
Elevator Maintenance	5,000	4,167	4,216	(50)
Electric	25,500	21,250	5,828	15,422
Water & Sewer	-	-	3,317	(3,317)
Irrigation Water	-	-	27,479	(27,479)
Cable and Internet	10,200	8,500	7,945	555
Licenses and Permits	1,000	833	-	833
Subscriptions	-	-	5,147	(5,147)
Repairs & Maintenance	71,000	59,167	39,282	19,885
Special Events	35,000	29,167	24,354	4,813
Holiday Decorations	1,500	1,250	704	546
Fitness Center R&M	20,000	16,667	8,664	8,002
Fitness Equipment Rentals	9,000	7,500	4,490	3,010
Reserve for Amenities	100,000	83,333	25,155	58,179
Mobile Application	9,000	7,500	7,500	-
Other Current Charges	3,000	2,500	1,560	940
Subtotal Amenity Center	**679,427**	**$ 566,189**	**$ 470,133**	**96,056**
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**	**$ 1,011,492**	**$ 912,065**	**99,427**
Total Expenditures	**1,369,899**	**$ 1,153,536**	**$ 1,045,168**	**108,366**
Excess (Deficiency) of Revenues over Expenditures	-	$ 213,029	$ 343,729	130,697
Net Change in Fund Balance	**-**	**$ 213,029**	**$ 343,729**	**130,697**
Fund Balance - Beginning	-		$ 322,430	
Fund Balance - Ending	-		$ 666,159	

Cypress Bluff

Community Development District

General Fund

Budget to Actual Variance Report

For The Period Ending July 31, 2026

Lines flagged where actual is unfavorable to the prorated (10-month) budget by more than 5%. Columns C-G link live to the GF statement. Projected FY-End = Actual YTD + monthly run-rate x remaining months; the run-rate in column H is an analyst input (blue). GF caps the

Category	Line Item	Annual Budget	Prorated Budget	Actual YTD	Variance $	Variance %	Monthly Run-Rate	Projected FY-End	Proj. vs Annual $	Comment
Revenue	Other Income	$20,000	$16,667	$10,348	($6,319)	-37.9%	$1,035	$12,418	($7,582)	Budget overstated; collections steady at $1,035/mo with no single driver. Revenue is not AP-supported - trace to bank deposits.
General & Admin	Dissemination Agent	$7,969	$6,641	$7,241	$600	9.0%	$664	$8,569	$600	Two $300 charges above the $664.08 monthly fee: Disclosure Services LLC, $100 per series for Series 2019/2020/2020A amortization schedule updates (chks 001775, 001931). Recurs semi-annually. Immaterial and offset within admin.
General & Admin	Postage	$1,500	$1,500	$3,706	$2,206	147.0%	$228	$4,162	$2,662	Routine postage ($228/mo) is on budget. Variance is the June statutory FY27 assessment mailed notices - $1,479 to Cherokee Printing (chk 001984), a recurring annual requirement never appropriated.
General & Admin	Printing & Binding	$2,500	$2,500	$3,637	$1,137	45.5%	$112	$3,861	$1,361	Routine reproduction ($112/mo) is on budget. Variance is the print side of the same FY27 assessment mailing - $2,402 to Cherokee Printing (chk 001984); combined mailing cost $3,881.
General & Admin	Insurance	$7,460	$6,217	$7,029	$812	13.1%	-	$7,029	($431)	Timing only - FY26 premium of $7,029 paid in full in October (Egis, chk 001754) against a ratable budget. Full-year outturn is $431 favorable. No action required.
O&M - Ground	Landscape Contingency	$13,000	$13,000	$18,381	$5,381	41.4%	-	$18,381	$5,381	Contingency fully expended with two months left. All Sun State Nursery: $12,475 of December woodline/mulch work plus $5,906 of other plantings and mulch - planned improvements, not contingency events. Offset by $5,452 favorable on contracted maintenance. No further charges without board authorization.
O&M - Ground	Pump Maintenance	$3,550	$3,550	$6,872	$3,322	93.6%	-	$6,872	$3,322	Two events, both Sun State Nursery: March $5,968 (annual pump station service $3,468 plus a $2,500 service call) and May $904. Largely recurring, not an isolated failure. Register shows service and repair only - capitalization question resolved, no reclassification needed.
O&M - Ground	Electric	-	-	$15,914	$15,914	n/a	$1,591	$19,096	$19,096	Grounds electric, JEA, ~$1,591/mo against a nil appropriation; projected $19,096. Settled by direct debit and recorded by monthly journal entry, so it never reaches the check-approval review - a likely reason it was missed at budget time. A closed Water & Sewer appropriation still holds $32,500 unused.
O&M - Ground	Reclaim Water	-	-	$17,980	$17,980	n/a	$1,798	$21,576	$21,576	Reclaim irrigation water for the grounds, JEA, ~$1,798/mo against a nil appropriation; projected $21,576. Also on direct debit and recorded by monthly journal entry. Combined with grounds electric above, projected spend is $40,672 against the $32,500 held in the closed Water & Sewer appropriation - a $8,172 shortfall.
O&M - Ground	Irrigation Repairs	$10,000	$10,000	$17,786	$7,786	77.9%	$750	$19,286	$9,286	All Sun State Nursery: $3,071 March backflow valves, $2,275 May, $5,265 June, plus $290-$880 call-outs most months. Frequency suggests progressive deterioration rather than isolated failures; a condition assessment would establish whether renewal beats continued reactive repair. July's $750 is accrued and unpaid; a $3,300 October repair is FY25 and correctly excluded.

Category	Line Item	Annual Budget	Prorated Budget	Actual YTD	Variance $	Variance %	Monthly Run-Rate	Projected FY-End	Proj. vs Annual $	Comment
O&M - Amenity	Insurance	$61,650	$51,375	$56,442	$5,067	9.9%	-	$56,442	($5,208)	Timing only - $56,203 premium paid in full in October plus a $239 November endorsement (Egis, chks 001754/001783). Full-year outturn is $5,208 favorable. No action required.
O&M - Amenity	Water & Sewer	-	-	$3,317	$3,317	n/a	$332	$3,981	$3,981	Recurring $332/mo against a nil appropriation; direct debit, so not in the register. June at $791 is roughly double the $300-$335 norm and should be substantiated against the utility billing.
O&M - Amenity	Irrigation Water	-	-	$27,479	$27,479	n/a	$2,000	$31,479	$31,479	Largest unappropriated item in FY26. Seasonal, $3,775-$4,917/mo in winter falling to $860 by July; direct debit, not in the check register. The $15,422 favorable variance on amenity electric suggests the appropriation was consolidated there. Projection assumes $2,000/mo Aug-Sep - an estimate, not supported.
O&M - Amenity	Subscriptions	-	-	$5,147	$5,147	n/a	$190	$5,527	$5,527	This is one vendor, not two: Twilio (resident texting), account 320-57200-45400, charged on the Wells Fargo card and posted to the GL one month in arrears. Twilio auto-recharges roughly $190 whenever the balance runs down, so the monthly total varies with message volume - 4 recharges in December, 3 through April, 2 in May and June, 1 in July. It has NOT been cancelled. PeopleVine ($750/mo) is a separate service coded to 320-57200-47300 and is not part of this line. Every month ties exactly to the card statements. The run-rate was reduced to $190 (one recharge) to reflect declining usage, giving a projection of $5,527.

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	$ 13,022	$ -	$ -	$ -	$ 1,345,790
Special Assessments - Direct Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	537	105	289	6,742	6,725	2,711	2,705	2,508	2,186	2	-	-	24,509
Insurance Proceeds	-	-	-	-	-	-	8,250	-	-	-	-	-	8,250
Other Income	787	704	833	1,295	532	1,207	927	1,728	1,249	1,086	-	-	10,348
Total Revenues	**$ 18,910**	**$ 1,086,142**	**$ 175,025**	**$ 24,968**	**$ 12,048**	**$ 10,450**	**$ 29,297**	**$ 14,513**	**$ 16,457**	**$ 1,088**	**$ -**	**$ -**	**$ 1,388,897**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ 800	$ 400	$ 600	$ 600	$ 800	$ 600	$ 600	$ 600	$ 600	$ -	$ -	$ 6,400
FICA Expense	61	61	31	46	46	61	46	46	46	46	-	-	490
Engineering	-	-	-	-	590	-	-	-	-	-	-	-	590
Arbitrage	-	-	-	-	600	-	-	-	-	600	-	-	1,200
Dissemination Agent	964	664	664	664	664	664	664	964	664	664	-	-	7,241
Attorney	587	1,598	1,403	1,555	788	1,497	1,600	-	-	1,427	-	-	10,453
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	4,831	4,831	-	-	48,312
Information Technology	246	246	246	246	246	246	246	246	246	246	-	-	2,458
Website Maintenance	123	123	123	123	123	123	123	123	123	123	-	-	1,229
Telephone	12	7	16	28	15	11	12	28	19	14	-	-	163
Postage	152	251	162	358	198	218	249	168	1,618	333	-	-	3,706
Printing & Binding	99	126	110	115	106	87	118	149	2,620	107	-	-	3,637
Insurance	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Legal Advertising	104	100	104	104	104	104	104	365	409	1,052	-	-	2,547
Other Current Charges	57	69	5	-	11	-	47	68	48	59	-	-	364
Office Supplies	0	1	0	1	1	1	1	1	1	1	-	-	7
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 35,838**	**$ 10,183**	**$ 8,093**	**$ 8,669**	**$ 13,323**	**$ 15,442**	**$ 12,641**	**$ 7,589**	**$ 11,223**	**$ 10,102**	**$ -**	**$ -**	**$ 133,103**
Operations & Maintenance													
Ground Maintenance													
Lake Maintenance	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ -	$ -	$ 1,000
Landscape Maintenance	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,759	34,759	-	-	342,134
Landscape Contingency	1,350	-	12,475	750	-	-	-	1,500	2,306	-	-	-	18,381
Pump Maintenance	-	-	-	-	-	5,968	-	904	-	-	-	-	6,872
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	200	1,943	2,204	2,318	2,280	1,302	1,345	1,418	1,487	1,417			15,914
Reclaim Water	250	1,341	1,768	1,576	3,361	3,170	1,672	1,232	1,038	2,572	-	-	17,980
Irrigation Repairs	350	-	1,010	290	860	4,731	880	3,650	5,265	750	-	-	17,786
Pest Control	280	-	280	290	145	145	290	145	145	145	-	-	1,865
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**	**$ 45,100**	**$ 39,743**	**$ -**	**$ -**	**$ 421,932**

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	11,169	11,169	-	-	111,693
Pool Maintenance (Vesta)	848	848	848	848	848	848	848	848	848	848	-	-	8,477
Pool Chemicals (Vesta)	1,429	1,429	1,429	1,429	1,429	1,429	1,429	1,429	1,429	1,429	-	-	14,290
Facility Attendant (Vesta)	8,208	8,208	8,208	8,208	8,208	8,208	8,208	8,208	8,208	8,208	-	-	82,083
Janitorial Services (Vesta)	1,112	1,112	1,112	1,112	1,112	1,112	1,112	1,112	1,112	1,112	-	-	11,116
Refuse	184	249	184	186	194	195	196	215	213	213	-	-	2,029
Security and Gate Maintenance	-	-	180	-	-	180	-	-	180	-	-	-	540
Security Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance (Vesta)	1,782	1,782	1,782	1,782	1,782	1,782	1,782	1,782	1,782	1,782	-	-	17,823
Elevator Maintenance	-	-	-	-	3,666	-	-	350	-	200	-	-	4,216
Electric	-	674	597	623	681	584	586	717	597	769	-	-	5,828
Water & Sewer	-	298	325	307	316	307	316	325	791	333	-	-	3,317
Irrigation Water	-	4,917	3,775	3,915	4,449	3,563	1,668	1,273	3,059	860	-	-	27,479
Cable and Internet	769	770	770	796	811	811	811	811	811	788	-	-	7,945
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	572	572	573	763	190	572	572	571	380	382	-	-	5,147
Repairs & Maintenance	3,689	3,029	2,614	741	5,144	3,720	3,815	10,245	2,786	3,499	-	-	39,282
Special Events	2,485	2,213	1,821	2,718	3,244	4,582	842	1,821	3,125	1,502	-	-	24,354
Holiday Decorations	-	-	704	-	-	-	-	-	-	-	-	-	704
Fitness Center R&M	1,289	866	598	170	461	507	658	1,450	1,556	1,109	-	-	8,664
Fitness Equipment Rentals	-	-	350	591	591	591	591	591	591	591	-	-	4,490
Reserve for Amenities	-	-	-	5,502	-	-	5,502	14,150	-	-	-	-	25,155
Mobile Application	750	750	750	750	750	750	750	750	750	750	-	-	7,500
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**	**$ 39,387**	**$ 35,545**	**$ -**	**$ -**	**$ 470,133**
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**	**$ 84,487**	**$ 75,287**	**$ -**	**$ -**	**$ 912,065**
Total Expenditures	**$ 162,935**	**$ 86,769**	**$ 97,795**	**$ 89,680**	**$ 99,193**	**$ 125,844**	**$ 93,420**	**$ 108,433**	**$ 95,711**	**$ 85,390**	**$ -**	**$ -**	**$ 1,045,168**
Excess (Deficiency) of Revenues over Expenditures	$ (144,025)	$ 999,373	$ 77,231	$ (64,712)	$ (87,144)	$ (115,394)	$ (64,123)	$ (93,919)	$ (79,254)	$ (84,302)	$ -	$ -	$ 343,729
Net Change in Fund Balance	**$ (144,025)**	**$ 999,373**	**$ 77,231**	**$ (64,712)**	**$ (87,144)**	**$ (115,394)**	**$ (64,123)**	**$ (93,919)**	**$ (79,254)**	**$ (84,302)**	**$ -**	**$ -**	**$ 343,729**

Cypress Bluff

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 723,981	$ 723,981	$ 726,850	$ 2,869
Special Assessments - Prepayments	-	-	4,663	4,663
Interest Income	5,000	5,000	23,477	18,477
Total Revenues	**$ 728,981**	**$ 728,981**	**$ 754,990**	**$ 26,009**
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	$ 22,491	$ 16,136
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 6,355**	**$ 6,355**	**$ 22,491**	**$ 16,136**
Fund Balance - Beginning	$ 360,334		$ 726,061	
Fund Balance - Ending	$ 366,689		$ 748,552	

Cypress Bluff

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 495,593	$ 495,593	$ 495,405	$ (188)
Interest Income	10,000	10,000	17,121	7,121
Total Revenues	**$ 505,593**	**$ 505,593**	**$ 512,527**	**$ 6,934**
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	$ 13,059	$ (2,941)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 16,000**	**$ 16,000**	**$ 13,059**	**$ (2,941)**
Fund Balance - Beginning	$ 398,976		$ 649,523	
Fund Balance - Ending	$ 414,976		$ 662,583	

Cypress Bluff

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 421,869	$ 421,869	$ 422,868	$ 1,000
Special Assessments - Prepayments	-	-	10,024	10,024
Interest Income	5,000	5,000	13,554	8,554
Total Revenues	**$ 426,869**	**$ 426,869**	**$ 446,446**	**$ 19,577**
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	$ 8,023	$ 4,672
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 3,351**	**$ 3,351**	**$ 8,023**	**$ 4,672**
Fund Balance - Beginning	$ 197,240		$ 410,859	
Fund Balance - Ending	$ 200,591		$ 418,882	

Cypress Bluff

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 115,340	$ 115,340	$ 116,483	$ 1,142
Interest Income	2,000	2,000	3,689	1,689
Total Revenues	**$ 117,340**	**$ 117,340**	**$ 120,172**	**$ 2,831**
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	$ 8,520	$ 2,831
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 5,689**	**$ 5,689**	**$ 8,520**	**$ 2,831**
Fund Balance - Beginning	$ 51,742		$ 109,736	
Fund Balance - Ending	$ 57,432		$ 118,256	

Cypress Bluff

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest Income	$ 500	$ 417	$ -	$ (417)
Capital Reserve Funding	20,000	20,000	20,000	-
Carry Forward Balance	-	-	-	-
Total Revenues	**$ 20,500**	**$ 20,417**	**$ 20,000**	**$ (417)**
Expenditures:				
Capital Outlay	$ 16,000	$ 13,333	$ -	$ 13,333
Other Current Charges	-	-	371	(371)
Total Expenditures	**$ 16,000**	**$ 13,333**	**$ 371**	**$ 12,963**
Excess (Deficiency) of Revenues over Expenditures	**$ 4,500**		**$ 19,629**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 4,500.00**		**$ 19,629**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ 4,500		$ 19,629	

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	$ 360,258	
Reserve Fund Balance	360,258	
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	$ 247,888	
Reserve Fund Balance	247,888	
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	$ 210,761	
Reserve Fund Balance	210,761	
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	$ 57,949	
Reserve Fund Balance	57,949	
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.

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026 Assessment Receipts

	ASSESSED						
	# UNITS ASSESSED	SERIES 2019 DEBT NET	SERIES 2020 DEBT NET	SERIES 2020A DEBT NET	SERIES 2021 DEBT NET	O&M NET	TOTAL NET ASMTS
TAX ROLL	1,999	723,981.35	493,450.01	421,199.18	116,023.06	1,340,478.65	3,095,132.26

	SUMMARY OF TAX ROLL COLLECTIONS						
DUVAL COUNTY DISTRIBUTION	DATE	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	SERIES 2021 PAID	O&M PAID	TOTAL ASMTS PAID
1	11/6/2025	9,498.00	6,473.63	5,525.76	1,522.12	17,585.90	40,605.41
2	11/14/2025	35,264.69	24,035.65	20,516.36	5,651.41	65,293.91	150,762.02
3	11/20/2025	43,590.53	29,710.36	25,360.17	6,985.69	80,709.49	186,356.24
4	11/26/2025	34,873.62	23,769.11	20,288.84	5,588.74	64,569.83	149,090.14
5	12/4/2025	472,450.36	322,011.93	274,863.02	75,713.46	874,759.59	2,019,798.36
6	12/10/2025	39,679.28	27,044.54	23,084.68	6,358.88	73,467.67	169,635.05
7	12/17/2025	44,058.03	30,029.00	25,632.16	7,060.61	81,575.11	188,354.91
8	01/13/2026	10,186.20	6,942.69	5,926.14	1,632.41	18,860.13	43,547.57
9	01/21/2026	4,290.47	2,924.29	2,496.12	687.58	7,943.96	18,342.42
10	02/4/2026	4,854.19	3,308.51	2,824.08	777.92	8,987.71	20,752.41
11	02/20/2026	2,587.66	1,763.69	1,505.45	414.69	4,791.16	11,062.65
12	03/4/2026	1,506.12	1,026.54	876.23	241.37	2,788.63	6,438.89
13	03/18/2026	2,021.90	1,378.08	1,176.30	324.02	3,743.63	8,643.93
14	04/3/2026	8,117.07	5,532.42	4,722.37	1,300.82	15,029.07	34,701.75
15	04/20/2026	1,288.33	878.09	749.52	206.46	2,385.39	5,507.79
16	05/11/2026	3,983.72	2,715.22	2,317.66	638.42	7,376.01	17,031.03
17	05/26/2026	1,566.97	1,068.02	911.64	251.12	2,901.31	6,699.06
18	06/4/2026	1,170.74	797.95	681.12	187.62	2,167.68	5,005.11
TAX CERTS	06/26/2026	5,862.11	3,995.49	3,410.47	939.44	10,853.93	25,061.44
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		**726,849.99**	**495,405.21**	**422,868.09**	**116,482.78**	**1,345,790.11**	**3,107,396.18**

% COLLECTED TAX ROLL	100.4%	100.4%	100.4%	100.4%	100.4%	100.4%

C.

Cypress Bluff

Community Development District

Check Run Summary

July 31, 2026

Fund		Date	Check No.	Amount
General Fund				
	Payroll	7/29/26	50319-50321	$ 554.10
			Subtotal	$ 554.10
Accounts Payable				
		7/6/26	1987-1995	$ 35,031.32
		7/14/26	1996-2005	45,646.32
		7/31/26	2006-2016	19,050.54
			Subtotal	$ 99,728.18
Capital Reserve Fund				
	Accounts Payable			$ -
			Subtotal	$ -
Total				$ 100,282.28

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50319	7	EDWARD J MUHL JR	184.70	7/29/2026
50320	2	JOHN S HEWINS JR	184.70	7/29/2026
50321	6	WILLIAM J CELLAR	184.70	7/29/2026
		TOTAL FOR REGISTER	554.10	

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: July 28, 2026 Meeting

	Name	In Attendance	Fee
1	Joe Muhl *Chairman*	✓	YES-$200
2	John Hewins *Vice Chairman*	✓	YES - $200
3	VACANT *Assistant Secretary*		
4	William Cellar *Assistant Secretary*	✓	YES - $200
5	Robert Feist *Assistant Secretary*	✓	NO

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

Approved for Payment:

District Manager Signature

7.29.2026

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/06/26	00120	6/30/26	2026-637	202606	320-57200-46000		*	627.00		
			WATER FOUNTAIN SPOUTS							
						ALDRIDGE & SONS PLUMBING			627.00	001987
7/06/26	00081	7/01/26	163396	202607	320-57200-47200		*	100.00		
			JUL LAKE MAINT POND 1							
						CLEAR WATERS INC			100.00	001988
7/06/26	00127	2/16/26	2026-08-	202602	320-57200-49400		*	600.00		
			8/7 1HR 2 CANNONS							
						FIRST COAST FOAM PARTY LLC			600.00	001989
7/06/26	00095	6/29/26	3763739	202603	310-51300-31500		*	1,496.50		
			MAR GENERAL COUNSEL							
		6/29/26	3763739A	202604	310-51300-31500		*	1,600.00		
			APR GENERAL COUNSEL							
						KUTAK ROCK LLP			3,096.50	001990
7/06/26	00064	6/30/26	BP640247	202606	330-57200-46500		*	239.04		
			STAFF CLOTHING							
						PROFORMA			239.04	001991
7/06/26	00096	7/01/26	082126	202607	320-57200-49400		*	325.00		
			8/21 2HR DJ POOLSIDE							
						ROBERT LEMAY			325.00	001992
7/06/26	00012	6/29/26	18385	202606	320-57200-46400		*	1,960.00		
			IRRIG PUMP SRVC & RPR							
		6/29/26	18391	202606	320-57200-46400		*	3,305.00		
			IRRIGATION REPAIRS							
						SUN STATE NURSERY			5,265.00	001993
7/06/26	00037	7/01/26	433088	202607	320-57200-45000		*	11,169.25		
			JUL AMENITY MANAGER							
		7/01/26	433088	202607	320-57200-45100		*	8,208.33		
			JUL FACILITY ATTENDANT							
		7/01/26	433088	202607	320-57200-46800		*	847.67		
			JUL POOL MAINTENANCE							
		7/01/26	433088	202607	320-57200-46200		*	1,111.58		
			JUL JANITORIAL							
		7/01/26	433088	202607	320-57200-46600		*	1,782.25		
			JUL MAINTENANCE							
		7/01/26	433088	202607	320-57200-46810		*	1,429.00		
			JUL POOL CHEMICALS							
						VESTA PROPERTY SERVICES INC			24,548.08	001994

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/06/26	00066	6/26/26	24098	202606	320-57200-46500		*	230.70		
			DISINFECTANT WIPES CASE							
						WIPES LLC			230.70	001995
7/14/26	00018	7/07/26	299-1069	202607	320-57200-46000		*	1,068.52		
			BOULEVARD BANNERS							
						FAST SIGNS #171701			1,068.52	001996
7/14/26	00005	7/01/26	114	202607	310-51300-34000		*	4,831.17		
			JUL MANAGEMENT FEES							
		7/01/26	114	202607	310-51300-52100		*	122.92		
			JUL WEBSITE ADMIN							
		7/01/26	114	202607	310-51300-35200		*	245.75		
			JUL INFO TECH							
		7/01/26	114	202607	310-51300-31300		*	664.08		
			JUL DISSEM AGENT SRVCS							
		7/01/26	114	202607	310-51300-51000		*	.72		
			OFFICE SUPPLIES							
		7/01/26	114	202607	310-51300-42000		*	333.00		
			POSTAGE							
		7/01/26	114	202607	310-51300-42500		*	106.95		
			COPIES							
		7/01/26	114	202607	310-51300-41000		*	13.66		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			6,318.25	001997
7/14/26	00010	7/01/26	29954	202607	310-51300-31400		*	600.00		
			ARBIT-SE2020 FYE 03/31/26							
						GRAU AND ASSOCIATES			600.00	001998
7/14/26	00002	7/02/26	26-03718	202607	310-51300-48000		*	1,052.00		
			7/28 PUB HEAR/FY27/BOS							
						JACKSONVILLE DAILY RECORD			1,052.00	001999
7/14/26	00038	7/02/26	ETOWNBKT	202607	320-57200-49400		*	350.00		
			8/7 DJ ROSS BACK 2 SCHOOL							
						LIVE ENTERTAINMENT SOLUTIONS			350.00	002000
7/14/26	00064	7/07/26	BP640248	202607	330-57200-46500		*	61.00		
			MAINTENANCE STAFF CLOTHES							
						PROFORMA			61.00	002001
7/14/26	00094	7/06/26	39907C	202607	320-57200-46000		*	850.00		
			2 SIGNS REPAIR							
						ROGERS PAVEMENT MAINTENANCE INC			850.00	002002

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/14/26	00012	7/09/26	18420	202607	320-57200-46100		*	26,059.98		
			JUL LANDSCAPE MAINT AREA1							
		7/09/26	18421	202607	320-57200-46100		*	1,844.24		
			JUL LANDSCAPE MAINT AREA2							
		7/09/26	18422	202607	320-57200-46100		*	6,854.40		
			JUL LANDSCAPE MAINT AREA3							
						SUN STATE NURSERY			34,758.62	002003
7/14/26	00191	7/04/26	6560	202607	320-57200-49400		*	560.00		
			7/4 2HR WATERTAG							
						THE GAME TRUCK LLC			560.00	002004
7/14/26	00037	6/30/26	433461	202606	320-57200-46000		*	27.93		
			HOUSEKEEPING GLOVES							
						VESTA PROPERTY SERVICES INC			27.93	002005
7/31/26	00120	7/09/26	2026-640	202607	320-57200-46000		*	213.00		
			SHOWER TOWER HANDLE RPLC							
						ALDRIDGE & SONS PLUMBING			213.00	002006
7/31/26	00064	7/23/26	BP640249	202607	330-57200-46500		*	321.11		
			UNIFORMS AND NAME TAGS							
						PROFORMA			321.11	002007
7/31/26	00146	4/10/26	175A	202604	320-57200-49400		*	250.00		
			7/25 2HR MUSICAL PERFORM							
						SHAUN BENNETT			250.00	002008
7/31/26	00065	7/15/26	2938	202607	320-57200-46500		*	175.00		
			TREADMILL TOUCHSCREEN							
		7/24/26	2953	202607	320-57200-46500		*	422.28		
			PRECOR FTS GLIDE MACHINE							
						SOUTHEAST FITNESS REPAIR			597.28	002009
7/31/26	00013	7/11/26	07112026	202607	300-20700-10000		*	7,032.85		
			FY26 DEBT ASSESS SE2019							
						THE BANK OF NEW YORK MELLON			7,032.85	002010
7/31/26	00013	7/11/26	07112026	202607	300-20700-10010		*	4,793.44		
			FY26 DEBT ASSESS SE2020							
						THE BANK OF NEW YORK MELLON			4,793.44	002011
7/31/26	00013	7/11/26	07112026	202607	300-20700-10020		*	4,091.59		
			FY26 DEBT ASSESS SE2020A							
						THE BANK OF NEW YORK MELLON			4,091.59	002012

*** CHECK NOS. 001987-002016 CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/26	00013	7/11/26	07112026	202607	300-20700-10030		*	1,127.06		
			FY26 DEBT ASSESS SE2021							
						THE BANK OF NEW YORK MELLON			1,127.06	002013
7/31/26	00055	7/10/26	62245574	202607	320-57200-47000		*	144.94		
			JUL PEST CONTROL							
						TURNER PEST CONTROL LLC			144.94	002014
7/31/26	00104	7/23/26	SO26-010	202607	320-57200-46000		*	350.00		
			PREDICT MAINT INSPECTION							
						VAK PAK,INC			350.00	002015
7/31/26	00062	7/22/26	26332575	202607	320-57200-46500		*	129.27		
			JANITORIAL SUPPLIES							
						W B MASON CO INC			129.27	002016

TOTAL FOR BANK A 99,728.18

TOTAL FOR REGISTER 99,728.18

Aldridge & Sons Plumbing Contractors, Inc
PO Box 600921
Jacksonville, FL 32260-0921
USA
+19042873855

Invoice

Aldridge & Sons PLUMBING CONTRACTORS, INC.

BILL TO	SHIP TO
Cypress Bluff CDD 475 West Town Place St Augustine, FL	Cypress Bluff CDD eTown 10571 eTown Parkway Jacksonville, FL 32256

RECEIVED JUN 30 2026 BY:

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2026-63775	06/30/2026	$627.00	07/30/2026	Net 30	

SERVICE TECHNICIAN
Zach Dennis

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/24/2026	**14 Plumbing Commercial**	Ticket: Return with spouts			
06/24/2026	**14 Plumbing Commercial**	Called out to replace all 4 water cooler bubblers. I did so and am happy to report no issues at this time	1	627.00	627.00

BALANCE DUE **$627.00**

All invoices are due upon receipt, If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorney's fees, incurred in the collection of unpaid portion.

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

Invoice

DATE	INVOICE #
7/1/2026	163396

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

RECEIVED
JUL 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

Total $100.00

Thank you for your business.

Clearwaterslakemgmt.com

INVOICE

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

RECEIVED
JUL 01 2026
BY:

Invoice No#: 2026-08-07-01
Invoice Date: Feb 16, 2026
Due Date: Aug 6, 2026

Scan.Pay.Go

$600.00 USD

AMOUNT DUE

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

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

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	1 hour foam party 2 cannons 8/7/25 6-7 pm	1	$600.00	$600.00
			Subtotal	$600.00
			TOTAL	**$600.00 USD**

NOTES TO CUSTOMER

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

TERMS AND CONDITIONS

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

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

[redacted]

June 29, 2026

RECEIVED
JUN 30 2026
BY:

Reference: Invoice No. 3763739
Client Matter No. 4123-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3763739
4123-1

Re: General Counsel

For Professional Legal Services Rendered

03/03/26	H. Hurley	1.10	291.50	Prepare disclosure of public finance
03/04/26	H. Hurley	0.90	238.50	Prepare amended disclosure of public financing
03/08/26	G. Lovett	0.30	84.00	Monitor legislative process relating to matters impacting special districts
03/20/26	H. Hurley	0.80	212.00	Prepare agenda memorandum
03/21/26	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
03/24/26	K. Buchanan	1.50	555.00	Prepare for and attend board meeting
04/01/26	H. Hurley	0.20	53.00	Correspond with Biagetti, Muhl and Buchanan regarding Disclosure of Public Financing
04/02/26	K. Haber	0.70	199.50	Prepare amenity management agreement; correspond with Hogge regarding management proposal
04/08/26	K. Haber	1.30	370.50	Prepare surveillance camera installation and monitoring services agreement

04/13/26	K. Haber	0.80	228.00	Correspond with Harden regarding revised proposals for amenity management services; revise amenity management agreement
04/20/26	K. Haber	0.20	57.00	Correspond with Biagetti regarding revised rules of procedure, budget resolution, and hearing notices
04/21/26	K. Haber	0.40	114.00	Prepare budget resolution; correspond with Biagetti regarding same
04/27/26	K. Haber	0.40	114.00	Confer with Pollicino regarding addendum to security agreement; revise agreement
04/28/26	K. Buchanan	1.20	444.00	Prepare for and attend board meeting; confer with general manager; review Everon agreement
04/28/26	J. Daly	0.10	20.00	Review and revise district tracking chart

TOTAL HOURS	10.20	
TOTAL FOR SERVICES RENDERED		$3,096.50
TOTAL CURRENT AMOUNT DUE		$3,096.50

PRO*forma*
NorthPoint

Original Bill

Bill Number	BP64024755A
Bill Date	6/30/2026
Due Date	7/29/2026
Terms	Net 30
Sales Order	SP64024755
Sales Person	Blair Wygle

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

RECEIVED
JUN 30 2026
BY:

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 Apparel & Name Tag

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Sport-Tek Posi-UV Pro Long Sleeve Tee. **Color:** *True Navy: 1 - M*	1	1	0	18.0000	Each	-	$18.00
	Port Authority Digi Heather Performance Polo. **Color:** *Dress Blue Nvy: 1 - M*	1	1	0	36.5000	Each	-	$36.50
	OGIO Fulcrum Full-Zip. **Color:** *Gear Grey: 1 - M*	1	1	0	80.0000	Each	-	$80.00
	Setup Charge	1	1	0	25.0000	Each	-	$25.00
	Aluminum Name Badge Size: 1.25" x 3" Magnetic Fastener Artwork: eTown Full Color Personalilzations Kalen	1	1	0	20.0000	Each	-	$20.00

Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:
$179.50	$59.54	-	$239.04	-	-	**$239.04 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	BP64024755A	6/30/2026	$239.04 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

Invoice 082126

May 27, 2026

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

Performance Information:
August 21, 2026
5:30 – 7:30 pm, DJ Poolside at Recharge Etown

Amount Due: $325

Please make check payable to:

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

RECEIVED
JUL 01 2026
BY:

Thank you for choosing us for your entertainment!

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

Maintenance Invoice

Invoice#: 18385

Date: 06/29/2026

RECEIVED
JUN 29 2026
BY:

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

For: E-Town Property

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Pump Service and Repair	1.00	1,960.00	1,960.00	

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	**1,960.00**

THANK YOU FOR YOUR BUSIINESS!!

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

Maintenance Invoice

Invoice#: 18391

Date: 06/29/2026

RECEIVED
JUN 29 2026
BY:

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

For: E-Town Property

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs				
Replace 6" spray heads	8.00	30.00	240.00	
Replace rotor heads	3.00	55.00	165.00	
Replace faulty decoder	5.00	485.00	2,425.00	
Replace lateral line break	2.00	125.00	250.00	
Replace solenoid	3.00	75.00	225.00	

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	**3,305.00**

THANK YOU FOR YOUR BUSIINESS!!

Vesta

Invoice

Invoice #	433088
Date	07/01/2026
Terms	
Due Date	07/31/2026
Memo	Monthly Fees

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

RECEIVED
JUN 29 2026
BY:

Bill To

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

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

Total 24,548.08

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

RECEIVED
JUN 26 2026
BY:

INVOICE

BILL TO	SHIP TO	SHIP DATE	06/26/2026	INVOICE	24098
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	06/26/2026
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	06/26/2026
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

Pay DISCOVER VISA AMEX affirm BANK PayPal venmo affirm

View and pay

FASTSIGNS
Make Your Statement

8535 Baymeadows Rd
Ste 7
Jacksonville, FL 32256
(904) 443-7446

fastsigns.com/299

RECEIVED
JUL 08 2026
BY:

INVOICE
299-106997

Completed Date: 7/7/2026
Payment Terms: Net 30
Payment Due Date: 8/6/2026

Created Date: 7/1/2026

DESCRIPTION: Blvd Banners and Installation

Bill To: Cypress Bluff Community Development
475 W. Town Place
Suite 114
St. Augustine, FL 32092
US

Installed: Cypress Bluff Community Development
eTown
QR Map
Jacksonville, FL 32256
US

Ordered By: Marcy Pollicino
Email: recharge@etownjax.com
Work Phone: (904) 527-1081
Tax ID: 85-8017634330C-2

Salesperson: Kim Brown
Entered By: Kim Brown

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**Boulevard Banners**	3	$239.5067	$0.00	$718.52
1.1	**Premium Banner - Sew 4 Sides With Pole Pockets Top and Bottom (BOULEVARD BANNERS)** **Part Qty:** 1 **Width:** 18.00" **Height:** 60.00" **Sides:** 2				
2	**Installation**	3	$116.6667	$0.00	$350.00
2.1	**IN HOUSE INSTALLATION -** **Part Qty:** 1				

Subtotal:	$1,068.52
Taxable Amount:	$0.00
Taxes:	$0.00
Grand Total:	$1,068.52
Amount Paid:	$0.00
BALANCE DUE:	$1,068.52
Credit Card Surcharge:	*3.00%*
Balance Due with Surcharge:	*$1,100.58*

Thank you for your business.
This FASTSIGNS location is independently owned and operated.

Generated On: 7/7/2026 4:33 PM

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

Invoice

Invoice #: 114
Invoice Date: 7/1/26
Due Date: 7/1/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
JUL 06 2026
BY:

Description	Hours/Qty	Rate	Amount
Management Fees -July 2026		4,831.17	4,831.17
Website Administration - July 2026		122.92	122.92
Information Technology - July 2026		245.75	245.75
Dissemination Agent Services - July 2026		664.08	664.08
Office Supplies		0.72	0.72
Postage		333.00	333.00
Copies		106.95	106.95
Telephone		13.66	13.66

Total	$6,318.25
Payments/Credits	$0.00
Balance Due	$6,318.25

Grau and Associates

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

Phone: 561-994-9299 **Fax: 561-994-5823**

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

RECEIVED
JUL 06 2026
BY:

Invoice No. *29954*
Date *07/01/2026*

SERVICE	**AMOUNT**
Project: Arbitrage - Series 2020 FYE 3/31/26	
Arbitrage Services	
Arbitrage	
	$ 600.00
Subtotal:	600.00
Total	600.00
Current Amount Due	$ 600.00

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

Payment due upon receipt.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

July 2, 2026
Date

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

RECEIVED
JUL 02 2026
BY:

Serial # 26-03718D **PO/File #**

$1,052.00
Payment Due

Notice of Public Hearing to Consider the Adoption of the FY 2027 Budget; Notice of Public Hearing, etc.; and Notice of Regular Board of Supervisors'

$1,052.00
Publication Fee

Cypress Bluff Community Development District

Amount Paid

Case Number

Publication Dates 7/2,9

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.

If your payment is being mailed, please reference Serial # 26-03718D on your check or remittance advice.

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

'erms: 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.

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Cypress Bluff Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: July 28, 2026
TIME: 12:30 PM
LOCATION: Southeast Regional Library, Room C
10599 Deerwood Park Blvd.
Jacksonville, FL

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units or Acres	EAU/ERU Factor	Proposed O&M Assessment
Active Adult	519	0.5	$411.87
Single Family	1,479	1	$884.35

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Duval County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

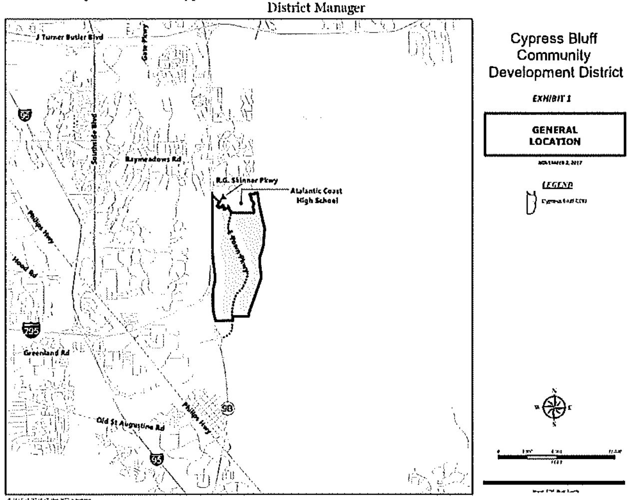
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Matt Biagetti, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://cypressbluffcdd.com/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting 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.

District Manager



Jul. 2/9 00 (26-03718D)

LIVE ENTERTAINMENT SOLUTIONS

RECEIVED
JUL 02 2026
BY:

INVOICE

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

11925 Alden Trace Blvd N
Jacksonville FL 32246

Description	Date	Time	Price
• DJ Ross for Back to School Party	8/7/2026	6 - 8 pm	$ 350.00

Final Balance Due **$ 350.00**

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

PRO/forma NorthPoint

Original Bill

Bill Number	BP64024847A
Bill Date	7/7/2026
Due Date	8/5/2026
Terms	Net 30
Sales Order	SP64024847
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: Maintenance Team Apparel

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Sport-Tek Posi-UV Pro Long Sleeve Tee. **Color:** *True Navy: 2 - L*	2	2	0	18.0000	Each	-	$36.00
	Setup Charge	1	1	0	25.0000	Each	-	$25.00

Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:
$61.00	-	-	$61.00	-	-	**$61.00 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!

RECEIVED
JUL 07 2026
BY:

Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64024847A	7/7/2026	$61.00 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

Invoice

Rogers Pavement Maintenance Inc.
PO Box 65909
Orange Park, Fl 32065

RECEIVED
JUL 07 2026
BY:

Date	Invoice #
7/6/2026	39907c

Bill To
Cypress Bluff CDD @ eTown 10571 eTown Parkway, Jacksonville, FL 32256
ATTN:

Job		
Glenmont Dr and eTown Parkway:Repair		
Job Completed	**Terms**	**P.O. #**
7/6/2026	Net 30	

Description	Qty	U/M	Amount
Sign Repair for (2) Signs:Glenmont Dr St Blade and Pedestrian Crossing sign	1	EA	850.00

	Balance Due	$850.00

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

Maintenance Invoice

Invoice#: 18420

Date: 07/09/2026

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
July Landscape Maintenance				
Phase 1 Balance	1.00	4,303.30	4,303.30	
Phase 2	1.00	14,494.28	14,494.28	
Recharge	1.00	3,386.40	3,386.40	
Apex	1.00	1,632.00	1,632.00	
Glenmont	1.00	2,244.00	2,244.00	

RECEIVED
JUL 09 2026
BY:

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	**26,059.98**

THANK YOU FOR YOUR BUSIINESS!!

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

Maintenance Invoice

Invoice#: 18421

Date: 07/09/2026

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
July Landscape Maintenance	1.00	1,844.24	1,844.24	

RECEIVED
JUL 09 2026
BY:

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	**1,844.24**

THANK YOU FOR YOUR BUSIINESS!!

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

Maintenance Invoice

Invoice#: 18422

Date: 07/09/2026

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
July Landscape Maintenance	1.00	6,854.40	6,854.40	

RECEIVED
JUL 09 2026
BY:

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	**6,854.40**

THANK YOU FOR YOUR BUSIINESS!!

GAMETRUCK

The Game Truck LLC
315 W Elliot Rd STE 107 #619
Tempe, AZ 85284
(888) 602-4263 | reservations@gametruck.com

RECEIVED
JUL 08 2026
BY:

Invoice #	**6560**
Event #	**429897**
Date	**07/04/2026**
WT	**AJ**

Cypress Bluff CDD Corporate on Jul 04, 2026

Event Location:
Marcy Pollicino

Cypress Bluff CDD
Cypress Bluff CDD Corporate
10571 E Town Parkway
Jacksonville, FL 32256

(904)710-9348
mpollicino@vestapropertyservices.com * * *

# of Guests: 100

Billing Address:
Cypress Bluff CDD
Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

☐ CARD ☐ CASH ☐ CHECK #__________

Notes: Recharge Amenity Center NO WATER BALLOONS

Description	Qty	Rate	Total
Sat, Jul 04, 2026 11:00am - 01:00pm WaterTag (School/Summer Camp) Unit: WT	2 hrs	$230.00	$460.00
Included Gratuity	1	$100.00	$100.00

Make business checks payable to:
The Game Truck LLC
315 W Elliot Rd STE 107 #619, Tempe, AZ 85284
Customer agrees to pay all amounts shown on this invoice and acknowledges receipt and completion of service. If you have questions concerning your invoice please contact our offices at (888) 602-4263 or email reservations@gametruck.com

Gratuity is appreciated!
20% $112.00
15% $84.00
10% $56.00

Sub Total	$560.00
Tax (7.0000%)	$0.00
Total	$560.00
Payments Made	$0.00
Amount Due	$560.00
Gratuity	____________
Total	

Refer your friends or family to us, and when they book a GameTruck party with your referral link, they'll receive a discount on their event! You'll receive a thank you gift as well! To JOIN, scan this QR code, or visit www.gametruck.com/referral/register .

Name: ______________________ Signed: ______________________

Reservation Deposit
At the time of booking, Customer authorizes GameTruck to charge a non-refundable deposit in the amount of 50% the quoted price for reservation of the event. Events booked online are for private small events (20 participants or less). These pricing packages are not valid for larger group or public events. If you are interested in discussing options for a large event please contact us directly so we can assure that we are able provide you and your guests with an exceptional GameTruck experience.
Payment Terms
Customer authorizes GameTruck to charge the remaining invoice balance up to 10 business days prior to the scheduled event date.
Rescheduling Policy
If a reservation is rescheduled within 14 days of the original event date, a $150.00 fee must be paid at the time of reschedule. If the reservation is not rescheduled within 12 months the deposit will be forfeited. Final prices are subject to change.
Cancellation Policy
Because people often book parties well in advance, customer recognizes that times reserved are in short supply. Therefore should customer request a cancellation within 21 days of the event, or Customer is a no show for the event, the full remaining balance of the invoice will be due.
Returns
GameTruck will make every reasonable effort to deliver party merchandise before the day of the event. For party packages booked less than 14 calendar days before the event, customer understands items may arrive after the event. All merchandise sales are final. No returns or exchanges are offered.
Weather Policy
GameTruck will make every reasonable attempt to deliver an event. Forecast of bad weather is not an exception to the cancellation policy. However, if an event is affected by unsafe weather (tornado warnings, high winds, heavy snow, unsafe roads, or flooding), GameTruck reserves the right to reschedule your event. No refund will be issued for this reschedule and GameTruck would not charge a fee for this either.
Parking Policy
For Video Game Parties, the host must secure ample parking in a safe, hazard-free environment. Please ensure there is a clear space of approximately 65 feet (about 8-10 parking spaces) for the game trailer to park, free of obstacles and foot traffic, prior to our arrival. GameTruck will not park on grass, no backing up, and no unhitching the trailer from the truck. The area must be flat, able to go around the entire block, and paved. GameTruck will not pull onto private property without the customer signing a damage waiver. The waiver will cover any damage to the property and/or our equipment. The GameCoach also has the option to decline the location upon arrival if the parking situation is deemed unsuitable, even if the waiver is signed. No exceptions! Please note that any delays in clearing the space will not affect our scheduled departure time.
A permit is only required if we will need to park in a "No Parking" zone. GameTruck trailers are no wider than any contractor or landscaping vehicles and in most cases parking outside the home at the curb is not an issue. If a parking permit is required it will be the responsibility of Customer to arrange for one.
Equipment Damage Responsibility
The Customer agrees to be responsible for any damage to GameTruck equipment that occurs during the event as a result of intentional misuse or negligence by the event participants or guests. Normal wear and accidental damage are not considered to be the customer's responsibility. GameTruck maintains its equipment to high standards and appreciates cooperation in ensuring its proper use.

Vesta

Invoice

Invoice #	433461
Date	06/30/2026
Terms	
Due Date	07/31/2026
Memo	

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

Bill To

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

RECEIVED
JUL 09 2026
BY:

Description	Quantity	Rate	Amount
Billable Expenses			
Marcy Pollicino - 2026-06-28 - COSTCO WHSE #0357 - Housekeeping gloves			27.93
Total Billable Expenses			27.93

Total 27.93

East Jacksonville, FL 32246

5 Member 112034766295

1241492 L GLOVES	12.99 A
1241492 L GLOVES	12.99 A
SUBTOTAL	25.98
TAX	1.95
**** TOTAL	27.93

XXXXXXXXXXXX2782 CHIP Read
AID: A0000000031010
Seq# 6585 App#: S62988
Visa Resp: APPROVED
Tran ID#: 617800006585....

APPROVED - Purchase
AMOUNT: $27.93
06/27/2026 14:24 357 6 236 216

Visa	27.93
CHANGE	0.00

A 7.500% TAX	1.95
TOTAL TAX	1.95

TOTAL NUMBER OF ITEMS SOLD = 2
06/27/2026 14:24 357 6 236 216

Aldridge & Sons Plumbing Contractors, Inc
PO Box 600921
Jacksonville, FL 32260-0921
USA
+19042873855

Invoice

Aldridge & Sons PLUMBING CONTRACTORS, INC.

BILL TO
Cypress Bluff CDD
475 West Town Place
St Augustine, FL

SHIP TO
Cypress Bluff CDD
eTown
10571 eTown Parkway
Jacksonville, FL 32256

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2026-64038	07/09/2026	$213.00	08/08/2026	Net 30	

SERVICE TECHNICIAN
James Cole

DATE		DESCRIPTION	QTY	RATE	AMOUNT
07/07/2026	**14 Plumbing Commercial**	Ticket: Shower tower handle needs replaced			
07/07/2026	**14 Plumbing Commercial**	Arrived and installed new shower handle and tested	1	213.00	213.00

BALANCE DUE **$213.00**

RECEIVED
JUL 09 2026
BY:

All invoices are due upon receipt, If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorney's fees, incurred in the collection of unpaid portion.

PRO/forma NorthPoint

Original Bill

Bill Number	BP64024963A
Bill Date	7/23/2026
Due Date	8/21/2026
Terms	Net 30
Sales Order	SP64024963
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

RECEIVED
JUL 23 2026
BY:

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

Customer Reference: eTown Apparel & Name Tag

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Sport-Tek Women's Posi-UV Pro Long Sleeve **Color:** *TrueNavy: 2 - L*	2	2	0	18.0000	Each	-	$36.00
	Port Authority Women's Digi Heather Performance Polo. **Color:** *Dress Blue Nvy: 2 - L*	2	2	0	36.5000	Each	-	$73.00
	OGIO Women's Fulcrum Full-Zip. **Color:** *Gear Grey: 1 - L*	1	1	0	80.0000	Each	-	$80.00
	Hanes Fleece Crewneck Sweatshirt. **Color:** *Navy: 1 - L*	1	1	0	36.0000	Each	-	$36.00
	Setup Charge	1	1	0	25.0000	Each	-	$25.00
	Aluminum Name Badge Size: 1.25" x 3" Magnetic Fastener Artwork: eTown Full Color Personalilzations Linda	1	1	0	20.0000	Each	-	$20.00

Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:
$270.00	$51.11	-	$321.11	-	-	**$321.11 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	BP64024963A	7/23/2026	$321.11 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

Shaun Bennett
Steel Pan with Shaun

54083 Hurst Rd
Callahan, FL 32011
Phone: (904)501-2395
Email: ShaunWadeBennett@gmail.com

RECEIVED
JUL 24 2026
BY:

INVOICE

INVOICE # 175
DATE: 4/10/26

TO:
Cypress Bluff CDD
10571 eTown Parkway
Jacksonville FL 32256
Phone: (904)527-1081

SHIP TO:
Shaun Bennett
54083 Hurst Rd
Callahan, FL 32011
Phone: (904) 501-2395

Processed and mailed out a check for invoice #175 on 06/05/26 with check #1961.
But, vendor never received it.
7/24/26
TP

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
2 Hours	Musical performance at E-Town Pool on 7/25/26	$125 per hour	$250
		SUBTOTAL	**$250**
		SALES TAX	0
		SHIPPING & HANDLING	0
		TOTAL DUE	$250

Make all checks payable to Shaun Bennett
If you have any questions concerning this invoice, contact Shaun Bennett- (904) 501-2395
Email: ShaunWadeBennett@gmail.com

THANK YOU FOR YOUR BUSINESS!

SEFR

SOUTHEAST FITNESS REPAIR

14476 Duval Place West #208
Jacksonville, FL 32218
(904) 683-1439
Office@SoutheastFitnessRepair.com

Invoice

DATE	07/15/2026
INVOICE#	2938
TERMS	NET 30
DUE DATE	08/14/2026

BILL TO

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

SERVICE LOCATION

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

JOB#	DATE	PO/REF#	DESCRIPTION
107738	07/15/2026		The treadmill next to the ellipticals has an issue with the touchscreen. The buttons do not respond when pressed. **Completion Notes:** Precor TR 700 P82 console Console S/N AJYLI30205035 S/N A594I2820D009 Console touchscreen doesn't work on all surface area of console. Replace console / or replace membrane and cable for console

Job Charges	Qty	Rate	Total
Labor Rate (Per hr)	1.00	$80.00	$80.00
Travel Zone 1	1.00	$95.00	$95.00
Job Subtotal			**$175.00**
Job Total			**$175.00**

PRE-WORK SIGNATURE

RECEIVED
JUL 19 2026
BY:

POST-WORK SIGNATURE

07/15/2026 03:05 pm

Signed By:

Signed By: Marcy Pollicino

CUSTOMER MESSAGE

Invoice Total:	**$175.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$175.00**

SEFR

SOUTHEAST FITNESS REPAIR

14476 Duval Place West #208
Jacksonville, FL 32218
(904) 683-1439
Office@SoutheastFitnessRepair.com

Invoice

DATE	07/24/2026
INVOICE#	2953
TERMS	NET 30
DUE DATE	08/23/2026

BILL TO

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

SERVICE LOCATION

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

JOB#	DATE	PO/REF#	DESCRIPTION
107472	07/24/2026		Precor FTS Glide Machine S/N: BBP3D19210049 Replace: cable unit is also making a scraping noise -- **Completion Notes:** Delivered And Installed New Cable machine is fully Operational Precor FTS Glide S/N: BBP3D19210049

RECEIVED
JUL 24 2026
BY:

Job Charges	Qty	Rate	Total
Labor Rate (Per hr)	1.00	$80.00	$80.00
Travel Zone 1	1.00	$95.00	$95.00
Precor - Functional Trainer FTS Glide - Right Side Cable - PPP0000AP130241102	1.00	$217.28	$217.28
Shipping lvl 1	1.00	$30.00	$30.00
Job Subtotal			**$422.28**
Job Total			**$422.28**

PRE-WORK SIGNATURE

Signed By:

POST-WORK SIGNATURE

07/24/2026 01:07 pm

Signed By: Marcy Pollicino

CUSTOMER MESSAGE

Invoice Total:	**$422.28**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$422.28**

RECEIVED
JUL 11 2026
BY:

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
July 11, 2026	$7,032.85	Oksana Kuzmuk

Payable to:
The Bank of New York Mellon #13

Date Check Needed:	Budget Category:
ASAP	001.300.20700.10000

Intended Use of Funds Requested:
FY26 Debt Assessment SE 2019
(Attach supporting documentation for request.)

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

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
JUL 11 2026
BY:

General Fund

Check Request

Date	Amount	Authorized By
July 11, 2026	$4,793.44	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:	Budget Category:
ASAP	001.300.20700.10010

Intended Use of Funds Requested:

FY26 Debt Assessment SE 2020

(Attach supporting documentation for request.)

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

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
JUL 11 2026
BY:

General Fund

Check Request

Date	Amount	Authorized By
July 11, 2026	$4,091.59	Oksana Kuzmuk

Payable to:
The Bank of New York Mellon #13

Date Check Needed:	Budget Category:
ASAP	001.300.20700.10020

Intended Use of Funds Requested:
FY26 Debt Assessment SE 2020A
(Attach supporting documentation for request.)

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

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
JUL 11 2026
BY:

General Fund

Check Request

Date	Amount	Authorized By
July 11, 2026	$1,127.06	Oksana Kuzmuk

Payable to:
The Bank of New York Mellon #13

Date Check Needed:	Budget Category:
ASAP	001.300.20700.10030

Intended Use of Funds Requested:
FY26 Debt Assessment SE 2021
(Attach supporting documentation for request.)

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

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622455740
DATE:	07/10/2026
ORDER:	622455740

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

RECEIVED
JUL 13 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
07/10/2026	07:24 AM	ANTS, ROACH, WASP			07:24 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	07/10/2026			08:20 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**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

VAKPAK

1824 Phoenix Ave.
Jacksonville, FL 32206
904-353-4403

RECEIVED
JUL 23 2026
BY:

Service Invoice

DATE	Number
7/23/2026	SO26-01057

CUSTOMER NAME & ADDRESS	SHIP TO
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTR 475 WEST TOWN PLACE, SUITE 114 SAINT AUGUSTINE, FL 32092	Recharge at eTown 10571 E Town Pkwy Jacksonville, Fl 32256

PROJECT	Terms	P.O. NUMBER	REP	ESTIMATE #
	DUE ON RECEIPT		JW	PM Inspection

ITEM	DESCRIPTION	Quantity	Total
LABOR-SERVICE D...	Predictive Maintenance Inspection Inspection Performed by JT		350.00

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	$350.00
Sales Tax (7.5%)	$0.00
Grand Total	$0.00
Customer Deposit	$350.00
BALANCE DUE	$350.00

Remit to: PO Box 3264, Jacksonville, FL 32066

(Page 1)

PM

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

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

Invoice Number	263325751
Customer Number	C2943565
Invoice Date	07/22/2026
Due Date	08/21/2026
Order Date	07/21/2026
Order Number	S163552427
Order Method	WEB

RECEIVED
JUL 24 2026
BY:

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

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

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

Important Messages

Sign up for Paperless Invoicing at 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	43.09	129.27

SUBTOTAL:	129.27
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	129.27
Total Due:	129.27

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	263325751
Invoice Date	07/22/2026
Terms	Net 30
Total Due	**129.27**

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

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

C2943565263325751263325751000000129279