Cypress Bluff
Community Development District

September 22, 2026

AGENDA

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

September 15, 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, September 22, 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 August 25, 2026 Board of Supervisors Meeting

IV. Discussion of Glenmont HOA Irrigation Cost Share

V. Consideration of Commercial HOA Landscape Maintenance Cost Share

VI. Staff Reports
   A. District Counsel

   B. District Engineer

   C. District Manager

   D. General Manager – Report

VII. Financial Reports
   A. Financial Statements as of August 31, 2026

   B. Assessment Receipts Schedule

   C. Check Register

VIII. Other Business

IX. Supervisor's Requests and Audience Comments

X. Next Scheduled Meeting – October 27, 2026 at 12:30 p.m. at the **Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256**

XI. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, August 25, 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	District Counsel
Marcy Pollicino	General Manager
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the August 25, 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 being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 28, 2026 Meeting**

There were no comments on the minutes.

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

FOURTH ORDER OF BUSINESS **Ratification of Agreement with Everon for Security Services**

Mr. Biagetti reminded the Board that the Chair was authorized to execute the final agreement between meetings.

Mr. Feist asked what the timeline is.

Ms. Pollicino responded in roughly 45 days the system would be installed.

On MOTION by Mr. Hewins seconded by Mr. Muhl with all in favor the agreement with Everon for security services was ratified

FIFTH ORDER OF BUSINESS **Acceptance of the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit**

Mr. Biagetti stated that the engagement letter authorizes Grau to being the auditing process for fiscal year 2026. There is a $100 increase in the fee over the past year.

On MOTION by Mr. Muhl seconded by Mr. Feist with all in favor the engagement letter with Grau & Associates for fiscal year 2026 was accepted.

SIXTH ORDER OF BUSINESS **Consideration of Trademark License Agreement with E-Town Development**

Ms. Buchanan stated that the developer has requested a way to make sure the developer remains in compliance with their trademark obligations. The agreement allows the District to use the logo trademarks for free, with the understanding that if the District were ever to start using the trademarks in a way that was not consistent with what they believe to be appropriate use, they would provide notice to the District and the District would have the option to change the operations, or the trademark license agreement could be terminated.

On MOTION by Mr. Hewins seconded by Mr. Cellar with all in favor the trademark license agreement with E-Town Development was approved.

SEVENTH 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

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

Mr. Biagetti presented a proposed meeting schedule including meetings on the fourth Tuesday at 12:30 p.m., with exception to November and December, which are proposed to be held on the third Tuesday.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor the fiscal year 2027 meeting schedule was approved as presented.

2. Consideration of Goals & Objectives for Fiscal Year 2027

Mr. Biagetti presented proposed goals and objectives for fiscal year 2027, which are largely compliance-based.

On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor the fiscal year 2027 goals and objectives were approved as presented.

D. General Manager

1. Report

Ms. Pollicino provided an overview of the general manager's report, a copy of which was included in the agenda package.

2. Proposals for Signs

Ms. Pollicino reminded the Board that the Jacksonville traffic engineering department would be installing new traffic signs in front of Atlantic Coast High School and along E-Town Parkway unless the District would prefer decorative posts, which would require additional revocable and right-of-way permits and a cost of $3,850.

Next, Ms. Pollicino presented a proposal totaling $2,800 for replacement bike lane and two-way traffic signs that are the responsibility of the CDD due to the permit submitted during development.

The Board's consensus was to wait to see what the city's signs look like to see if it's necessary to make the signs consistent with the rest of the community.

3. Proposal for Pressure Washing

Ms. Pollicino presented a proposal totaling $2,286.10 to pressure wash the ReCharge facility.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor the proposal from Hydro-Kleen totaling $2,286.10 was approved.

Ms. Pollicino reported that she has authorized replacement of a pool gate latch that is not working proposal for a total of $1,500. Next, it was reported that some plants, shrubs and sod have not come back following the freeze. The total to replace all the items would be $3,968 for the plants and shrubs, and $2,200 for the sod. Lastly, it was reported there was some tile in the gym floor and some drywall that needs to be replaced for a total of $1,790.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposals for the gate latch, landscaping replacements, and various projects at ReCharge were approved.

Mr. Feist asked for the Glenmont HOA irrigation cost share to be added to the next agenda for discussion since they have not yet agreed to the cost share.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of July 31, 2026

Mr. Biagetti presented the financial statements as of July 31, 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 $100,282.28, 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.

NINTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Supervisor's Requests and Audience Comments**

Mr. Cellar asked about the status of the commercial POA and the fees they are paying.

Ms. Buchanan responded that she spoke to the presidents of both POAs and they both indicated they were still committed to assisting with landscape maintenance costs for their shared area.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – September 22, 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. Hewins seconded by Mr. Muhl with all in favor the meeting was adjourned.

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Secretary/Assistant Secretary Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

D.

COMMUNITY MANAGER REPORT 9/22/26
SUBMITTED BY MARCY POLLICINO

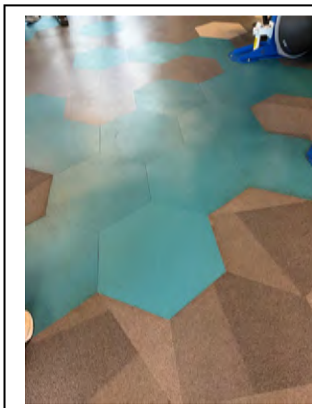
Incident 9-5-26

Teen residents hosted a party at Recharge with an estimated 100 in attendance. No damage was found. See report attached.

Fitness Center Floor

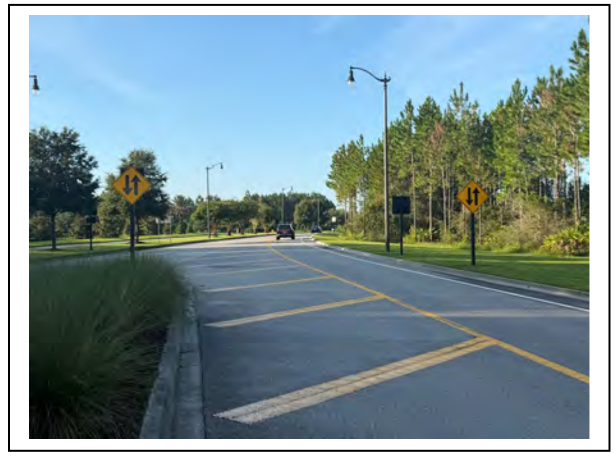
All Weather Contractors replaced tiles on the gym floor as well as placed a chair rail in the office to protect the sheet rock (from the office chair). Cost: $1,790

Completed work example:



eTown Parkway

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. This has been completed @ $1,850.



RECHARGE UPDATE:

Pool Quarterly Maintenance

Vak Pak conducted a quarterly maintenance check in July. The updated report is attached noting all items passed inspection.

August Amenity Use:

Front Gym door opened 3,508 times.

Rear gym door opened 118 times.

Main entry gate opened 4,071 times.

Main pool gate opened 1,076 times.

Side pool gate opened 152 times.

EVENTS UPDATE:

DJ Poolside

DJ played poolside music. Tacoteca and The Yard food trucks were on site. 50 +/- attended

Adult Swim

Music was canceled due to the weather. Halo Halong food truck on site and according to them, they did "very well."

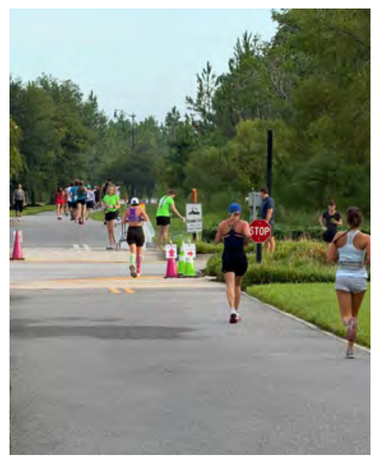
Pops By The Pool

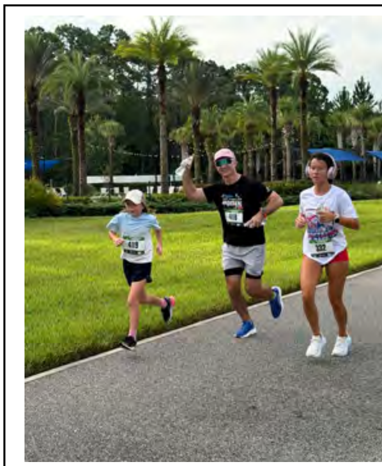
DJ Rob played music by the pool and residents were able to purchase popsicles. 40 +/- attended



Mister Softee 5K

Participants ran a 1-mile fun run, 5K or 10K. All racers received a medal and ice cream from Mister Softee. Race started and ended at Recharge. This event sold out at 200 participants.



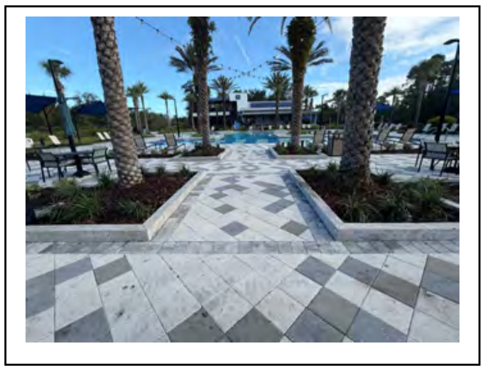

SEPTEMBER EVENTS: Family Poolside Bingo, Jaguars Games Discount Tickets and Jumbo Shrimp Discount Tickets
OCTOBER EVENTS: Jax Zoon Story Time, Adult Only Music bingo, Adult Only Murder Mystery Party, Dog Park Happy Hour, Halloween Party

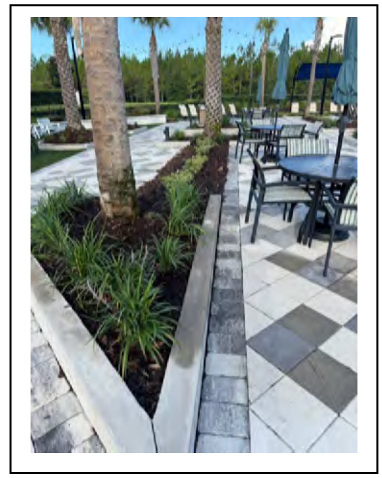
ACTION ITEMS UPDATE

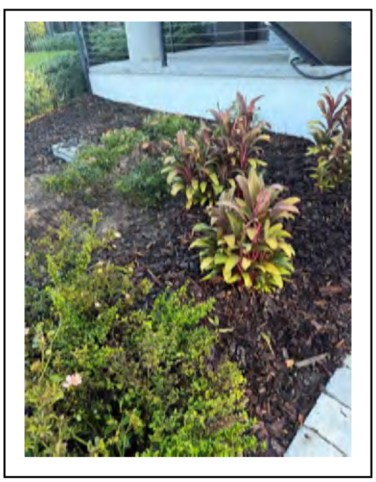
N/A

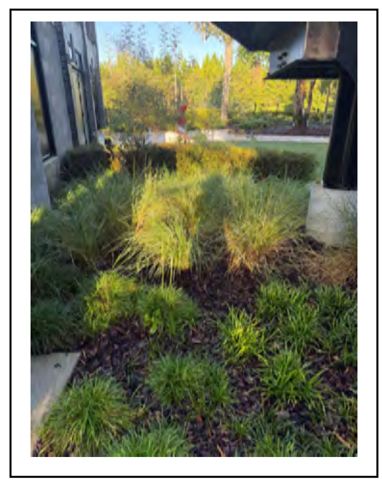
LANDSCAPE REPORT

1. Lightening strike in Phase 1. Took out decoders and wires. Report attached. Cost for repairs: $8,175
2. Irrigation repairs were made in Phase 2. Report attached. Cost for repairs: $1,500
3. Edged beds and tree rings.
4. Blow all roadways and common areas.
5. Edged Jasmine beds by Marconi and Del Webb (weekly).
6. Sprayed weeds (weekly).
7. Spraying weeds in the dog park weekly (weekly).
8. Trimmed shrubs and Holly trees along Phase 1.
9. Retreated turf weeds.
10. Pool landscaping enhancements along with sod have been completed @ $6,168









CBCDD Incident Report | 2026

Date of Incident: 9/5/2026 Time of Incident: 10:20pm

Location of Incident: Recharge Amenity Center

Name of Individual: XYZ and XYZ CBCDD Resident: Yes

Were the police contacted: Yes. However, police did not arrive.

Name of witness: Armin Mujcinovic, Assistant Community Manager
Work Phone Number: (904) 527-1081

Description of Incident:

Clubhouse Attendant Kalen Mohammed texted Assistant Manager, Armin Mujcinovic, around 9:18pm informing him of a small group of teenagers that have arrived at the amenity center. (It should be noted Kalen was off the clock and stayed to complete schoolwork when he noticed this small group arrived.) Armin called Kalen immediately to obtain more information. Kalen described that the small group was sitting near the breezeway and leaving the main gate propped open. Armin understood the situation was not urgent since the group was small and instructed Kalen to close the gate and get home safely. Armin decided to visit the amenity center around 10:20pm to ensure all was quiet. Upon arrival Armin discovered the parking lot and the amenity center were full of teenagers. (Armin estimated around one hundred in attendance.) Teenagers were in the parking lot and within Recharge. Armin told everyone to leave promptly as JSO has been contacted. Another resident claimed they had called JSO and were on their golfcart with Armin as they waited for everyone to leave. From 10:30-10:45pm majority of the group left. No sign of JSO arriving at the property and Assistant Manager Armin left around 11:00pm. No damage was found to the property.

Armin Mujcinovic 9/7/26

_________________________ ____________________________________

Employee Name Date

PLEASE NOTE: Most written communication, regardless of the medium, to or from District employees, staff and officials are public records available to the public and media upon request.

Authorization for Extra Work

SUN STATE NURSERY & LANDSCAPING, INC.

Job Name:	e-Town - Cypress Bluff CDD
Attention:	Marcy Pollicino
RE:	July / August - Irrigation Repairs 2026
City, ST:	
Estimator	Todd Murphy
Date:	August 26, 2026

Jacksonville, Florida

Phone: 904-250-4868

Work Classification

Irrigation X Tree Trimming

Enhancements Other

Material and Labor Based on the Following Irrigation Repairs

DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
Recharge: No Repairs Needed			$	$ -
			$	$ -
Phase 1:			$	$ -
Labor to Trouble shoot Lightning Strike, Trace damged Wire and Decocders.	mhr	50	$ 95.00	$ 4,750.00
Replace Spray Head	6"	5	$ 30.00	$ 150.00
Replace Rotor Head	6"	1	$ 55.00	$ 55.00
Replace Solenoid		3	$ 75.00	$ 225.00
Replace Faulty Decoder		4	$ 485.00	$ 1,940.00
DBY Wire Greese Caps		50	$ 15.00	$ 750.00
Repair Lateral Line Break		1	$ 125.00	$ 125.00
New 2 wire	LF	60	$ 3.00	$ 180.00
			Total	**$ 8,175.00**
Phase 2:			$	$ -
Replace Spray Head	6"	8	$ 30.00	$ 240.00
Replace Rotor Head	6"	2	$ 55.00	$ 110.00
Replace Clogged/Damage Nozzel		8	$ -	$ -
Replace Faulty Decoder		2	$ 485.00	$ 970.00
Replace Solenoid		2	$ 75.00	$ 150.00
DBY Wire Greese Caps		2	$ 15.00	$ 30.00
			Total	**$ 1,500.00**
			$	$ -
			$	$ -
			$	$ -
		SUB-TOTAL:	**$ 9,675.00**	
Tax % (if Applicable)	0.00%	TAX:	**$ -**	
		TOTAL:	**$ 9,675.00**	

APPROVAL INFORMATION:

Note: Sun State Can Not Warranty Any Sod and/or Plant Material With Out Proper Irrigation Coverage

Authorized By: Date: Work Order #:

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!

SEVENTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
August 31, 2026

Cypress Bluff

Community Development District

Combined Balance Sheet

August 31, 2026

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 239,518	$ -	$ 19,555	$ 259,074
Investments:				
State Board of Administration (SBA)	626	-	-	626
Custody (US Bank)	341,489	-	-	341,489
Series 2019				
Reserve	-	360,258	-	360,258
Principal	-	93	-	93
Revenue	-	385,261	-	385,261
Interest	-	28	-	28
Prepayment	-	2		2
Series 2020				
Reserve	-	248,577	-	248,577
Principal	-	111	-	111
Revenue	-	410,657	-	410,657
Prepayment	-	2	-	2
Series 2020A				
Reserve	-	211,374	-	211,374
Principal	-	68	-	68
Revenue	-	203,595	-	203,595
Interest	-	2	-	2
Prepayment	-	3	-	3
Series 2021				
Reserve	-	57,625	-	57,625
Principal	-	17	-	17
Revenue	-	60,941	-	60,941
Interest	-	13	-	13
Prepaid Expenses	214	-	-	214
Total Assets	**$ 581,847**	**$ 1,938,627**	**$ 19,555**	**$ 2,540,029**
Liabilities:				
Accounts Payable	$ 4,262	$ -	$ -	$ 4,262
Total Liabilites	**$ 4,262**	**$ -**	**$ -**	**$ 4,262**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 214	$ -	$ -	$ 214
Restricted for:				
Debt Service - Series	-	1,938,627	-	1,938,627
Assigned for:				
Capital Reserve Fund	-	-	19,555	19,555
Unassigned	577,371	-	-	577,371
Total Fund Balances	**$ 577,585**	**$ 1,938,627**	**$ 19,555**	**$ 2,535,767**
Total Liabilities & Fund Balance	$ 581,847	$ 1,938,627	$ 19,555	$ 2,540,029

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	1,339,699	$ 1,339,699	$ 1,345,790	6,091
Interest Income	10,200	10,200	26,120	15,920
Insurance Proceeds	-	-	8,250	8,250
Other Income	20,000	18,333	11,699	(6,634)
Total Revenues	**1,369,899**	**$ 1,368,232**	**$ 1,391,859**	**23,627**
Expenditures:				
General & Administrative:				
Supervisor Fees	12,000	$ 11,000	$ 7,000	4,000
FICA Expense	918	842	536	306
Engineering	9,500	8,708	590	8,118
Arbitrage	2,400	2,200	1,200	1,000
Dissemination Agent	7,969	7,305	7,905	(600)
Attorney	13,000	11,917	10,453	1,464
Annual Audit	6,700	6,700	6,800	(100)
Assessment Roll	11,798	11,798	11,798	-
Trustee Fees	23,000	21,083	18,506	2,577
Management Fees	57,974	53,143	53,143	-
Information Technology	2,949	2,704	2,703	-
Website Maintenance	1,475	1,352	1,352	-
Telephone	500	458	165	293
Postage	1,500	1,500	3,856	(2,356)
Printing & Binding	2,500	2,500	3,887	(1,387)
Insurance	7,460	7,029	7,029	-
Legal Advertising	2,500	2,500	2,650	(150)
Other Current Charges	500	458	430	29
Office Supplies	600	550	17	533
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**165,418**	**$ 153,922**	**$ 140,195**	**13,727**
Operations & Maintenance				
Ground Maintenance				
Lake Maintenance	1,500	$ 1,375	$ 1,100	275
Landscape Maintenance	417,103	382,345	376,893	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	29,792	-	29,792
Electric	-	-	17,701	(17,701)
Reclaim Water	-	-	20,007	(20,007)
Irrigation Repairs	10,000	10,000	17,786	(7,786)
Pest Control	2,400	2,200	2,155	46
Environmental Permit/Monitoring	20,000	18,333	-	18,333
Other Repairs and Maintenance	5,000	4,583	-	4,583
Subtotal Ground Maintenance	**505,053**	**$ 465,178**	**$ 460,895**	**4,284**

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Amenity Center				
Insurance	61,650	$ 56,442	$ 56,442	-
Amenity Manager (Vesta)	134,031	122,862	122,862	-
Pool Maintenance (Vesta)	10,172	9,325	9,324	-
Pool Chemicals (Vesta)	17,148	15,719	15,719	-
Facility Attendant (Vesta)	98,500	90,292	90,292	-
Janitorial Services (Vesta)	13,339	12,227	12,227	-
Refuse	3,000	2,750	2,236	514
Security and Gate Maintenance	10,000	9,167	795	8,372
Security Patrol	20,000	18,333	-	18,333
Facility Maintenance (Vesta)	21,387	19,605	19,605	-
Elevator Maintenance	5,000	4,583	4,216	367
Electric	25,500	23,375	6,688	16,687
Water & Sewer	-	-	3,650	(3,650)
Irrigation Water	-	-	28,655	(28,655)
Cable and Internet	10,200	9,350	8,742	608
Licenses and Permits	1,000	917	-	917
Subscriptions	-	-	5,339	(5,339)
Repairs & Maintenance	71,000	65,083	44,271	20,812
Special Events	35,000	32,083	26,181	5,903
Holiday Decorations	1,500	1,375	704	671
Fitness Center R&M	20,000	18,333	10,874	7,460
Fitness Equipment Rentals	9,000	8,250	5,082	3,168
Reserve for Amenities	100,000	91,667	31,901	59,766
Mobile Application	9,000	8,250	8,250	-
Other Current Charges	3,000	2,750	1,560	1,190
Subtotal Amenity Center	**679,427**	**$ 622,738**	**$ 515,614**	**107,124**
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**	**$ 1,107,916**	**$ 996,509**	**111,408**
Total Expenditures	**1,369,899**	**$ 1,261,838**	**$ 1,136,704**	**125,135**
Excess (Deficiency) of Revenues over Expenditures	-	$ 106,395	$ 255,155	148,762
Net Change in Fund Balance	**-**	**$ 106,395**	**$ 255,155**	**148,762**
Fund Balance - Beginning	-		$ 322,430	
Fund Balance - Ending	-		$ 577,585	

Cypress Bluff

Community Development District

General Fund

Budget to Actual Variance Report

For The Period Ending August 31, 2026

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	$18,333	$11,699	($6,634)	-36.2%	$1,064	$12,763	($7,237)	Miscellaneous income is being collected steadily at approximately $1,064 per month, including $1,351 in August, and is projected to reach $12,763 against a $20,000 annual budget. The shortfall reflects a budget set above the District's actual experience rather than any collection difficulty.
General & Admin	Dissemination Agent	$7,969	$7,305	$7,905	$600	8.2%	$664	$8,569	$600	The monthly dissemination agent fee of $664 to Governmental Management Services is on budget, and August billed the routine fee only. The overage consists of two supplemental billings from Disclosure Services LLC, in October and April, of $100 for each of the District's three bond series to update the amortization schedules - $600 in total. Projected year-end spending is $8,569 against a $7,969 budget.
General & Admin	Postage	$1,500	$1,500	$3,856	$2,356	157.1%	$224	$4,080	$2,580	Routine monthly postage averages approximately $224, and August was below that at $150. The variance arises from a single June charge of $1,479 from Cherokee Printing for mailing the FY27 assessment notices, a statutory requirement. Projected year-end spending is $4,080 against a $1,500 budget.
General & Admin	Printing & Binding	$2,500	$2,500	$3,887	$1,387	55.5%	$127	$4,014	$1,514	Routine monthly copying averages approximately $127. The variance arises from a single June charge of $2,402 from Cherokee Printing to print the FY27 assessment notices - the same statutory mailing as the postage line above, for a combined cost of $3,881. August copying of $249 was about double the routine level and is not yet explained. Projected year-end spending is $4,014 against a $2,500 budget.
General & Admin	Insurance	$7,460	$7,029	$7,029	-	0.0%	-	$7,029	($431)	This variance is a matter of timing and does not represent overspending. The District's FY26 administrative insurance premium of $7,029 was paid in full to Egis Insurance Advisors in October.
General & Admin	Legal Advertising	$2,500	$2,500	$2,650	$150	6.0%	$104	$2,754	$254	Routine legal advertising is $103.50 per month for statutory meeting notices and accounts for eight of the eleven months. The variance arises from three larger notices in May ($365), June ($409) and July ($1,052), the last of which is consistent with the statutory advertising of the FY27 proposed budget and public hearing. The line has already consumed 106% of its $2,500 annual appropriation with one month remaining and is projected to close at $2,754. The overage is small in absolute terms and statutory in nature, but the FY27 appropriation should allow for hearing notices in addition to routine monthly ones.
O&M - Ground	Landscape Contingency	$13,000	$13,000	$18,381	$5,381	41.4%	-	$18,381	$5,381	All charges were from Sun State Nursery. Spending was concentrated in December: $7,000 to cut back the woodline, $2,750 for the woodline adjoining the dog park, $900 for pine straw, $700 for tree removal and $1,125 for playground mulch. Additional mulch was purchased in January, May and June. Nothing was charged in July or August, so year-to-date spending of $18,381 against a $13,000 budget is expected to be the full-year outturn.
O&M - Ground	Pump Maintenance	$3,550	$3,550	$6,872	$3,322	93.6%	-	$6,872	$3,322	Pump work occurred on two occasions, both performed by Sun State Nursery: the annual pump station service of $3,468 plus a pump service of $2,500 in March, and a repair of $904 in May. There is no recurring monthly cost and nothing has been charged since. Year-to-date spending is $6,872 against a $3,550 budget, which is expected to be the full-year outturn.

Category	Line Item	Annual Budget	Prorated Budget	Actual YTD	Variance $	Variance %	Monthly Run-Rate	Projected FY-End	Proj. vs Annual $	Comment
O&M - Ground	Electric	-	-	$17,701	$17,701	n/a	$1,609	$19,310	$19,310	Grounds electricity is billed by JEA at approximately $1,609 per month and drafted directly from the District's account, so it does not appear in the check register. August was $1,787. No budget was established for this account; the corresponding budget remains in a Water and Sewer line that was retired and holds $32,500 unspent. Projected year-end spending is $19,310. A budget amendment reallocating the retired line is recommended.
O&M - Ground	Reclaim Water	-	-	$20,007	$20,007	n/a	$1,819	$21,826	$21,826	Reclaimed water is billed by JEA at approximately $1,819 per month, also by direct debit and likewise unbudgeted. August was $2,027. Projected year-end spending is $21,826. Together with grounds electricity, projected utility cost is $41,136 against the $32,500 held in the retired Water and Sewer line, leaving approximately $8,636 to be funded.
O&M - Ground	Irrigation Repairs	$10,000	$10,000	$17,786	$7,786	77.9%	$750	$18,536	$8,536	All irrigation repair work was performed by Sun State Nursery. The principal charges were in March ($3,071 to replace backflow valves and $1,660 of repairs), April ($3,155), May ($1,375) and June ($1,960 for pump service and $3,305 of repairs). The $750 invoice dated July, unpaid at 31 July, was settled in August and no new repairs were invoiced that month. Projected year-end spending is $18,536 against a $10,000 budget. The frequency and scale of repairs earlier in the year suggest system deterioration rather than routine maintenance.
O&M - Amenity	Insurance	$61,650	$56,442	$56,442	-	0.0%	-	$56,442	($5,208)	As with the administrative premium, this variance is timing rather than overspending. The FY26 amenity insurance premium of $56,203 was paid to Egis Insurance Advisors in October, with a further $239 in November to add inland marine coverage. Nothing has been charged since, so the line is projected to close $5,208 under its $61,650 budget.
O&M - Amenity	Water & Sewer	-	-	$3,650	$3,650	n/a	$332	$3,982	$3,982	Water and sewer service is billed by JEA at approximately $332 per month by direct debit, and is unbudgeted. August was $333, in line. Projected year-end spending is $3,982.
O&M - Amenity	Irrigation Water	-	-	$28,655	$28,655	n/a	$1,200	$29,855	$29,855	Irrigation water is billed by JEA by direct debit and is unbudgeted. Consumption is seasonal, peaking in winter at $3,775 to $4,917 per month and falling to $860 in July and $1,176 in August. Projected year-end spending is $29,855, assuming $1,200 for September. The earlier assumption of $2,000 per month for August and September was not borne out - August came in at $1,176 - and the projection has been reduced by $800 accordingly.
O&M - Amenity	Subscriptions	-	-	$5,339	$5,339	n/a	$190	$5,529	$5,529	This account comprises a single vendor, Twilio, which provides the resident text messaging service and is paid on the District credit card rather than by check. The service operates on a prepaid basis: the card is charged approximately $190 whenever the balance is drawn down, so monthly totals vary with message volume rather than representing a fixed subscription. August posted a single recharge of $191, the third consecutive month at one recharge, which confirms the revised run-rate. Projected year-end spending is $5,529 against no budget; a dedicated FY27 line of approximately $5,500 is recommended. For clarity, the PeopleVine resident portal is not charged to this account - it is $750 per month and is reported under Mobile Application, which is on budget.

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	1,611	-	26,120
Insurance Proceeds	-	-	-	-	-	-	8,250	-	-	-	-	-	8,250
Other Income	787	704	833	1,295	532	1,207	927	1,728	1,249	1,086	1,351	-	11,699
Total Revenues	**$ 18,910**	**$ 1,086,142**	**$ 175,025**	**$ 24,968**	**$ 12,048**	**$ 10,450**	**$ 29,297**	**$ 14,513**	**$ 16,457**	**$ 1,088**	**$ 2,961**	**$ -**	**$ 1,391,859**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ 800	$ 400	$ 600	$ 600	$ 800	$ 600	$ 600	$ 600	$ 600	$ 600	$ -	$ 7,000
FICA Expense	61	61	31	46	46	61	46	46	46	46	46	-	536
Engineering	-	-	-	-	590	-	-	-	-	-	-	-	590
Arbitrage	-	-	-	-	600	-	-	-	-	600	-	-	1,200
Dissemination Agent	964	664	664	664	664	664	664	964	664	664	664	-	7,905
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	4,831	-	53,143
Information Technology	246	246	246	246	246	246	246	246	246	246	246	-	2,703
Website Maintenance	123	123	123	123	123	123	123	123	123	123	123	-	1,352
Telephone	12	7	16	28	15	11	12	28	19	14	2	-	165
Postage	152	251	162	358	198	218	249	168	1,618	333	150	-	3,856
Printing & Binding	99	126	110	115	106	87	118	149	2,620	107	249	-	3,887
Insurance	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Legal Advertising	104	100	104	104	104	104	104	365	409	1,052	104	-	2,650
Other Current Charges	57	69	5	-	11	-	47	68	48	59	66	-	430
Office Supplies	0	1	0	1	1	1	1	1	1	1	11	-	17
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**	**$ 7,092**	**$ -**	**$ 140,195**
Operations & Maintenance													
Ground Maintenance													
Lake Maintenance	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ 100	$ -	$ 1,100
Landscape Maintenance	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,759	34,759	34,759	-	376,893
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	1,787		17,701
Reclaim Water	250	1,341	1,768	1,576	3,361	3,170	1,672	1,232	1,038	2,572	2,027	-	20,007
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	290	-	2,155
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**	**$ 38,962**	**$ -**	**$ 460,895**

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	11,169	-	122,862
Pool Maintenance (Vesta)	848	848	848	848	848	848	848	848	848	848	848	-	9,324
Pool Chemicals (Vesta)	1,429	1,429	1,429	1,429	1,429	1,429	1,429	1,429	1,429	1,429	1,429	-	15,719
Facility Attendant (Vesta)	8,208	8,208	8,208	8,208	8,208	8,208	8,208	8,208	8,208	8,208	8,208	-	90,292
Janitorial Services (Vesta)	1,112	1,112	1,112	1,112	1,112	1,112	1,112	1,112	1,112	1,112	1,112	-	12,227
Refuse	184	249	184	186	194	195	196	215	213	213	207	-	2,236
Security and Gate Maintenance	-	-	180	-	-	180	-	-	180	-	255	-	795
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	1,782	-	19,605
Elevator Maintenance	-	-	-	-	3,666	-	-	350	-	200	-	-	4,216
Electric	-	674	597	623	681	584	586	717	597	769	860	-	6,688
Water & Sewer	-	298	325	307	316	307	316	325	791	333	333	-	3,650
Irrigation Water	-	4,917	3,775	3,915	4,449	3,563	1,668	1,273	3,059	860	1,176	-	28,655
Cable and Internet	769	770	770	796	811	811	811	811	811	788	797	-	8,742
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	572	572	573	763	190	572	572	571	380	382	191	-	5,339
Repairs & Maintenance	3,689	3,029	2,614	741	5,144	3,720	3,815	10,245	2,786	3,499	4,990	-	44,271
Special Events	2,485	2,213	1,821	2,718	3,244	4,582	842	1,821	3,125	1,502	1,827	-	26,181
Holiday Decorations	-	-	704	-	-	-	-	-	-	-	-	-	704
Fitness Center R&M	1,289	866	598	170	461	507	658	1,450	1,556	1,109	2,210	-	10,874
Fitness Equipment Rentals	-	-	350	591	591	591	591	591	591	591	591	-	5,082
Reserve for Amenities	-	-	-	5,502	-	-	5,502	14,150	-	-	6,746	-	31,901
Mobile Application	750	750	750	750	750	750	750	750	750	750	750	-	8,250
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**	**$ 45,482**	**$ -**	**$ 515,614**
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**	**$ 84,444**	**$ -**	**$ 996,509**
Total Expenditures	**$ 162,935**	**$ 86,769**	**$ 97,795**	**$ 89,680**	**$ 99,193**	**$ 125,844**	**$ 93,420**	**$ 108,433**	**$ 95,711**	**$ 85,390**	**$ 91,536**	**$ -**	**$ 1,136,704**
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)	$ (88,574)	$ -	$ 255,155
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)**	**$ (88,574)**	**$ -**	**$ 255,155**

Cypress Bluff

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	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	25,631	20,631
Total Revenues	**$ 728,981**	**$ 728,981**	**$ 757,144**	**$ 28,163**
Expenditures:				
Interest - 11/1	$ 241,313	$ 241,313	$ 241,313	$ -
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)
Interest - 8/1	-	-	64	(64)
Principal Prepayment - 8/1	-	-	5,000	(5,000)
Total Expenditures	**$ 722,626**	**$ 722,626**	**$ 737,563**	**$ (14,936)**
Excess (Deficiency) of Revenues over Expenditures	$ 6,355	$ 6,355	$ 19,582	$ 13,227
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 6,355**	**$ 6,355**	**$ 19,582**	**$ 13,227**
Fund Balance - Beginning	$ 360,334		$ 726,061	
Fund Balance - Ending	$ 366,689		$ 745,642	

Cypress Bluff

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 495,593	$ 495,593	$ 495,405	$ (188)
Interest Income	10,000	10,000	18,951	8,951
Total Revenues	**$ 505,593**	**$ 505,593**	**$ 514,356**	**$ 8,763**
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)
Interest - 8/1	-	-	65	(65)
Principal Prepayment - 8/1	-	-	5,000	(5,000)
Total Expenditures	**$ 489,593**	**$ 489,593**	**$ 504,533**	**$ (14,940)**
Excess (Deficiency) of Revenues over Expenditures	$ 16,000	$ 16,000	$ 9,823	$ (6,177)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 16,000**	**$ 16,000**	**$ 9,823**	**$ (6,177)**
Fund Balance - Beginning	$ 398,976		$ 649,523	
Fund Balance - Ending	$ 414,976		$ 659,347	

Cypress Bluff

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	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	14,759	9,759
Total Revenues	**$ 426,869**	**$ 426,869**	**$ 447,650**	**$ 20,782**
Expenditures:				
Interest - 11/1	$ 124,259	$ 124,259	$ 124,259	$ -
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)
Interest - 8/1	-	-	45	(45)
Principal Prepayment - 8/1	-	-	5,000	(5,000)
Total Expenditures	**$ 423,518**	**$ 423,518**	**$ 443,468**	**$ (19,950)**
Excess (Deficiency) of Revenues over Expenditures	$ 3,351	$ 3,351	$ 4,183	$ 831
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 3,351**	**$ 3,351**	**$ 4,183**	**$ 831**
Fund Balance - Beginning	$ 197,240		$ 410,859	
Fund Balance - Ending	$ 200,591		$ 415,042	

Cypress Bluff

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 115,340	$ 115,340	$ 116,483	$ 1,142
Interest Income	2,000	2,000	4,029	2,029
Total Revenues	**$ 117,340**	**$ 117,340**	**$ 120,512**	**$ 3,172**
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	$ 8,861	$ 3,172
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 5,689**	**$ 5,689**	**$ 8,861**	**$ 3,172**
Fund Balance - Beginning	$ 51,742		$ 109,736	
Fund Balance - Ending	$ 57,432		$ 118,596	

Cypress Bluff

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues				
Interest Income	$ 500	$ 458	$ -	$ (458)
Capital Reserve Funding	20,000	20,000	20,000	-
Carry Forward Balance	-	-	-	-
Total Revenues	**$ 20,500**	**$ 20,458**	**$ 20,000**	**$ (458)**
Expenditures:				
Capital Outlay	$ 16,000	$ 14,667	$ -	$ 14,667
Other Current Charges	-	-	445	(445)
Total Expenditures	**$ 16,000**	**$ 14,667**	**$ 445**	**$ 14,222**
Excess (Deficiency) of Revenues over Expenditures	**$ 4,500**		**$ 19,555**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 4,500.00**		**$ 19,555**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ 4,500		$ 19,555	

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)
Less: Principal Prepayment - 8/1/26		(5,000)
Current Bonds Outstanding		**$ 9,545,000**

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	$ 248,577	
Reserve Fund Balance	248,577	
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)
Less: Principal Prepayment - 8/1/26		(5,000)
Current Bonds Outstanding		**$ 6,690,000**

Series 2020A, Special Assessment Bonds (Del Webb Project)		
Interest Rate:	2.7% - 3.8%	
Maturity Date:	5/1/2050	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	$ 211,374	
Reserve Fund Balance	211,374	
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)
Less: Principal Prepayment - 8/1/26		(5,000)
Current Bonds Outstanding		**$ 6,620,000**

Series 2021, Special Assessment Bonds		
Interest Rate:	3.719951%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	$ 57,625	
Reserve Fund Balance	57,625	
Bonds outstanding - 11/1/2021		$ 2,045,000
Less: Principal Payment - 5/1/22		(40,000)
Less: Principal Payment - 5/1/23		(45,000)
Less: Principal Payment - 5/1/24		(45,000)
Less: Principal Payment - 5/1/25		(45,000)
Less: Principal Payment - 5/1/26		(45,000)
Current Bonds Outstanding		**$ 1,825,000**

B.

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
August 31, 2026

Fund		Date	Check No.	Amount
General Fund				
	Payroll	8/25/26	50322-50324	$ 554.10
			Subtotal	$ 554.10
	Accounts Payable			
		8/10/26	2017-2025	$ 28,355.78
		8/14/26	2026-2030	41,742.34
		8/20/26	2031-2034	1,358.50
		8/28/26	2035-2038	8,582.38
			Subtotal	$ 80,039.00
Capital Reserve Fund				
	Accounts Payable			$ -
			Subtotal	$ -
Total				$ 80,593.10

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50322	7	EDWARD J MUHL JR	184.70	8/25/2026
50323	2	JOHN S HEWINS JR	184.70	8/25/2026
50324	6	WILLIAM J CELLAR	184.70	8/25/2026
		TOTAL FOR REGISTER	554.10	

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: August 25, 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

8.25.2026

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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 #
8/10/26	00081	8/01/26	164243	202608	320-57200-47200		*	100.00		
			AUG LAKE MAINT POND 1							
						CLEAR WATERS INC			100.00	002017
8/10/26	00095	7/30/26	3780031	202605	310-51300-31500		*	1,427.00		
			MAY GENERAL COUNSEL							
						KUTAK ROCK LLP			1,427.00	002018
8/10/26	00044	6/20/26	1008	202606	320-57200-49400		*	250.00		
			09/02 SERVICES							
						KYRA LIVINGSTION DBA			250.00	002019
8/10/26	00038	8/01/26	ETOWNSEP	202608	320-57200-49400		*	350.00		
			9/18 DJ ROSS MUSIC BINGO							
						LIVE ENTERTAINMENT SOLUTIONS			350.00	002020
8/10/26	00102	7/31/26	TAJ21038	202607	320-57200-46610		*	375.00		
			ELEVATOR MAINTENANCE							
						OTIS ELEVATOR COMPANY			375.00	002021
8/10/26	00096	5/27/26	90726	202605	320-57200-49400		*	325.00		
			09/07 2HR DJ ROB-POOLSIDE							
						ROBERT LEMAY			325.00	002022
8/10/26	00012	7/27/26	18496	202607	320-57200-46400		*	750.00		
			PUMP SERVICE & REPAIR							
						SUN STATE NURSERY			750.00	002023
8/10/26	00037	8/01/26	433713	202608	320-57200-45000		*	11,169.25		
			JUL AMENITY MANAGER							
		8/01/26	433713	202608	320-57200-45100		*	8,208.33		
			JUL FACILITY ATTENDANT							
		8/01/26	433713	202608	320-57200-46800		*	847.67		
			JUL POOL MAINTENANCE							
		8/01/26	433713	202608	320-57200-46200		*	1,111.58		
			JUL JANITORIAL							
		8/01/26	433713	202608	320-57200-46600		*	1,782.25		
			JUL MAINTENANCE							
		8/01/26	433713	202608	320-57200-46810		*	1,429.00		
			JUL POOL CHEMICALS							
						VESTA PROPERTY SERVICES INC			24,548.08	002024
8/10/26	00066	8/03/26	24347	202608	320-57200-46500		*	230.70		
			DISINFECTANT WIPES CASE							
						WIPES LLC			230.70	002025

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/14/26	00120	8/04/26	2026-818	202608	320-57200-46000		*	360.00		
			14 PLUMBING COMMERCIAL							
						ALDRIDGE & SONS PLUMBING			360.00	002026
8/14/26	00005	8/01/26	115	202608	310-51300-34000		*	4,831.17		
			AUG MANAGEMENT FEES							
		8/01/26	115	202608	310-51300-52100		*	122.92		
			AUG WEBSITE ADMIN							
		8/01/26	115	202608	310-51300-35200		*	245.75		
			AUG INFO TECH							
		8/01/26	115	202608	310-51300-31300		*	664.08		
			AUG DISSEM AGENT SRVCS							
		8/01/26	115	202608	310-51300-51000		*	10.78		
			OFFICE SUPPLIES							
		8/01/26	115	202608	310-51300-42000		*	150.33		
			POSTAGE							
		8/01/26	115	202608	310-51300-42500		*	249.45		
			COPIES							
		8/01/26	115	202608	310-51300-41000		*	1.90		
			TELEPHONE							
						GOVERNMENTAL MANAGEMENT SERVICES			6,276.38	002027
8/14/26	00012	8/05/26	18592	202608	320-57200-46100		*	22,673.58		
			AUG LANDSCAPE MAINT AREA1							
		8/05/26	18593	202608	320-57200-46100		*	1,844.24		
			AUG LANDSCAPE MAINT AREA2							
		8/05/26	18594	202608	320-57200-46100		*	6,854.40		
			AUG LANDSCAPE MAINT AREA3							
		8/05/26	18602	202608	320-57200-46100		*	3,386.40		
			AUG LANDSCAPE MAINTENANCE							
						SUN STATE NURSERY			34,758.62	002028
8/14/26	00055	8/05/26	62259096	202608	320-57200-47000		*	144.94		
			AUG PEST CONTROL							
						TURNER PEST CONTROL LLC			144.94	002029
8/14/26	00037	7/31/26	434050	202607	320-57200-46000		*	202.40		
			OFFICE CHAIR & APPLIANCES							
						VESTA PROPERTY SERVICES INC			202.40	002030
8/20/26	00171	8/18/26	12071	202608	320-57200-46000		*	585.00		
			ADJUSTED 5 POOL GATES							
						EDWARDS ORNAMENTAL IRON INC			585.00	002031
8/20/26	00154	8/18/26	157542	202608	320-57200-46000		*	270.00		
			AQUA LATCH INSTALL							
						HARDWICK FENCE LLC			270.00	002032

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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 #
8/20/26	00002	8/13/26	26-04841	202608	310-51300-48000		*	103.50		
			8/25 NTC OF BOS MTG							
						JACKSONVILLE DAILY RECORD			103.50	002033
8/20/26	00192	8/16/26	1001	202608	320-57200-49400		*	400.00		
			2/5/27 2HR POOL PARTY							
						MICHAEL A GIBERTI			400.00	002034
8/28/26	00042	8/18/26	47622	202608	320-57200-46700		*	255.00		
			ANNUAL FIRE INSPECTION							
						DYNAMIC SECURITY PROFESSIONALS,INC.			255.00	002035
8/28/26	00171	8/25/26	12160	202608	320-57200-46000		*	1,436.16		
			LOCINOX KEEP - GATE POST							
						EDWARDS ORNAMENTAL IRON INC			1,436.16	002036
8/28/26	00193	8/25/26	16152901	202608	320-57200-49600		*	6,746.28		
			ACT VID MONIT V3 30% DEP							
						IRIS GROUP HOLDINGS LLC			6,746.28	002037
8/28/26	00055	7/10/26	62245574	202607	320-57200-47000		*	144.94		
			JUL FIRE ANT CONTROL							
						TURNER PEST CONTROL LLC			144.94	002038

TOTAL FOR BANK A	80,039.00
TOTAL FOR REGISTER	80,039.00

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

Invoice

DATE	INVOICE #
8/1/2026	164243

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

RECEIVED
AUG 03 2
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

KUTAK ROCK LLP

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

Federal ID 47-0597598

July 30, 2026

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

[redacted]

Reference: Invoice No. 3780031
Client Matter No. 4123-1
Notification Email: eftgroup@kutakrock.com

RECEIVED
JUL 31 2026
BY:

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

Invoice No. 3780031
4123-1

Re: General Counsel

For Professional Legal Services Rendered

05/01/26	K. Buchanan	0.40	148.00	Confer with district manager regarding audit notes
05/01/26	J. Daly	0.10	20.00	Draft rules of procedure
05/12/26	J. Daly	0.50	100.00	Review and revise rules of procedure; draft resolution setting public hearing, notices of rulemaking and rule development, and resolution adopting revised rules of procedure; confer with staff regarding same
05/13/26	K. Buchanan	0.30	111.00	Review meeting minutes
05/13/26	J. Daly	0.40	80.00	Coordinate response to auditor letter update
05/21/26	K. Haber	0.80	228.00	Prepare budget notices and appropriation resolution; correspond with Hogge and Biagetti regarding same
05/29/26	K. Buchanan	2.00	740.00	Prepare for and attend board meeting; prepare Vesta renewal agreement

TOTAL HOURS 4.50

TOTAL FOR SERVICES RENDERED	$1,427.00
TOTAL CURRENT AMOUNT DUE	$1,427.00

INVOICE

Kyra Livingston
11723 Wells Creek Parkway Apt. 2119
Jacksonville, FL 32256

kyralivingston@yahoo.com
+1 (904) 501-8636

Bill to

Cypress Bluff CDD

RECEIVED
AUG 04 2026
BY:

Invoice details

Invoice no.: 1008
Invoice date: 06/20/2026
Due date: 09/02/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Services**			$250.00	$250.00

Total **$250.00**

Note to customer

Thank you for your business.

LIVE ENTERTAINMENT SOLUTIONS

INVOICE

Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: EtownSept26

11925 Alden Trace Blvd N
Jacksonville FL 32246

Description	Date	Time	Price
• DJ Ross for Music Bingo	9/18/2026	6:30 pm	$ 350.00

RECEIVED
AUG 0 1 2026
BY:

Final Balance Due **$ 350.00**

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

OTIS
11760 U.S. Hwy 1
West Tower, Suite 103
Palm Beach Gardens, FL 33408

CUSTOMER NO.	DATE	INVOICE NO.
66614678	07/31/26	TAJ21038001

INVOICE

AMOUNT DUE
375.00

PAYMENT DUE UPON RECEIPT

MAIL PAYMENT TO:
OTIS ELEVATOR COMPANY
P.O. BOX 730400

DALLAS TX
753730400

CYPRESS BLUFF COO
475 WEST TOWN PLACE

JACKSONVILLE FL
32256

TO PAY YOUR INVOICES ONLINE, OR TO SET UP RECURRING PAYMENTS, PLEASE VISIT OUR PAYMENT PORTAL AT:
HTTPS://OTIS.PAYINVOICEDIRECT.COM/

ENCLOSE THIS COUPON WITH YOUR PAYMENT.
MAKE CHECK PAYABLE TO: OTIS ELEVATOR COMPANY

INVOICE

DETACH RETURN DOCUMENT ALONG PERFORATION

OTIS ELEVATOR COMPANY
** INVOICE CHARGES **

BUILDING REFERENCE	CUSTOMER NO.	DATE	INVOICE NO.
ETOWN SWIM & FITNESS 10571 ETOWN PKWY	66614678	07/31/26	TAJ21038001

JACKSONVILLE FL
32256

DATE OF SERVICE: 07/20/26

1, HYDRAULIC ELEVATOR, 2026, REQUIRED TEST WITNESSING AND QEI INSPECTION ;

RECEIVED
AUG 03 2026
BY:

SUBTOTAL	375.00
TAX	.00
FREIGHT	.00
TOTAL AMOUNT DUE	375.00

ANY QUESTIONS CONCERNING THIS INVOICE, CONTACT OTIS AT: (844-636-6847)

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.
OVERDUE PAYMENTS SHALL BEAR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS. A PROCESSING FEE WILL BE APPLIED TO CREDIT CARD PAYMENTS.

 USNCB

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

Invoice 90726

May 27, 2026

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

Performance Information:
September 7, 2026, 1-3
DJ Rob - Poolside

Amount Due: $325

RECEIVED
AUG 01 2026
BY:

Please make check payable to:

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

Thank you for choosing us for your entertainment!

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

Maintenance Invoice

Invoice#: 18496

Date: 07/27/2026

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

For: E-Town Property

RECEIVED
JUL 28 2026
BY:

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Pump Service and Repair	1.00	750.00	750.00	

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	**750.00**

THANK YOU FOR YOUR BUSIINESS!!

Vesta

Invoice

Invoice #	433713
Date	08/01/2026
Terms	
Due Date	08/31/2026
Memo	Monthly Fees

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

RECEIVED
JUL 30 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
AUG 03 2026
BY:

INVOICE

BILL TO	SHIP TO	SHIP DATE	08/03/2026	INVOICE	24347
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	08/03/2026
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	08/03/2026
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 AM EX affirm BANK PayPal venmo affirm

View and pay

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2026-8181BF	08/04/2026	$360.00	09/03/2026	Net 30	

SERVICE TECHNICIAN
FSS

DATE		DESCRIPTION	QTY	RATE	AMOUNT
08/03/2026	**14 Plumbing Commercial**	TICKET: issue with backflow at recharge			
08/03/2026	**14 Plumbing Commercial**	Backflow Service Call Watts LF757DCDA TL-2803 BEHIND RECHARGE SIGN IN BUSHES: Packing	1	360.00	360.00

THANKS, ANITA

BALANCE DUE **$360.00**

Approved
Marcy Pollicino
8/7/26

RECEIVED
AUG 07 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.

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

Invoice

Invoice #: 115
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

Bill To:

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

RECEIVED
AUG 05
BY:

Description	Hours/Qty	Rate	Amount
Management Fees -August 2026		4,831.17	4,831.17
Website Administration - August 2026		122.92	122.92
Information Technology - August 2026		245.75	245.75
Dissemination Agent Services - August 2026		664.08	664.08
Office Supplies		10.78	10.78
Postage		150.33	150.33
Copies		249.45	249.45
Telephone		1.90	1.90

Total	$6,276.38
Payments/Credits	$0.00
Balance Due	$6,276.38

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

Maintenance Invoice

Invoice#: 18592

Date: 08/05/2026

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
August Landscape Maintenance				
Phase 1 Balance	1.00	4,303.30	4,303.30	
Phase 2	1.00	14,494.28	14,494.28	
Apex	1.00	1,632.00	1,632.00	
Glenmont	1.00	2,244.00	2,244.00	

Approved
Marcy Pollicino
8/6/26

RECEIVED
AUG 06 2026

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	**22,673.58**

THANK YOU FOR YOUR BUSIINESS!!

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

Maintenance Invoice

Invoice#: 18593

Date: 08/05/2026

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
August Landscape Maintenance	1.00	1,844.24	1,844.24	

Approved
Marcy Pollicino
8/6/26

RECEIVED
AUG 06 2026

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#: 18594

Date: 08/05/2026

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
August Landscape Maintenance	1.00	6,854.40	6,854.40	

Approved
Marcy Pollicino
8/6/26

AUG 06 2026

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!!

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

Maintenance Invoice

Invoice#: 18602

Date: 08/05/2026

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

For: E-Town Recharge
11003 eTown Parkway
Jacksonville FL 32256

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
August Landscape Maintenance	1.00	3,386.40	3,386.40	

Approved
Marcy Pollicino
8/6/26

RECEIVED
AUG 06 2026

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	**3,386.40**

THANK YOU FOR YOUR BUSIINESS!!

Turner Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE:	622590961
DATE:	08/06/2026
ORDER:	622590961

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

RECEIVED
AUG 07 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
08/06/2026	01:33 PM	ANTS, ROACH, WASP			01:33 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/06/2026			02:20 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$144.94

SUBTOTAL	$144.94
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$144.94

Approved
Marcy Pollicino
8/7/26

AMOUNT DUE **$144.94**

TECHNICIAN SIGNATURE

Linda Scott

linda scott
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Invoice

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

Invoice #	434050
Date	07/31/2026
Terms	Net 30
Due Date	08/30/2026
Memo	

Bill To

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

RECEIVED
AUG 07 2026
BY:

Description	Quantity	Rate	Amount
Billable Expenses			
Marcy Pollicino - 2026-07-06 - COSTCO WHSE#1615 - Office chair replacement, housekeeping gloves and batteries			202.40
Total Billable Expenses			202.40

Total 202.40

: 201834 APP#: 540702
a Resp: APPROVED
n ID#: 618600201834....

ROVED - Purchase
UNT: $202.40
'05/2026 12:55 1615 201 180 701

Visa	202.40
CHANGE	0.00

6.500% TAX	11.44
'OTAL TAX	11.44
'TAL NUMBER OF ITEMS SOLD =	4
NSTANT SAVINGS	$ 2.00

/05/2026 12:55 1615 201 180 701

21161520101802607051255

#: 701 Name: SCO Operator

Thank You!

Please Come Again

e:1615 Trm:201 Trn:180 OP:701

INVOICE

RECEIVED
AUG 18 2026
BY:

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

BILL TO:

Recharge at Etown
Marcy Pollicino
Cypress Bluff CDD
475 West Town Place
St. Augustine, FL 32902

SHIP TO:

Recharge at Etown
Marcy Pollicino
10571 eTown Parkway
Jacksonville, FL 32256

P.O. Number:	
Sales Rep:	
Invoice No:	**12071**
Status:	**Open**
Invoice Date:	**8/18/2026**
Due Date:	**9/17/2026**
Total Card:	**$605.48**
Total ACH:	**$585.00**

Adjusted the speed and the slam on all of the tiger hinges on all five pool gates one of them I had to adjust the plunger in a little the back pool gate. The latch post needs to be centered between the two gates on one gate, will send estimate for final gate. The rest are tested and working	1.50	$403.65 / $390.00	$605.48 / $585.00

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue late fee of 1.50% of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

	Card	ACH
Subtotal:	$605.48	$585.00
Tax:	$0.00	$0.00
Invoice Amount:	$605.48	$585.00
Previous Payment(s):	$0.00	
Amount Due (USD)	**$605.48**	**$585.00**

Approved
Marcy Pollicino
8/18/26

Thank you for doing business with us!

INVOICE

Hardwick Fence LLC
PO Box 3043
St Augustine, FL 32085
(904) 599-8644
accounting@hardwickfence.com

BILL TO:

Recharge at eTown Amenity Center
c/o Vesta Property Services
245 Riverside Ave, Suite 300
Jacksonville, FL 32202

SHIP TO:

Recharge at eTown Amenity Center
10571 E-Town Pkwy
Jacksonville, FL 32256

P.O. Number: **Job #4315**
Sales Rep: **Abby**
sales3:
Invoice No: **157542**
Status: **Open**
Invoice Date: **8/18/2026**
Due Date: **8/18/2026**
Total Card: **$277.97**
Total ACH: **$270.00**

Product/Service	Quantity	Unit Price CARD / ACH	Total CARD / ACH
Site-Unseen per Client Pictures and Information Provided: Install 1 New Aqua Latch with Heavy-Duty Screws and Readjust Existing Gate. Location of Gate is at Playground inside Recharge Amenity Center. If Further Material or Labor is Needed, a Change Order will be Required	0.50	$555.93 / $540.00	$277.97 / $270.00

Approved
Marcy Pollicino
8/19/26

RECEIVED
AUG 19 2026
BY:

	Card	ACH
Subtotal:	$277.97	$270.00
Tax:	$0.00	$0.00
Invoice Amount:	$277.97	$270.00
Previous Payment(s):	$0.00	
Amount Due (USD)	**$277.97**	**$270.00**

Thank you for doing business with us!

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

August 13, 2026
Date

RECEIVED
AUG 13 2026
BY:

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

Serial # 26-04841D **PO/File #**

$103.50
Payment Due

Notice of Meeting of the Board of Supervisors

$103.50
Publication Fee

Cypress Bluff Community Development District

Amount Paid

Case Number

Publication Dates 8/13

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 # 26-04841D 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.

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

Notice is hereby given that the Cypress Bluff Community Development District ("**District**") will hold a regular meeting ("**Meeting**") of the Board of Supervisors ("**Board**") on Tuesday, August 25, 2026, at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

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

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

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

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

Matt Biagetti
District Manager

Aug. 13 00 (26-04841D)

MAGNETIX
DJ SERVICES
'YOUR ENTERTAINMENT CONNEXION'

INVOICE

P.O. Box 23766
Jacksonville, FL 32241
904.607.7111
mike@magnetixentertainment.com

Date: 08/16/2026
INVOICE #1001

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

Contact	Order Description	Date
Marcy Pollicino	Recharge Amenity Center eTown Pool Party	02/05/2027

	Description	Unit Price	Line Total
5:30pm – 7:30pm	Recharge Amenity Center eTown Pool Party	2.0 Hours	$400.00
	Jeffrey to DJ Arrive 10571 eTown Parkway		
	No Pool Games & Volume Needs To Be Set Low		
	Approved		
	Marcy Pollicino		
	August 18, 2026		
	All Events Rain or Shine		
		Total	$400.00

RECEIVED
AUG 18 2026
BY:

Make all checks payable to - Magnetix DJ Services © Thank you for your business!

Dynamic Security Professionals, Inc.

RECEIVED AUG 20 2026 BY:

Invoice

Date	Invoice #
8/18/2026	47622

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

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

Location
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Technicians Performed Annual Fire System Inspection and Test-Cleaned All Smoke Detectors	85.00	255.00
	Approved Marcy Pollicino 8/20/26		

Thank you for your business.

Subtotal	$255.00
Sales Tax (7.5%)	$0.00
Total	$255.00
Payments/Credits	$0.00
Balance Due	$255.00

Edwards Ornamental Iron Inc
1252 W. BEAVER STREET
JACKSONVILLE, FL 32204 US
904-354-4282
info@eoimail.com
www.edwardsornamental.com

EDWARDS ORNAMENTAL

INVOICE

BILL TO
Cypress Bluff CDD
475 West Town Place
St. Augustine, FL 32902

INVOICE # 12160
DATE 08/25/2026
DUE DATE 09/24/2026
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/25/2026	Labor1	Installation	1	585.00	585.00
08/25/2026	Material1	Custom shimmed locinox keep for gate post	1	851.16	851.16

Approved
Marcy Pollicino
8/26/26

RECEIVED
AUG 26 2026
BY:

SUBTOTAL	1,436.16
TAX	0.00
TOTAL	1,436.16
BALANCE DUE	**$1,436.16**

everon™

P.O. Box 49292 | Wichita, KS 67201

Switch to Paperless Enroll today to receive your company's invoice via email.
Get started today!

Scan here to sign up with your primary Accounts Payable contact's email address.
everonsolutions.com/paperless

CYPRESS BLUFF CDD
475 WEST TOWN PLACE SUITE 114
SAINT AUGUSTINE, FL 32092

REMIT PAYMENT TO ▼

EVERON, LLC
P.O. Box 219044
Kansas City MO 64121-9044

Invoice 161529014

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
760089623	8/25/2026	9/24/2026		$6,746.28

Item Id	Description	Contract Amount	Completed To Date	Retainage	Less Previous Billings	Total This Invoice Less Retainage
1	Material	$15,691.06	$4,707.32	$0.00		$4,707.32
2	Labor	$6,056.34	$1,816.90	$0.00		$1,816.90
3	Others	$740.21	$222.06	$0.00		$222.06
	Total	$22,487.61	$6,746.28	$0.00		$6,746.28

Sub Total	**$6,746.28**
Sales Tax	$0.00
Retainage Held	$0.00
Payment	$0.00
Amount due this Invoice	**$6,746.28**

Approved
Marcy Pollicino
8/25/26

RECEIVED
AUG 25 2026
BY:

Invoice Comments/Scope:

Job Name	Site Location	Job #	Terms
Active Video Monitoring V3	RECHARGE AMENITY CENTER ETOWN, 10571 E TOWN PKWY JACKSONVILLE FL 32256	301541334	Net 30 Days

Contract Summary

Original amount	Approved changes	Revised Amount	Invoiced amount	Remaining amount	Billed percent	Retainage balance	Deposit amount
$22,487.61	$0.00	$22,487.61	$6,746.28	$15,741.33	30.00%	$0.00	$0.00

Thank you for choosing Everon

You will be charged a $25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.
Make checks payable to Everon and please include your account number.

Questions?
Call Toll-Free: 844-5-EVERON **Email:** ComCare@everonsolutions.com **everonsolutions.com**

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622455741
DATE:	07/10/2026
ORDER:	622455741

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

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

Work Date	Time	Target Pest	Technician		Time In
07/10/2026	01:49 PM	FIRE ANT			01:49 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	08/06/2026			02:34 PM

Service	Description	Price
LANDOFA	TURNERGREEN - GUARANTEED FIRE ANT CONTROL	$144.94

SUBTOTAL	**$144.94**
TAX	**$0.00**
AMT. PAID	**$0.00**
TOTAL	**$144.94**

Approved
Marcy Pollicino
8/25/26

RECEIVED
AUG 25 2026
BY:

AMOUNT DUE	**$144.94**

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