

*Cypress Bluff
Community Development District*

October 27, 2026

AGENDA

**Cypress Bluff
Community Development District**

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

October 20, 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, October 27, 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 September 22, 2026 Board of Supervisors Meeting
- IV. Discussion of Glenmont HOA Irrigation Cost Share
- V. Discussion of Commercial HOA Landscape Maintenance Cost Share
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Update on 2026 Goals & Objectives
 - D. General Manager
 - 1. Report
 - 2. Proposal for Replacing Irrigation Controller
 - 3. Proposal for Roadway Signage
- VII. Financial Reports
 - A. Financial Statements as of September 30, 2026

B. Assessment Receipts Schedule

C. Check Register

VIII. Other Business

IX. Supervisor's Requests and Audience Comments

X. Discussion of Security Matters*

XI. Next Scheduled Meeting – November 17, 2026 at 12:30 p.m. at the **Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256**

XII. Adjournment

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

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, September 22, 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 <i>by phone</i>	District Counsel
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the September 22, 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

Emily Ged asked for a Free Little Library to be put in at the ReCharge amenity center, noting it would be a cost of \$500. She believes it would get more use at the amenity center rather than in a neighborhood.

Steve Kelley stated that the decorative light posts and street signs were chosen deliberately to create an environment that is conducive to the lifestyle that the residents want and to maintain the property values. He asked that the CDD does everything it can to maintain and improve upon its current situation and never to take a step backwards.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 25, 2026 Meeting

There were no comments on the minutes.

On MOTION by Mr. Feist seconded by Mr. Hewins with all in favor the minutes of the August 25, 2026 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion of Glenmont HOA Cost Share

Mr. Biagetti reminded the Board that it has been determined that the CDD is feeding a portion of the HOA's irrigation, so the Board decided to create a cost share agreement, which has been sent to the HOA for their review and approval. The cost the HOA would owe the CDD is \$4,000 per year. The HOA has not yet put the item on their agenda for discussion.

This item was tabled with it being noted the CDD board will be making a decision at the October meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Commercial HOA
Landscape Maintenance Cost Share**

Ms. Buchanan stated that the agreement is for a third of the maintenance costs on the FDOT right of way and 40% of the maintenance costs of Phase 1 on E-Town Parkway. The next step would be for the association to approve the agreement.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor continuing to pursue a cost share for landscape maintenance with the commercial HOAs 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

There being nothing to report, the next item followed.

D. General Manager – Report

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

Mr. Feist asked for additional tiles for the gym to be purchased in case they need to be replaced.

Mr. Cellar stated that the flashers in front of Del Webb do not turn off.

Mr. Feist responded that Ms. Pollicino has notified the City.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of August 31, 2026

Mr. Biagetti presented the financial statements as of August 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 \$80,593.10, was included in the agenda package for the Board’s review.

On MOTION by Mr. Hewins seconded by Mr. Feist with all in favor the check register was approved.
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EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

A resident stated that the meeting location was not correct on the website.

TENTH 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

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

C.

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

October 1, 2025 – September 30, 2026

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 10/27/26
SUBMITTED BY MARCY POLLICINO

eTown Parkway

Irrigation Controller

Phase 1 eTown irrigation controller was struck by lightning on Oct 8, 2026. The cost of repair is: \$3,390. A claim was submitted to the district's insurance company via GMS. The controller has already been repaired.

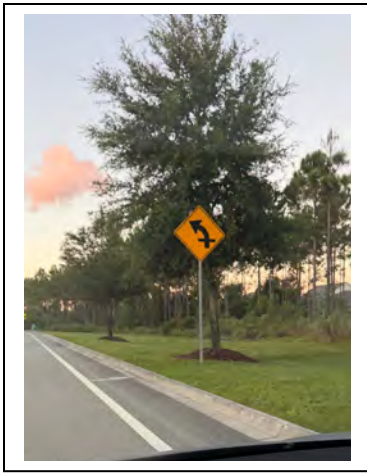


New Street Signs

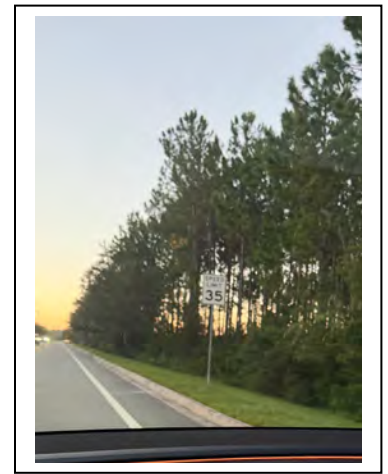
This is revisited from the August 2026 CDD meeting.

The City of Jacksonville has installed new traffic signs along eTown Parkway. This includes two Curve with Cross Intersection signs and one 35 mph speed limit sign. This quote does not take into consideration the Atlantic Coast High School sign. If the board wanted the three 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.



There are two Curve with
Cross Intersection signs.



35 mph speed limit sign.

RECHARGE UPDATE:

Incident 10-16-26

A group of teens gathered in the Recharge parking lot. No damage occurred. See incident report attached.

Cleaning Update

Recharge received a partial pressure wash clean for the fall. Cost: \$2,606

The gym floor was professionally cleaned. Cost: \$352

The bathroom floors received professional cleaning. Cost: \$973

September Amenity Use:

Front Gym door opened 3,373 times.

Rear gym door opened 130 times.

Main entry gate opened 3,777 times.

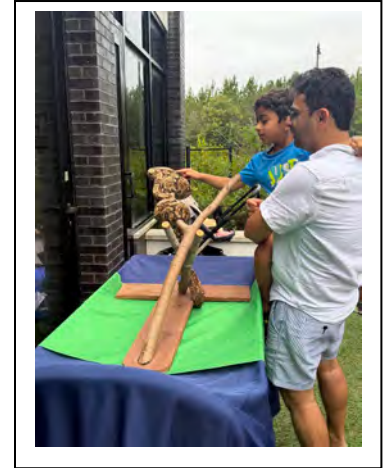
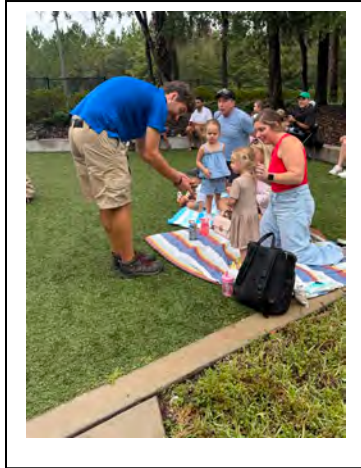
Main pool gate opened 795 times.

Side pool gate opened 70 times.

EVENTS UPDATE:

Jacksonville Zoo Story Time

Jacksonville Zoo hosted a story time and brought two animal friends along with them for touch and feel. Breakfast snacks were provided. 23 families attended.

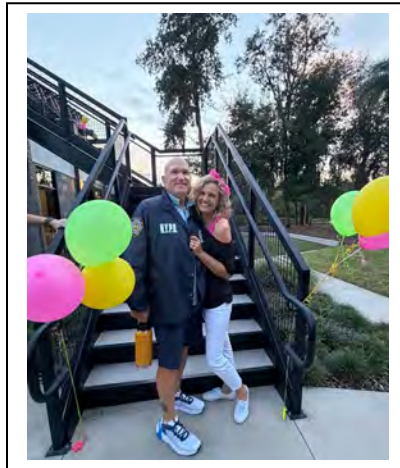


Music Bingo

Cancelled due to storms.

Murder Mystery Party

The Murder Mystery Co. hosted an adult only "I Love the 80s to Death" party. Residents were charged \$25 to participate. 32 attended





OCTOBER EVENTS: Dog Park Happy Hour, Halloween Party

NOVEMBER EVENTS: Adult Trivia, Adult Comedy Night, Holiday Vendor Fair and Discount Jaguars Tickets

ACTION ITEMS UPDATE

N/A

LANDSCAPE REPORT

1. Spraying weeds in the dog park weekly (weekly).
2. Trimmed shrubs and Holly trees along Phase 2.
3. Treated turf weeds with herbicide.
4. Annual palm tree trim has been completed through eTown.
5. Trimmed shrubs and Holly trees along Apex.

CBCDD Incident Report | 2026

Date of Incident: 10/16/2026

Time of Incident: 10:10pm

Location of Incident: Recharge Amenity Center

Name of Individual: N/A

CBCDD Resident: N/A

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

Name of witness: Kalen Mohamed, Clubhouse Attendant

Work Phone Number: (904) 527-1081

Description of Incident:

Clubhouse Attendant Kalen Mohammed called Assistant Manager, Armin Mujcinovic, around 10:00pm informing him of a group of teenagers that have arrived at the amenity center. (It should be noted Kalen was finishing cleaning up after the event we had on Friday and Armin was not near the amenity center at the time of the phone call.) Kalen explained to Armin that a group of teenagers arrived and were hanging around the parking lot. Parking lot was full of cars and teens were making a disturbance to the neighborhood. Armin instructed Kalen to call the police and to warn the teens that they are loitering/trespassing after hours on CDD property. Armin also asked if Kalen was comfortable to stay clocked in and wait till this clears up which he agreed to stay. Kalen also spoke to one of the individuals involved (did not get a name or ask if residents) and asked why/what they are doing here. Individuals said there was birthday party here that we showed up for. Some teenagers left, and Armin arrived at the site around 10:50PM. Once Armin arrived most of the group was gone and a couple of stragglers stayed but left around 11:00PM. The groups sped off in the parking lot at high speeds and drove through the neighborhoods at racing speeds. No damage was reported on site.

Footnote:

Armin called Community Manager, Marcy Pollicino, on 10/17/26 to inform her of the incident. Marcy spoke with both Armin and Kalen regarding the incident. It should be noted clubhouse attendant, Kendra Lee, was also present at 10pm and witnessed the teens in the cars. Kendra left shortly after 10pm to go home. Marcy spoke to Kendra via phone on 10/17/26.

Armin Mujcinovic

10/19/26

Employee Name

Date

2.

Authorization for Extra Work



Job Name:	E-town (Cypress Bluff CDD)	Jacksonville, Florida
Attention:	Marcy Pollicino	
RE:	Irrigation Controller- Phase 1	Phone: 904-250-4868
City, ST:		Work Classification Irrigation ☒ Tree Trimming ☐ Enhancements ☐ Other ☐
Estimator	Todd Murphy	
Date:	October 8, 2026	

Material and Labor Based on the Following Landscape Installation

DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
Replace Irrigation Controller Phase 1 (Hunter A2C with Decoder Module (Lightning Strike)			\$	\$ -
Materials and Labor		1	\$ 3,390.00	\$ 3,390.00
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
			\$	\$ -
SUB-TOTAL:			\$ 3,390.00	
Tax % (if Applicable)	0.00%	TAX:	\$ -	
TOTAL:			\$ 3,390.00	

APPROVAL INFORMATION:

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

Authorized By: _____ Date: _____ Work Order #: _____

3.



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

Proposal

Date	Proposal #
7/29/2026	108934c

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

Job Name & Address			
ACHS Project Signs			
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

SEVENTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
September 30, 2026



Cypress Bluff
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 90,910	\$ -	\$ 19,481	\$ 110,391
Investments:				
State Board of Administration (SBA)	628	-	-	628
Custody (US Bank)	344,650	-	-	344,650
Series 2019				
Reserve	-	360,258	-	360,258
Principal	-	93	-	93
Revenue	-	387,437	-	387,437
Interest	-	28	-	28
Prepayment	-	3	-	3
Series 2020				
Reserve	-	249,275	-	249,275
Principal	-	111	-	111
Revenue	-	411,803	-	411,803
Prepayment	-	3	-	3
Series 2020A				
Reserve	-	211,994	-	211,994
Principal	-	68	-	68
Revenue	-	204,187	-	204,187
Interest	-	2	-	2
Prepayment	-	4	-	4
Series 2021				
Reserve	-	57,625	-	57,625
Principal	-	17	-	17
Revenue	-	61,287	-	61,287
Interest	-	13	-	13
Prepaid Expenses	60,188	-	-	60,188
Total Assets	\$ 496,375	\$ 1,944,208	\$ 19,481	\$ 2,460,064
Liabilities:				
Accounts Payable	\$ 12,116	\$ -	\$ -	\$ 12,116
Total Liabilities	\$ 12,116	\$ -	\$ -	\$ 12,116
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 60,188	\$ -	\$ -	\$ 60,188
Restricted for:				
Debt Service - Series	-	1,944,208	-	1,944,208
Assigned for:				
Capital Reserve Fund	-	-	19,481	19,481
Unassigned	424,071	-	-	424,071
Total Fund Balances	\$ 484,259	\$ 1,944,208	\$ 19,481	\$ 2,447,948
Total Liabilities & Fund Balance	\$ 496,375	\$ 1,944,208	\$ 19,481	\$ 2,460,064

Cypress Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance

Revenues:

Special Assessments - Tax Roll	1,339,699	\$ 1,339,699	\$ 1,345,790	6,091
Interest Income	10,200	10,200	29,282	19,082
Insurance Proceeds	-	-	8,250	8,250
Other Income	20,000	20,000	13,223	(6,777)
Total Revenues	1,369,899	\$ 1,369,899	\$ 1,396,545	26,646

Expenditures:

General & Administrative:

Supervisor Fees	12,000	\$ 12,000	\$ 7,600	4,400
FICA Expense	918	918	581	337
Engineering	9,500	9,500	590	8,910
Arbitrage	2,400	2,400	1,200	1,200
Dissemination Agent	7,969	7,969	8,869	(900)
Attorney	13,000	13,000	10,453	2,547
Annual Audit	6,700	6,700	6,800	(100)
Assessment Roll	11,798	11,798	11,798	-
Trustee Fees	23,000	23,000	18,506	4,494
Management Fees	57,974	57,974	57,974	-
Information Technology	2,949	2,949	2,949	-
Website Maintenance	1,475	1,475	1,475	-
Telephone	500	500	187	313
Postage	1,500	1,500	4,116	(2,616)
Printing & Binding	2,500	2,500	3,986	(1,486)
Insurance	7,460	7,460	7,029	431
Legal Advertising	2,500	2,500	2,871	(371)
Other Current Charges	500	500	464	36
Office Supplies	600	600	28	572
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	165,418	\$ 165,418	\$ 147,652	17,767

Operations & Maintenance

Ground Maintenance

Lake Maintenance	1,500	\$ 1,500	\$ 1,200	300
Landscape Maintenance	417,103	417,103	411,651	5,452
Landscape Contingency	13,000	13,000	24,549	(11,549)
Pump Maintenance	3,550	3,550	6,872	(3,322)
Water & Sewer	32,500	32,500	-	32,500
Electric	-	-	19,127	(19,127)
Reclaim Water	-	-	21,989	(21,989)
Irrigation Repairs	10,000	10,000	27,344	(17,344)
Pest Control	2,400	2,400	2,179	221
Environmental Permit/Monitoring	20,000	20,000	-	20,000
Other Repairs and Maintenance	5,000	5,000	-	5,000
Subtotal Ground Maintenance	505,053	\$ 505,053	\$ 514,912	(9,858)

Cypress Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Amenity Center				
Insurance	\$ 61,650	\$ 61,650	\$ 56,442	\$ 5,208
Amenity Manager (Vesta)	134,031	134,031	134,031	-
Pool Maintenance (Vesta)	10,172	10,172	10,172	-
Pool Chemicals (Vesta)	17,148	17,148	17,148	-
Facility Attendant (Vesta)	98,500	98,500	98,500	-
Janitorial Services (Vesta)	13,339	13,339	13,339	-
Refuse	3,000	3,000	2,260	740
Security and Gate Maintenance	10,000	10,000	975	9,025
Security Patrol	20,000	20,000	-	20,000
Facility Maintenance (Vesta)	21,387	21,387	21,387	-
Elevator Maintenance	5,000	5,000	4,216	784
Electric	25,500	25,500	7,473	18,027
Water & Sewer	-	-	3,974	(3,974)
Irrigation Water	-	-	29,613	(29,613)
Cable and Internet	10,200	10,200	9,543	657
Licenses and Permits	1,000	1,000	-	1,000
Subscriptions	-	-	5,911	(5,911)
Repairs & Maintenance	71,000	71,000	49,449	21,551
Special Events	35,000	35,000	26,913	8,088
Holiday Decorations	1,500	1,500	704	796
Fitness Center R&M	20,000	20,000	11,968	8,032
Fitness Equipment Rentals	9,000	9,000	5,673	3,327
Reserve for Amenities	100,000	100,000	31,901	68,099
Mobile Application	9,000	9,000	9,000	-
Other Current Charges	3,000	3,000	1,560	1,440
Subtotal Amenity Center	679,427	\$ 679,427	\$ 552,152	127,276
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	\$ 1,204,480	\$ 1,087,064	117,418
Total Expenditures	1,369,899	\$ 1,369,899	\$ 1,234,716	135,185
Excess (Deficiency) of Revenues over Expenditures	-	\$ -	\$ 161,830	161,831
Net Change in Fund Balance	-	\$ -	\$ 161,830	161,831
Fund Balance - Beginning	-		\$ 322,430	
Fund Balance - Ending	-		\$ 484,259	

Cypress Bluff
Community Development District
General Fund
Budget to Actual Variance Report
For The Period Ending September 30, 2026

Category	Line Item	Annual Budget	Prorated Budget	Actual YTD	Variance \$	Variance %	Monthly Run-Rate (not applied at FY-end)	Projected FY-End	Proj. vs Annual \$	Comment
Revenue	Other Income	\$20,000	\$20,000	\$13,223	(\$6,777)	-33.9%	\$1,064	\$13,223	(\$6,777)	Miscellaneous income was collected steadily at approximately \$1,102 per month, including \$1,524 in September, and finished the year at \$13,223 against a \$20,000 annual budget. August and September collections agree to the District's deposit entries (rentals, special events, summer soccer and the vendor fair). The shortfall reflects a budget set above the District's actual experience rather than any collection difficulty.
General & Admin	Dissemination Agent	\$7,969	\$7,969	\$8,869	\$900	11.3%	\$664	\$8,869	\$900	The monthly dissemination agent fee of \$664 to Governmental Management Services was billed in all twelve months, on budget. The overage consists of three supplemental billings of \$300 each, recorded in October, May and September, all from Disclosure Services LLC to update the amortization schedules for the District's three bond series (\$100 per series). All three agree to invoices. Full-year spending was \$8,869 against a \$7,969 budget. The FY27 budget of \$8,800 includes only \$400 for these updates against \$900 in FY26, so it may run about \$500 over if three updates recur.
General & Admin	Postage	\$1,500	\$1,500	\$4,116	\$2,616	174.4%	\$224	\$4,116	\$2,616	Routine postage is billed monthly by Governmental Management Services and averaged approximately \$220 a month. The variance arises from a single June charge of \$1,479 from Cherokee Printing for mailing the FY27 assessment notices, a statutory requirement. Full-year spending was \$4,116 against a \$1,500 budget; every charge agrees to an invoice.
General & Admin	Printing & Binding	\$2,500	\$2,500	\$3,986	\$1,486	59.5%	\$127	\$3,986	\$1,486	Routine copying is billed monthly by Governmental Management Services and averaged approximately \$132 a month. 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; it agrees to the GMS invoice, which gives no further detail. September returned to \$100. Full-year spending was \$3,986 against a \$2,500 budget.
General & Admin	Legal Advertising	\$2,500	\$2,500	\$2,871	\$371	14.8%	\$104	\$2,871	\$371	Legal advertising is billed by the Jacksonville Daily Record, chiefly \$100 to \$103.50 notices of each Board meeting. The overage arises from non-routine statutory notices: an additional meeting notice (\$100) and two Board candidate qualifying notices (\$162) in May, rule development and rulemaking notices in June (\$305), the FY27 budget public hearing in July (\$1,052), and a notice of the FY27 meeting schedule in September (\$121). Every charge agrees to an invoice. Full-year spending was \$2,871, 14.8% over the \$2,500 appropriation. The FY27 appropriation is held at \$2,500, which covers twelve routine notices (\$1,242) and a budget hearing notice (about \$1,050) but leaves only about \$200 for rulemaking, election or special-meeting notices.
O&M - Ground	Landscape Contingency	\$13,000	\$13,000	\$24,549	\$11,549	88.8%	-	\$24,549	\$11,549	All charges were from Sun State Nursery and agree to invoices: tree removal and rose and sod relocation at the dog park in October (\$1,350); 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; further mulch in January (\$750), May (\$1,500) and June (\$2,306); and in September, \$3,968 to replace freeze-damaged palms and replant planters at the amenity center and \$2,200 to replace dead sod around the pool. The September invoices were dated 30 September and paid on 2 October. Full-year spending was \$24,549 against a \$13,000 budget. The FY27 budget raises this line to \$30,000.

Category	Line Item	Annual Budget	Prorated Budget	Actual YTD	Variance \$	Variance %	Monthly Run-Rate (not applied at FY-end)	Projected FY-End	Proj. vs Annual \$	Comment
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 \$2,500 filter cleaning service in March, and a repair of \$904 in May. The \$2,500 service was paid in May on a reissued check after the original April check was not received and was voided, so it is charged only once. Nothing was charged after May. Full-year spending was \$6,872 against a \$3,550 budget. The FY27 budget holds this line at \$3,550, which covers little more than the annual service.
O&M - Ground	Electric	-	-	\$19,127	\$19,127	n/a	\$1,609	\$19,127	\$19,127	Grounds electricity is billed by JEA (about \$1,750 a month. No budget was established for this account, the corresponding budget remained in a Water and Sewer line that was retired and finished with \$32,500 unspent. Full-year spending as recorded was \$19,127. A budget amendment reallocating the retired line is recommended. FY27 provides \$26,000, which is adequate.
O&M - Ground	Reclaim Water	-	-	\$21,989	\$21,989	n/a	\$1,819	\$21,989	\$21,989	Reclaimed water is billed by JEA at approximately \$2,000 per month, also by direct debit and likewise unbudgeted; every bill agrees to the ledger. September was \$1,982. Full-year spending was \$21,989 as recorded. FY27 provides \$27,600, which is adequate.
O&M - Ground	Irrigation Repairs	\$10,000	\$10,000	\$27,344	\$17,344	173.4%	\$750	\$27,344	\$17,344	All irrigation repair work was performed by Sun State Nursery and agrees to invoices. The principal charges were in March (\$3,071 to replace backflow valves and \$1,660 of repairs), April and May (\$880, \$2,275 and \$1,375), June (\$1,960 for pump service and \$3,305 of repairs) and July (\$750 pump service). The largest were two invoices dated 28 August for repairs at E-Town after a lightning strike - \$8,175 for Phase 1, mostly labor to trace wiring and replace decoders, and \$1,500 for Phase 2. Full-year spending was \$27,344 against a \$10,000 budget. The FY27 budget reduces this line to \$5,000, which is very likely to be exceeded.
O&M - Amenity	Water & Sewer	-	-	\$3,974	\$3,974	n/a	\$332	\$3,974	\$3,974	Water and sewer service is billed by JEA at approximately \$330 per month by direct debit, and is unbudgeted.. June was \$791 because the meter recorded 58,000 gallons for the 20 April to 19 May billing period against a normal 4,000 to 5,000; it might be related to a pool refill. September was \$325, in line. Full-year spending was \$3,974 as recorded. The FY27 appropriation of \$4,440 is adequate.
O&M - Amenity	Irrigation Water	-	-	\$29,613	\$29,613	n/a	\$1,200	\$29,613	\$29,613	Irrigation water is billed by JEA by direct debit and is unbudgeted. Consumption is seasonal, peaking in winter at \$3,563 to \$4,917 per month and falling to \$860 in July, \$1,176 in August and \$957 in September. Full-year spending was \$29,613 as recorded. The FY27 budget of \$54,000 assumed \$30,000 for July to September 2026, when actual charges were \$2,994; on FY26 usage it is about \$24,000 more than needed.
O&M - Amenity	Subscriptions	-	-	\$5,911	\$5,911	n/a	\$190	\$5,911	\$5,911	This account comprises a single vendor, Twilio, which provides the resident text messaging service and is paid on the District credit card. Full-year spending was \$5,911 against no budget, the FY27 appropriation of \$6,400 appears adequate. 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	3,163	29,282
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	1,524	13,223
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	\$ 4,686	\$ 1,396,545
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 400	\$ 600	\$ 600	\$ 800	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 7,600
FICA Expense	61	61	31	46	46	61	46	46	46	46	46	46	581
Engineering	-	-	-	-	590	-	-	-	-	-	-	-	590
Arbitrage	-	-	-	-	600	-	-	-	-	600	-	-	1,200
Dissemination Agent	964	664	664	664	664	664	664	964	664	664	664	964	8,869
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	4,831	57,974
Information Technology	246	246	246	246	246	246	246	246	246	246	246	246	2,949
Website Maintenance	123	123	123	123	123	123	123	123	123	123	123	123	1,475
Telephone	12	7	16	28	15	11	12	28	19	14	2	22	187
Postage	152	251	162	358	198	218	249	168	1,618	333	150	260	4,116
Printing & Binding	99	126	110	115	106	87	118	149	2,620	107	249	100	3,986
Insurance	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Legal Advertising	104	100	104	104	104	104	104	365	409	1,052	104	221	2,871
Other Current Charges	57	69	5	-	11	-	47	68	48	59	66	35	464
Office Supplies	0	1	0	1	1	1	1	1	1	1	11	11	28
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	\$ 7,458	\$ 147,652
Operations & Maintenance													
Ground Maintenance													
Lake Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Landscape Maintenance	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,759	34,759	34,759	34,759	411,651
Landscape Contingency	1,350	-	12,475	750	-	-	-	1,500	2,306	-	-	6,168	24,549
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	1,425	19,127
Reclaim Water	250	1,341	1,768	1,576	3,361	3,170	1,672	1,232	1,038	2,572	2,027	1,982	21,989
Irrigation Repairs	350	-	1,010	290	860	4,731	880	3,650	5,265	750	9,675	(117)	27,344
Pest Control	280	-	280	290	145	145	290	145	145	145	290	25	2,179
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	\$ 48,637	\$ 44,342	\$ 514,912

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	11,169	134,031
Pool Maintenance (Vesta)	848	848	848	848	848	848	848	848	848	848	848	848	10,172
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	1,429	17,148
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	8,208	98,500
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	1,112	13,339
Refuse	184	249	184	186	194	195	196	215	213	213	207	24	2,260
Security and Gate Maintenance	-	-	180	-	-	180	-	-	180	-	255	180	975
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	1,782	21,387
Elevator Maintenance	-	-	-	-	3,666	-	-	350	-	200	-	-	4,216
Electric	-	674	597	623	681	584	586	717	597	769	860	785	7,473
Water & Sewer	-	298	325	307	316	307	316	325	791	333	333	325	3,974
Irrigation Water	-	4,917	3,775	3,915	4,449	3,563	1,668	1,273	3,059	860	1,176	957	29,613
Cable and Internet	769	770	770	796	811	811	811	811	811	788	797	800	9,543
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	572	572	573	763	190	572	572	571	380	382	191	572	5,911
Repairs & Maintenance	3,689	3,029	2,614	741	5,144	3,720	3,815	10,245	2,786	3,499	4,990	5,178	49,449
Special Events	2,485	2,213	1,821	2,718	3,244	4,582	842	1,821	3,125	1,502	1,827	732	26,913
Holiday Decorations	-	-	704	-	-	-	-	-	-	-	-	-	704
Fitness Center R&M	1,289	866	598	170	461	507	658	1,450	1,556	1,109	2,210	1,095	11,968
Fitness Equipment Rentals	-	-	350	591	591	591	591	591	591	591	591	591	5,673
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	750	9,000
Other Current Charges	-	-	-	-	-	-	1,560	-	-	-	-	-	1,560
Subtotal Amenity Center	\$ 90,489	\$ 39,125	\$ 37,788	\$ 41,610	\$ 45,046	\$ 40,909	\$ 42,415	\$ 57,818	\$ 39,387	\$ 35,545	\$ 45,482	\$ 36,538	\$ 552,152
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	\$ 94,119	\$ 80,880	\$ 1,087,064
Total Expenditures	\$ 162,935	\$ 86,769	\$ 97,795	\$ 89,680	\$ 99,193	\$ 125,844	\$ 93,420	\$ 108,433	\$ 95,711	\$ 85,390	\$ 101,211	\$ 88,337	\$ 1,234,716
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)	\$ (98,249)	\$ (83,651)	\$ 161,830
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)	\$ (98,249)	\$ (83,651)	\$ 161,830

Cypress Bluff
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	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	27,809	22,809
Total Revenues	\$ 728,981	\$ 728,981	\$ 759,322	\$ 30,340
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	\$ 21,759	\$ 15,404
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,355	\$ 6,355	\$ 21,759	\$ 15,404
Fund Balance - Beginning	\$ 360,334		\$ 726,061	
Fund Balance - Ending	\$ 366,689		\$ 747,820	

Cypress Bluff
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 495,593	\$ 495,593	\$ 495,405	\$ (188)
Interest Income	10,000	10,000	20,796	10,796
Total Revenues	\$ 505,593	\$ 505,593	\$ 516,201	\$ 10,608
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	\$ 11,668	\$ (4,332)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 16,000	\$ 16,000	\$ 11,668	\$ (4,332)
Fund Balance - Beginning	\$ 398,976		\$ 649,523	
Fund Balance - Ending	\$ 414,976		\$ 661,192	

Cypress Bluff
Community Development District
Debt Service Fund Series 2020A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	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	15,971	10,971
Total Revenues	\$ 426,869	\$ 426,869	\$ 448,863	\$ 21,994
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	\$ 5,395	\$ 2,044
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,351	\$ 3,351	\$ 5,395	\$ 2,044
Fund Balance - Beginning	\$ 197,240		\$ 410,859	
Fund Balance - Ending	\$ 200,591		\$ 416,254	

Cypress Bluff
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 115,340	\$ 115,340	\$ 116,483	\$ 1,142
Interest Income	2,000	2,000	4,375	2,375
Total Revenues	\$ 117,340	\$ 117,340	\$ 120,858	\$ 3,518
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	\$ 9,207	\$ 3,518
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,689	\$ 5,689	\$ 9,207	\$ 3,518
Fund Balance - Beginning	\$ 51,742		\$ 109,736	
Fund Balance - Ending	\$ 57,432		\$ 118,942	

Cypress Bluff
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/26	Thru 09/30/26	Variance
Revenues				
Interest Income	\$ 500	\$ 500	\$ -	\$ (500)
Capital Reserve Funding	20,000	20,000	20,000	-
Carry Forward Balance	-	-	-	-
Total Revenues	\$ 20,500	\$ 20,500	\$ 20,000	\$ (500)
Expenditures:				
Capital Outlay	\$ 16,000	\$ 16,000	\$ -	\$ 16,000
Other Current Charges	-	-	519	(519)
Total Expenditures	\$ 16,000	\$ 16,000	\$ 519	\$ 15,481
Excess (Deficiency) of Revenues over Expenditures	\$ 4,500		\$ 19,481	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,500.00		\$ 19,481	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 4,500		\$ 19,481	

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	\$ 249,275	
Reserve Fund Balance	249,275	
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	\$ 211,994	
Reserve Fund Balance	211,994	
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					
TAX ROLL	# UNITS ASSESSED	SERIES 2019 DEBT NET	SERIES 2020 DEBT NET	SERIES 2020A DEBT NET	SERIES 2021 DEBT NET	O&M NET	TOTAL NET ASMTS
	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 September 30, 2026

Fund	Date	Check No.	Amount
General Fund			
Payroll	9/23/26	50325-50327	\$ 554.10
		Subtotal	<u>\$ 554.10</u>
Accounts Payable			
	9/4/26	2039-2050	\$ 30,348.14
	9/18/26	2051-2065	113,444.59
	9/25/26	2066-2067	286.01
		Subtotal	<u>\$ 144,078.74</u>
Capital Reserve Fund			
Accounts Payable			\$ -
		Subtotal	<u>\$ -</u>
Total			<u>\$ 144,632.84</u>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50325	7	EDWARD J MUHL JR	184.70	9/23/2026
50326	2	JOHN S HEWINS JR	184.70	9/23/2026
50327	6	WILLIAM J CELLAR	184.70	9/23/2026
TOTAL FOR REGISTER			554.10	

Attendance Sheet

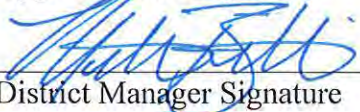
District Name: Cypress Bluff CDD

Board Meeting Date: September 22, 2026 Meeting

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

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

Approved for Payment:


District Manager Signature

9.23.2024
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R
*** CHECK NOS. 002039-002067

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

RUN 9/30/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/04/26	00081	9/01/26 165068	202609 320-57200-47200	SEP LAKE MAINT POND 1 CLEAR WATERS INC	*	100.00	100.00 002039
9/04/26	00127	2/16/26 2026-10-10/30	202602 320-57200-49400	HALLOWEEN BUBBLE FIRST COAST FOAM PARTY LLC	*	300.00	300.00 002040
9/04/26	00123	8/12/26 1947	202608 320-57200-49400	10/30 HALLOWEEN EVENT GIRLY-GIRL PARTEAS	*	1,000.00	1,000.00 002041
9/04/26	00129	9/02/26 09022026	202609 320-57200-49400	10/03 ANIMAL TALES BUY UP JACKSONVILLE ZOOLOGICAL SOCIETY INC	*	255.00	255.00 002042
9/04/26	00038	9/02/26 09022026	202609 320-57200-49400	09/18 DJ ROSS MUSIC BINGO LIVE ENTERTAINMENT SOLUTIONS	*	350.00	350.00 002043
9/04/26	00166	8/31/26 08312026	202608 320-57200-46000	CLEAN ALL INSIDE WINDOWS MORGANS WINDOW CLEANING INC	*	225.00	225.00 002044
9/04/26	00064	8/27/26 BP640251	202608 330-57200-46500	UNIFORMS AND NAME TAGS PROFORMA	*	752.26	752.26 002045
9/04/26	00094	8/27/26 39997C	202608 320-57200-46000	RMV/HAUL BIKE LANE SIGN ROGERS PAVEMENT MAINTENANCE INC	*	1,850.00	1,850.00 002046
9/04/26	00065	8/26/26 3025	202608 320-57200-46500	EQUIPMENT SERVICES SOUTHEAST FITNESS REPAIR	*	385.00	385.00 002047
9/04/26	00037	9/01/26 434292	202609 320-57200-45000	SEP AMENITY MANAGER	*	11,169.25	
		9/01/26 434292	202609 320-57200-45100	SEP FACILITY ATTENDANT	*	8,208.33	
		9/01/26 434292	202609 320-57200-46800	SEP POOL MAINTENANCE	*	847.67	
		9/01/26 434292	202609 320-57200-46200	SEP JANITORIAL	*	1,111.58	
		9/01/26 434292	202609 320-57200-46600	SEP MAINTENANCE	*	1,782.25	

CYBL CYPRESS BLUFF TLEE

AP300R
*** CHECK NOS. 002039-002067

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

RUN 9/30/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		9/01/26 434292	202609 320-57200-46810		*	1,429.00	
		SEP POOL CHEMICALS		VESTA PROPERTY SERVICES INC			24,548.08 002048
9/04/26 00084		6/23/25 06232026	202609 320-57200-49400		*	350.00	
		10/30 2HR REPTILE SHOW		MICHAEL ROSSI DBA WILD			350.00 002049
9/04/26 00066		9/03/26 24608	202609 320-57200-46500		*	232.80	
		DISINFECTANT WIPES CASE		WIPES LLC			232.80 002050
9/18/26 00120		9/11/26 2026-645	202608 320-57200-46000		*	624.00	
		GYM WATER FOUNTAIN FILTER		ALDRIDGE & SONS PLUMBING			624.00 002051
9/18/26 00194		9/15/26 09152026	202609 300-36900-10000		*	35.00	
		DEPOSIT REFUND		DEANNA HORST			35.00 002052
9/18/26 00023		7/30/26 13	202607 310-51300-31300		*	100.00	
		AMORTIZ SCHDL SE2019			*	100.00	
		7/30/26 13	202607 310-51300-31300		*	100.00	
		AMORTIZ SCHDL SE2020			*	100.00	
		7/30/26 13	202607 310-51300-31300		*	100.00	
		AMORTIZ SCHDL SE2020A		DISCLOSURE SERVICES LLC			300.00 002053
9/18/26 00001		9/14/26 33989	202609 300-15500-10000		*	56,873.00	
		FY27 POLICY RENEWAL		EGIS INSURANCE ADVISORS LLC			56,873.00 002054
9/18/26 00005		9/01/26 116	202609 310-51300-34000		*	4,831.17	
		SEP MANAGEMENT FEES			*	122.92	
		9/01/26 116	202609 310-51300-52100		*	245.75	
		SEP WEBSITE ADMIN			*	664.08	
		9/01/26 116	202609 310-51300-35200		*	10.84	
		SEP INFO TECH			*	259.87	
		9/01/26 116	202609 310-51300-31300		*	99.90	
		SEP DISSEM AGENT SRVCS			*		
		9/01/26 116	202609 310-51300-51000		*		
		OFFICE SUPPLIES			*		
		9/01/26 116	202609 310-51300-42000		*		
		POSTAGE			*		
		9/01/26 116	202609 310-51300-42500		*		
		COPIES			*		

CYBL CYPRESS BLUFF TLEE

AP300R
*** CHECK NOS. 002039-002067

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

RUN 9/30/26

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		9/01/26 116 TELEPHONE	202609 310-51300-41000		*	21.63	
				GOVERNMENTAL MANAGEMENT SERVICES			6,256.16 002055
9/18/26 00002		9/10/26 26-05418 9/22 NTC OF BOS MTG	202609 310-51300-48000		*	100.00	
				JACKSONVILLE DAILY RECORD			100.00 002056
9/18/26 00064		9/15/26 BP640256 UNIFORMS AND NAME TAGS	202609 330-57200-46500		*	293.54	
				PROFORMA			293.54 002057
9/18/26 00012		8/28/26 18649 IRRIGATION REPAIR PHASE 1	202608 320-57200-46400		*	8,175.00	
				SUN STATE NURSERY			8,175.00 002058
9/18/26 00012		8/28/26 18650 IRRIGATION REPAIR PHASE 2	202608 320-57200-46400		*	1,500.00	
				SUN STATE NURSERY			1,500.00 002059
9/18/26 00012		9/11/26 18712 SEP LANDSCAPE MAINT AREA1	202609 320-57200-46100		*	22,673.58	
				SUN STATE NURSERY			22,673.58 002060
9/18/26 00012		9/11/26 18713 SEP LANDSCAPE MAINT AREA2	202609 320-57200-46100		*	1,844.24	
				SUN STATE NURSERY			1,844.24 002061
9/18/26 00012		9/11/26 18714 SEP LANDSCAPE MAINT AREA3	202609 320-57200-46100		*	6,854.40	
				SUN STATE NURSERY			6,854.40 002062
9/18/26 00012		9/11/26 18723 SEP LANDSCAPE MAINTENANCE	202609 320-57200-46100		*	3,386.40	
				SUN STATE NURSERY			3,386.40 002063
9/18/26 00011		9/08/26 00252-26 FY27 SE2020A TRUSTEE FEES	202609 300-15500-10000		*	4,400.00	
				THE BANK OF NEW YORK MELLON			4,400.00 002064
9/18/26 00062		8/27/26 26410071 JANITORIAL SUPPLIES	202608 320-57200-46500		*	129.27	
				W B MASON CO INC			129.27 002065
9/25/26 00002		9/17/26 26-05778 09/17 NTC OF BOS MTG FY27	202609 310-51300-48000		*	121.00	
				JACKSONVILLE DAILY RECORD			121.00 002066

CYBL CYPRESS BLUFF TLEE

AP300R
*** CHECK NOS. 002039-002067

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

RUN 9/30/26

PAGE 4

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/25/26	00062	9/16/26 26449992	202609 320-57200-46500 JANITORIAL SUPPLIES	W B MASON CO INC	*	165.01	
							165.01 002067
TOTAL FOR BANK A						144,078.74	
TOTAL FOR REGISTER						144,078.74	

CYBL CYPRESS BLUFF TLEE

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

Invoice

DATE	INVOICE #
9/1/2026	165068

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

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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00
Approved Marcy Pollicino 9/1/26	RECEIVED SEP 01 2026 BY: _____		

Thank you for your business.

Clearwaterslakemgmt.com

Total	\$100.00
-------	----------

INVOICE



First Coast Foam Party LLC

101 Marketside ave Suite 404-154, ponte vedra, FL 32081

Phone: +1 904-834-1311;
firstcoastfoamparty@gmail.com; Website:
www.Firstcoastfoamparty.com

Invoice No#: 2026-10-30-01

Invoice Date: Feb 16, 2026

Due Date: Oct 29, 2026



\$300.00 USD

AMOUNT DUE

BILL TO

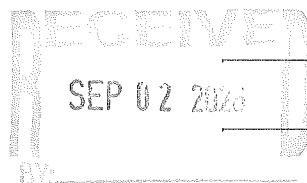
Cypress Bluff CDD
marcy Pollicino
10571 eTown Parkway, JACKSONVILLE, FL 32256,
UNITED STATES
mpollicino@vestapropertyservices.com
Phone: +1 904-527-1081

SHIP TO

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

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Halloween Bubble Party 2025-10-30 6-8 pm	1	\$300.00	\$300.00
Subtotal				\$300.00
TOTAL				\$300.00 USD

Approved
Marcy Pollicino on 9/2/26



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

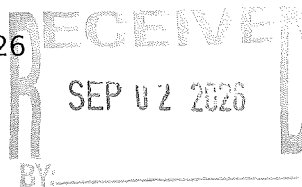
Rules and Regulations: By hiring First Coast Foam Party LLC you understand that the following rules apply: Do not eat the foam, no running, no diving, no rough play, the foam can become slippery, if we see inappropriate behavior we will address the behavior and have the right to end the event for safety 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.

INVOICE



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

Invoice No# : 1947
Invoice Date : Aug 12, 2026
Due Date : Oct 23, 2026



\$1,000.00 USD

AMOUNT DUE

BILL TO

Cypress Bluff CDD
Marcy
recharge@etownjax.com

Approved
Marcy Pollicino
9/2/26

SHIP TO

Cypress Bluff CDD
Marcy

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	DISCOUNT	AMOUNT(\$)
1	Winifred Sanderson E-Town Halloween Event Friday, October 30·6:00 – 8:00pm 10571 E Town Pkwy, Jacksonville, FL 32256, USA	2	\$100.00	0%	\$200.00 -\$0.00
2	Mary Sanderson E-Town Halloween Event Friday, October 30·6:00 – 8:00pm 10571 E Town Pkwy, Jacksonville, FL 32256, USA	2	\$100.00	0%	\$200.00 -\$0.00
3	Sarah Sanderson E-Town Halloween Event Friday, October 30·6:00 – 8:00pm 10571 E Town Pkwy, Jacksonville, FL 32256, USA	2	\$100.00	0%	\$200.00 -\$0.00
4	Captain Hook E-Town Halloween Event Friday, October 30·6:00 – 8:00pm 10571 E Town Pkwy, Jacksonville, FL 32256, USA	2	\$100.00	0%	\$200.00 -\$0.00
5	Ursula Sea Witch E-Town Halloween Event Friday, October 30·6:00 – 8:00pm 10571 E Town Pkwy, Jacksonville, FL 32256, USA	2	\$100.00	0%	\$200.00 -\$0.00
6	Smoking Cauldron Add On	2	\$50.00	100%	\$100.00 -\$100.00

Subtotal \$1,100.00

Item discounts -\$100.00

TOTAL \$1,000.00 USD

NOTES TO CUSTOMER

Thank you for choosing Girly-Girl Partea's for your celebration!

TERMS AND CONDITIONS

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

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

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

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

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

Outreach Confirmation

Please email/fax back to:
 Jacksonville Zoo & Gardens
 Attn: Education Dept
 370 Zoo Parkway
 Jacksonville FL 32218
 education@jacksonvillezoo.org
 TEL: 904-757-4463 ext. 189 FAX: 904-757-2444



jacksonville zoo
 and botanical gardens

Date:	Program (s):	Participants:	Time:	Grade/Age:	Mileage:	Fee:
10/3/2026	Animal Tales Buy Up	29c/29a	10:00	PreK-1st	24.7	\$180.00
	Weekend Fee					\$75.00
Total Program Fee:						\$255.00

Group: Cypress Bluff CDD			
Contact: Marcy Pollicino		Email: mpollicino@vestapropertyservices.com	
Address: 10571 eTown Parkway		City: Jacksonville	State: FL Zip: 32256
Phone1: 904-527-1081		Phone2:	

Program Deposit*: \$50.00	Deposit Due Date: 3/5/26
Program Fee: \$255.00	Payment Due Date: 9/5/26

*If a Deposit is required, please subtract that amount from your Program Fee when making the final payment. To avoid cancellation, sign and return this form upon receipt. Remainder of payment must be submitted 4 weeks prior to our visit. You are registered for the maximum number of participants listed above. If your group is larger on the day of your program, you will be invoiced an additional fee.

Location of Programs: Approved Marcy Pollicino 9/2/26	"I have read the above information and I understand it. I am signing below to confirm my reservation."	
	Signature ▲	Date ▲
(For office use only)	DEPOSIT	Amount:
	PYMT	Amount:



INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

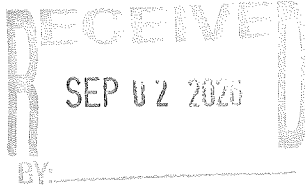
Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: EtownSept26

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

Approved
Marcy Pollicino
9/2/26

Final Balance Due

\$ 350.00



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



WINDOW CLEANING & PRESSURE WASHING
805 TOURNAMENT ROAD
PONTE VEDRA BEACH, FLORIDA 32082
904-631-0095

INVOICE

TO: Cypress Bluff CDD 475 West Town Place, Suite 114 St. Augustine, FL 32902	DATE: August 31, 2026
---	--

DESCRIPTION	AMOUNT
Recharge Amenities Center at eTown	
Clean all inside windows only	\$225.00
Approved Marcy Pollicino 9/2/26	
RECEIVED SEP 02 2026 BY: [Signature]	
Per Marcy Pollicino @ 904-527-1081	
Recharge@etownjax.com	
TOTAL	\$225.00



Please make checks payable to **Morgan's Window Cleaning, Inc.**

We appreciate the opportunity to provide you with a service you can trust.

Thank you!

Original Bill

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

Approved
Marcy Pollicino
8/27/26

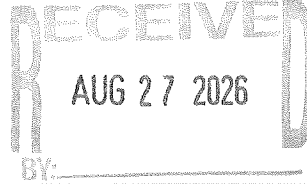
Bill Number BP64025186A
Bill Date 8/27/2026
Due Date 9/25/2026
Terms Net 30
Sales Order SP64025186
Sales Person Blair Wygle

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
Ladies	Port Authority Women's Digi Heather Performance Polo. Color: <u>Dress Blue Nvy</u> : 2 - M	2	2	0	36.5000	Each	-	\$73.00
Mens	Port Authority Digi Heather Performance Polo. Color: <u>Dress Blue Nvy</u> : 2 - XL	2	2	0	36.5000	Each	-	\$73.00
Mens	OGIO Fulcrum Full-Zip. Color: <u>Gear Grey</u> : 1 - XL	1	1	0	80.0000	Each	-	\$80.00
Mens	Sport-Tek Posi-UV Pro Long Sleeve Tee. Color: <u>True Navy</u> : 2 - XL	2	2	0	18.0000	Each	-	\$36.00
Mens	Hanes Fleece Crewneck Sweatshirt. Color: <u>Navy</u> : 1 - XL	1	1	0	36.0000	Each	-	\$36.00
Mens	Sport-Tek Posi-UV Pro Tee. Color: <u>True Navy</u> : 1 - L	1	1	0	18.0000	Each	-	\$18.00
Ladies	OGIO Women's Fulcrum Full-Zip. Color: <u>Gear Grey</u> : 1 - M	1	1	0	80.0000	Each	-	\$80.00
Ladies	Sport-Tek Women's Posi-UV Pro Long Sleeve Color: <u>TrueNavy</u> : 2 - M	2	2	0	18.0000	Each	-	\$36.00
Ladies	Hanes Fleece Crewneck Sweatshirt. Color: <u>Navy</u> : 1 - M	1	1	0	36.0000	Each	-	\$36.00
	Setup Charge	1	1	0	25.0000	Each	-	\$25.00

Remittance Advice - Shown on last page

Billed Customer #	Bill Number	Bill Date	Amount Due
Continued	Continued	Continued	Continued

Customer Reference: eTown Apparel & Name Tag

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Aluminum Name Badge Size: 1.25" x 3"							
	Magnetic Fastener	5	5	0	20.0000	Each	-	\$100.00
	Artwork: eTown Full Color							
	Personalizations							
Add on	Sport-Tek Posi-UV Pro Tee. Color: <u>True Navy</u> : 1 - XL	1	1	0	18.0000	Each	-	\$18.00
Add on	Sport-Tek Women's PosiCharge Competitor Tee. Color: <u>True Navy</u> : 2 - XL	2	2	0	18.0000	Each	-	\$36.00
Add on	Sport-Tek Action Visor. Color: <u>True Navy</u> : 1 - OSFA	1	1	0	19.0000	Each	-	\$19.00
	Setup Charge	1	1	0	25.0000	Each	-	\$25.00
Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:		
\$691.00	\$61.26	-	\$752.26	-	-	\$752.26 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	BP64025186A	8/27/2026	\$752.26 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



Date	Invoice #
8/27/2026	39997c

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

Job		
E-Town Pkwy Decorative Sign Maintenance		
Job Completed	Terms	P.O. #
8/27/2026	Net 30	

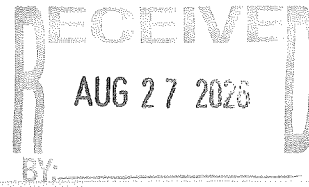
Description	Qty	U/M	Amount
Remove and Haul off Existing Bike Lane Sign.	1	EA	100.00
Replace damaged Bike Lane sign with 24"x18" High Intensity (R3-17) Bike Lane Sign with Black Backing on 4" x 4" Black Square Post with Cap.	1	EA	1,300.00
Remove existing sign and relocate in specified location on job site. (Rotate Two-Way traffic sign to face southbound traffic)	1	EA	100.00
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	350.00
Approved Marcy Pollicino 8/28/26			

Balance Due	\$1,850.00
--------------------	-------------------



14476 Duval Place West #206
Jacksonville, FL 32218
(904) 683-1439
Office@SoutheastFitnessRepair.com

Approved
Marcy Pollicino
8/27/26



Invoice

DATE	08/26/2026
INVOICE#	3025
TERMS	NET 30
DUE DATE	09/25/2026

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
107716	08/26/2026	2026 PM	2026 PM
Completion Notes: All equipment service and inspected no issues reported			
Job Charges			
	Qty	Rate	Total
Q-PM: Treadmill	4.00	\$33.00	\$132.00
Q-PM: Elliptical, Cross-trainer, ARC, AMT	2.00	\$33.00	\$66.00
Q-PM: Spin Bike, Rowing Machine	4.00	\$22.00	\$88.00
Q-PM: Multi-Station	2.00	\$18.00	\$36.00
Q-PM: Single-Station	3.00	\$13.00	\$39.00
Q-PM: Dumbbell Set, Weight Set	2.00	\$12.00	\$24.00
Travel <60 miles	1.00	\$0.00	\$0.00
Job Subtotal			\$385.00
Job Total			\$385.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

08/26/2026 01:05 pm

Signed By:

Signed By:

Marcy Pollicino

CUSTOMER MESSAGE

Invoice Total: \$385.00
Deposits (-): \$0.00
Payments (-): \$0.00
Total Due: \$385.00



Invoice

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

Invoice # 434292
Date 09/01/2026

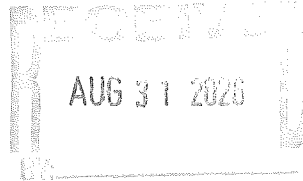
Terms

Due Date 10/01/2026

Memo Monthly Fees

Bill To

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



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

Total 24,548.08

WILD WONDERS ANIMAL SHOW

"Animals and Kids...What's cooler than that?!"

Michael Rossi
PO Box 614
Middleburg, FL 32050
6/23/2025

Cypress Bluff CDD

Confirmation and Invoice

Program Description:

Wild Wonders is proud to present "**Reptile Show**", an interactive program that is both educational and entertaining for all ages. This program includes local and exotic reptiles that goes into their interesting habits and backgrounds. Children and adults may be asked to be part of the program. This program includes music, story and humor and is fun for all ages. Come join us on a fascinating journey into the prehistoric world!

Date: 10/30/2026

Time: 6-8:00 pm

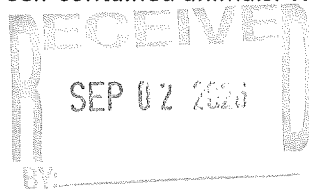
Place: eTown-

Cost: \$350

Total Cost: \$350/\$364 if credit

Notes: During the Winter months when temperatures drop below 50 degrees, we ask to be inside. We take about 10' of space and will need a place to plug into. A table provided would be helpful. Expect arrival 30 minutes before program start to unload. **Payment must be made before or on the day of the program.** We bring 17 self-contained animals. We are licensed and insured.

Approved
Marcy Pollicino
9/2/26



Office Use Only:

Check: _____

Credit: _____ (Add \$4.00 for each \$100)

Date paid: _____

Amount: _____

Show runner notes:

I understand that we will have a Disney Villain Theme. If a display table can be set up for us that would help. I also understand that I will be working with other vendors. Our table will be decorated with haunted images and items as well as reptiles on display for visuals and handling. We will not do a show but more of a show and tell.

Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	09/03/2026	INVOICE	24608
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	09/03/2026
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	09/03/2026
St Augustine, FL 32092	Jacksonville, FL 32256				

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com	One (1) Case - Four (4) - 800 count rolls of EPA	2	98.96	197.92
Disinfectant Wipes	registered disinfecting wipes			
Case				
Shipping	Freight Cost	1	34.88	34.88

INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS.

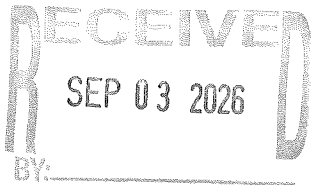
Ways to pay



View and pay

SUBTOTAL	232.80
TAX	0.00
TOTAL	232.80
BALANCE DUE	\$232.80

Approved Marcy Pollicino 9/3/26



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

Invoice

**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
2026-64551	09/11/2026	\$624.00	10/11/2026	Net 30	

SERVICE TECHNICIAN

Zach Dennis

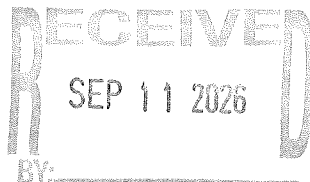
DATE		DESCRIPTION	QTY	RATE	AMOUNT
08/28/2026	14 Plumbing Commercial	TICKET: gym water fountain filter needs changed			
08/28/2026	14 Plumbing Commercial	Called out to replaced the filter at the gym water cooler. Did so without an issue, but found the bottle filler aerator spraying sideways. When cleaning it failed. Marcy asked us to add a replacement aerator for it and return.	1	312.00	312.00
09/09/2026	14 Plumbing Commercial	Returned and replaced the gym bottle filler aerator.	1	312.00	312.00

THANKS, ANITA

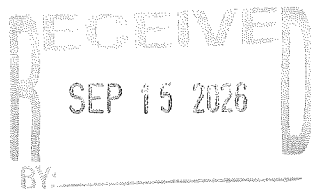
BALANCE DUE

\$624.00

Approved
Marcy Pollicino
9/11/26



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.



Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
9/15/26	\$35.00	Marcy Pollicino

Payable to:

Deanna Horst

Date Check Needed:

Budget Category:

ASAP	001.300.36900.10000
------	---------------------

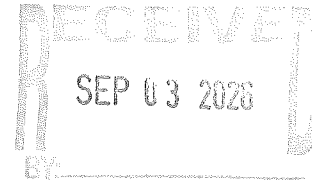
Intended Use of Funds Requested:

Refund of \$35 Holiday Vendor Fair booth fee - vendor cancelled participation. Payer's check no.3312.	
Mailing Address:	14646 Avenida De Palma, Winter Garden, FL 34787
(Attach supporting documentation for request.)	

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
7/30/2026	13

Bill To
Cypress Bluff CDD C/O GMS



Terms	Due Date
Net 30	8/29/2026

Description	Amount
Amortization Schedule Series 2019 8-1-26 Prepay \$5,000	100.00
Amortization Schedule Series 2020 8-1-26 Prepay \$5,000	100.00
Amortization Schedule Series 2020A 5-1-26 Prepay \$5,000	100.00

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



Cypress Bluff Community Development District (Duval)
 c/o Governmental Management Services
 475 West Town Place, Ste 114
 St. Augustine, FL 32092

INVOICE

Customer	Cypress Bluff Community Development District (Duval)
Acct #	835
Date	09/14/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	\$ 56,873.00
Payment Amount	
Payment for:	Invoice#33989
100126353	

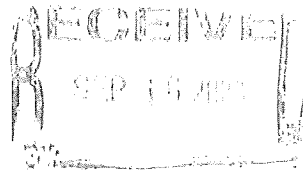
Thank You

Please detach and return with payment



Customer: Cypress Bluff Community Development District (Duval)

Invoice	Effective	Transaction	Description	Amount
33989	10/01/2026	Renew policy	Policy #100126353 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2026	56,873.00



Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total

\$ 56,873.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accrelive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors		(321)233-9939	Date
P.O. Box 748555		accounting@egisadvisors.com	09/14/2026
Atlanta, GA 30374-8555			

Governmental Management Services, LLC

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

Invoice

Invoice #: 116

Invoice Date: 9/1/26

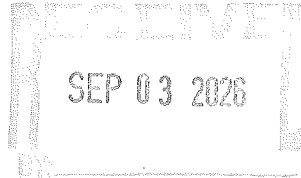
Due Date: 9/1/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees -September 2026		4,831.17	4,831.17
Website Administration - September 2026		122.92	122.92
Information Technology - September 2026		245.75	245.75
Dissemination Agent Services - September 2026		664.08	664.08
Office Supplies		10.84	10.84
Postage		259.87	259.87
Copies		99.90	99.90
Telephone		21.63	21.63
		Total	\$6,256.16
		Payments/Credits	\$0.00
		Balance Due	\$6,256.16

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

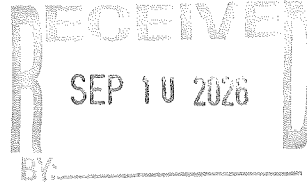
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

September 10, 2026

Date

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



Serial #	26-05418D	PO/File #		\$100.00
				Payment Due
	Notice of Meeting of the Board of Supervisors			
				\$100.00
				Publication Fee
	Cypress Bluff Community Development District			
Case Number				Amount Paid
Publication Dates	9/10			
County	Duval			

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

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

If your payment is being
mailed, please reference
Serial # 26-05418D on your
check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, September 22, 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
Sep. 10 00 (26-05418D)

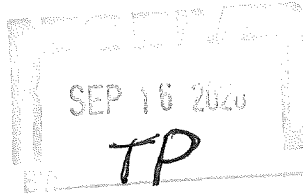
Original Bill

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

Bill Number BP64025662A
Bill Date 9/15/2026
Due Date 10/14/2026
Terms Net 30
Sales Order SP64025662
Sales Person Blair Wygle

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 Tags

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Port Authority Women's Digi Heather Performance Polo. Color: <u>Dress Blue Nvy</u> : 2 - XL	2	2	0	36.5000	Each	-	\$73.00
	OGIO Women's Fulcrum Full-Zip. Color: <u>Gear Grey</u> : 1 - XL	1	1	0	80.0000	Each	-	\$80.00
	Hanes Fleece Crewneck Sweatshirt. Color: <u>Navy</u> : 1 - L	1	1	0	36.0000	Each	-	\$36.00
	Sport-Tek Women's Posi-UV Pro Long Sleeve Color: <u>TrueNavy</u> : 1 - XL	1	1	0	18.0000	Each	-	\$18.00
	Aluminum Name Badge Size: 1.25" x 3" Magnetic Fastener Artwork: eTown Full Color Personalizations Leah	1	1	0	20.0000	Each	-	\$20.00
	Setup charge	1	1	0	25.0000	Each	-	\$25.00
Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:		
\$252.00	\$41.54	-	\$293.54	-	-	\$293.54 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	BP64025662A	9/15/2026	\$293.54 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

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

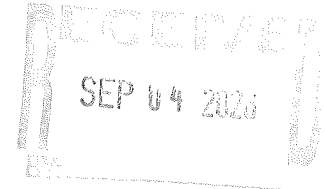
Maintenance Invoice

Invoice#: 18649

Date: 08/28/2026

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

For: E-Town Phase 1



For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs Phase 1				
Labor to trouble shoot lightning strike, trace wire & decoder	50.00	95.00	4,750.00	
Replace spray heads	5.00	30.00	150.00	
Replace rotor heads	1.00	55.00	55.00	
Replace solenoids	3.00	75.00	225.00	
Replace faulty decoders	4.00	485.00	1,940.00	
DBY Wire Caps	50.00	15.00	750.00	
Repair lateral line break	1.00	125.00	125.00	
New wire	60.00	3.00	180.00	

Approved
Marcy Pollicino
9/4/26

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

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

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

Amount Due

8,175.00

THANK YOU FOR YOUR BUSINESS!!

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

Maintenance Invoice

Invoice#: 18650

Date: 08/28/2026

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

For: E-Town Phase 2



For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs Phase 2				
Replace spray head	8.00	30.00	240.00	
Replace rotor head	2.00	55.00	110.00	
Replace faulty decoder	2.00	485.00	970.00	
Replace solenoids	2.00	75.00	150.00	
DBY Wire Caps	2.00	15.00	30.00	

Approved
Marcy Pollicino
9/4/26

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

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

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

Amount Due	1,500.00
------------	----------

THANK YOU FOR YOUR BUSINESS!!

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

Maintenance Invoice

Invoice#: 18712

Date: 09/11/2026

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
September 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
9/11/26



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

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

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

Amount Due	22,673.58
-------------------	------------------

THANK YOU FOR YOUR BUSINESS!!

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

Maintenance Invoice

Invoice#: 18713

Date: 09/11/2026

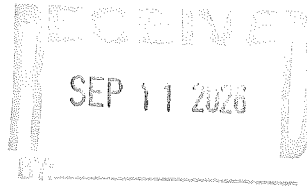
Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Area 2

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
September Landscape Maintenance	1.00	1,844.24	1,844.24	

Approved
Marcy Pollicino
9/11/26



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

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

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

Amount Due	1,844.24
-------------------	-----------------

THANK YOU FOR YOUR BUSINESS!!

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

Maintenance Invoice

Invoice#: 18714

Date: 09/11/2026

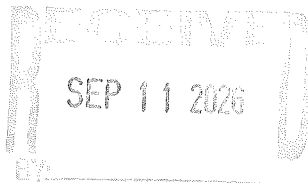
Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Area 3

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
September Landscape Maintenance	1.00	6,854.40	6,854.40	

Approved
Marcy Pollicino
9/11/26



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

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

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

Amount Due

6,854.40

THANK YOU FOR YOUR BUSINESS!!

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

Maintenance Invoice

Invoice#: 18723

Date: 09/11/2026

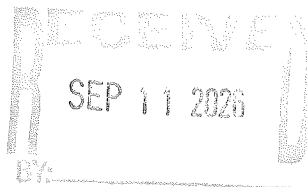
Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

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
September Landscape Maintenance	1.00	3,386.40	3,386.40	

Approved
Marcy Pollicino
9/11/26



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

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

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

Amount Due

3,386.40

THANK YOU FOR YOUR BUSINESS!!



INVOICE

For: CYPRESS BLUFF COMMUNITY DEVELOPMENT
DISTRICT
475 WEST TOWN PLACE, SUITE 114
WORLD GOLF VILLAGE
ST. AUGUSTINE, FL 32092
United States

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

Invoice Number: 00252-26-0158935

Invoice Date: Sep 8, 2026

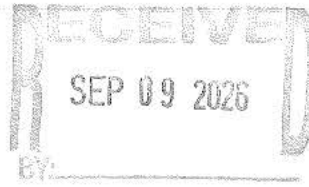
Due Date: Oct 8, 2026

Cycle Date: Sep 1, 2026

Legacy Ref#: CYPBLF20ADWP

Currency: USD

INVOICE



Total Payable Amount: **4,400.00 USD**

Current Period Subtotal: 4,400.00 USD

Current Period Tax: 0.00 USD

Current Period Total: 4,400.00 USD

Satisfied to Date: 0.00 USD

Balance Due: 4,400.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.

Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.

The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

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

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

Client Service Rep: Daniel Niedzielski

✉ daniel.niedzielski@bny.com



Invoice Number: 00252-26-0158935

Details for Cypress Bluff Community Development District (City of Jacksonville, Florida) \$7,350,000 Special Assessment Bonds,
Series 2020A (Del Webb Project)

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

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

Client Service Rep: Daniel Niedzielski

✉ daniel.niedzielski@bny.com



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

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

Invoice Number	264100719
Customer Number	C2943565
Invoice Date	08/27/2026
Due Date	09/26/2026
Order Date	08/26/2026
Order Number	S164427543
Order Method	WEB

5716 1 0.672 E0077X I0114 D15333865971 S2 P11111381 0001:0001



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

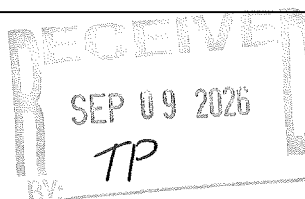
Sign up for Paperless Invoicing at wbmason.com/paperless. Your Registration Code: 5638632242

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

Approved/Marcy Pollicino/Sept 9, 2026



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



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

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

Remittance Section	
Customer Number	C2943565
Invoice Number	264100719
Invoice Date	08/27/2026
Terms	Net 30
Total Due	129.27

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 17, 2026

Date

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



Serial # <u>26-05778D</u>	PO/File # _____	<u>\$121.00</u>
		Payment Due
<u>Notice of Board of Supervisors Meeting Dates; For Fiscal Year 2026-2027</u>		
		<u>\$121.00</u>
		Publication Fee
<u>Cypress Bluff Community Development District</u>		
		<u>Amount Paid</u>
Case Number _____		
Publication Dates <u>9/17</u>		
County <u>Duval</u>		

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

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

If your payment is being
mailed, please reference
Serial # 26-05778D on your
check or remittance advice.

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

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

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

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

**NOTICE OF
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.

Matt Biagetti
District Manager
Sep. 17 00 (26-05778D)

8:32

5G+



PM_264499928_C2943565

PDF - 31 KB

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

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

(Page 1)

PM

Invoice Number	264499928
Customer Number	C2943565
Invoice Date	09/16/2026
Due Date	10/16/2026
Order Date	09/15/2026
Order Number	S164900489
Order Method	WEB

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

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

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

Important Messages

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
PGC08421	MOP SOLUTION, SWFR PMOP SOLN LAV.75L	1	CT	34.94	34.94
PGC08188	MOP PAD, SWFR PMOP PAD 5CT	1	CT	45.99	45.99
PGC15705	BOUNTY 1/12D SAS WH 82CT	1	CT	40.99	40.99
HERX8046QK	LINER, REPRO, 10X46, 45GL, 2ML, BK, 100/CT	1	CT	43.09	43.09

Approved
MP 9-16-26

SEP 18 2026

BY: TP

SUBTOTAL: 165.01
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 165.01
Total Due: 165.01

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	264499928
Invoice Date	09/16/2026
Terms	Net 30
Total Due	165.01

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

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

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

C29435652644999282644999280000000165016