

*Cypress Bluff
Community Development District*

February 25, 2025

AGENDA

**Cypress Bluff
Community Development District**

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

February 18, 2025

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, February 25, 2025 at 1:00 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 January 28, 2025 Board of Supervisors Meeting
- IV. Consideration of Proposals for a Capital Reserve Study
 - A. Custom Reserves
 - B. Dreux Isaac
 - C. Reserve Advisors
 - D. Community Advisors
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager
 1. Report
 2. Proposals for Pool Expansion Joints

3. Proposals for Pressure Washing
4. Quote for Echelon Subscription Renewal
5. Proposals for Stucco Repairs

VI. Financial Reports

- A. Financial Statements as of January 31, 2025
- B. Assessment Receipts Schedule
- C. Check Register

VII. Other Business

VIII. Supervisor's Requests and Audience Comments

- IX. Next Scheduled Meeting – March 25, 2025 at 1:00 p.m. at the Southeast Regional Library
- X. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, January 28, 2025 at 1:30 p.m. at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Joe Muhl	Chairman
John Hewins	Vice Chairman
Kirk Blomgren	Supervisor
Will Cellar	Supervisor
Robert Feist	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Marcy Pollicino	General Manager
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the January 28, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Weeber provided an overview of the stormwater system at the request of residents. The stormwater system is set up through interconnected ponds and pipes that take water from the inlets in front of the homes to the ponds. The pipes in front of the homes that flow to the ponds are sized for five-year storms, and the pipes between the larger ponds are sized for 25-year storms. The ponds themselves are designed to withstand a 100-year storm. All the water ends up flowing into Big Davis Creek and Big Davis Creek flows westward under 9B into the St. Johns River. Big Davis Creek is a floodplain, and the flood elevations are established by FEMA.

A resident asked if there is any consideration of rethinking the stormwater system considering there are significantly more floods than there used to be.

Mr. Weeber responded that the City of Jacksonville is currently updating their code and will be increasing the design standards. Most of the infrastructure in E-Town was designed conservatively and would meet the standards they are about to pass. During a big storm, nuisance flooding in the roadways will be seen, and that is normal.

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

FOURTH ORDER OF BUSINESS

**Consideration of Project Completion
Resolution 2025-03**

Ms. Buchanan stated that there are two things the District looks to certify when it declares a project complete: that the project that was contemplated by the District is in fact completed and that the assessments have been fully allocated to pay the debt service on the bonds. The District had four series of bonds, Series 2019, 2020, 2020A and 2021. This resolution addresses all four series. The resolution acknowledges the District has received an engineer’s certificate and a certificate from the District Manager and certifies the project complete in accordance with the trust indenture, the assessment resolutions and Florida Statutes. The resolution also directs staff to provide notice to the trustee that the project has been declared complete.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor Resolution 2025-03, declaring the Series 2019, 2020, 2020A and 2021 projects complete was approved.

THIRD ORDER OF BUSINESS

Minutes

- A. Acceptance of Minutes of the November 19, 2024 Landowner’s Meeting**
- B. Approval of Minutes of the November 19, 2024 Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the minutes of the November 19, 2024 landowner’s election and Board of Supervisors meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan suggested the board members bring any budget requests to the District Manager as early as March so they can be considered as the fiscal year 2026 budget is drafted.

Mr. Oliver added that the budget is scheduled to be approved in May and adopted in July.

Next, Ms. Buchanan informed the Board that her firm tracks and disseminates legislative updates that would impact community development districts and can add the board members to the distribution list if they desire.

The board members all asked to be added to the distribution list.

B. District Engineer

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

C. District Manager

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

D. General Manager

1. Report

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

2. Proposal for Repairing Pool Expansion Joints

Ms. Pollicino reported that the pool expansion joints have areas where the sealant has pulled away. They have been patched in the past; however, the joints no longer fall under warranty. She noted the pool is not leaking, so this is a cosmetic issue at this time. For a full repair, the pool would need to be drained, and the pool would be closed for 10-14 days. Proposals were presented for both a full repair and a patch, however there is no warranty on a patch. The cost to patch the sealant is \$2,430 and the full repair proposals came in at \$6,821.25, \$12,350 and \$16,965.

The Board tabled this item to properly budget for a full repair in the upcoming year, and asked Ms. Pollicino to investigate the cost to refill the pool following the repair, and where the water goes when the pool is emptied.

3. Proposal to Replace eTown Sign Batteries

Ms. Pollicino informed the Board that it has been recommend to replace the batteries in the eTown sign off 9B as the batteries are not maintaining their charge. The proposal is for \$2,291.22.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from Harbinger to replace the eTown sign batteries for a total of \$2,291.22 was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of December 31, 2024

Mr. Oliver recommended commissioning a capital reserve study to obtain guidance on the amount of funds needed to replace the District’s capital assets.

B. Check Register

A copy of the check register totaling \$142,992.94 was included in the agenda package for the Board’s review.

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

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – February 25, 2025 at 1:00 p.m. at the Southeast Regional Library

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

PREPARED FOR:

**Cypress Bluff Community
Development District**



Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



Cypress Bluff Community Development District Reserve Study Proposal

Corbin Denagy

District Manager

Cypress Bluff Community Development District
Reference #1524

10571 E-Town Parkway
Jacksonville, FL 32256

A blue 3D-style logo with the text "30+" in large font, "YEARS OF" in a smaller font below it, and "EXPERIENCE" in a larger font at the bottom. The logo is set against a light blue diamond-shaped background.

Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. Custom Reserve's takes great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Included in Your Reserve Study:

- **Excellent communication** with our team. Custom Reserve's listen to its clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, Custom Reserve's always listen and hear your concerns.
- **Industry-leading experience** in all varieties of associations, community development districts, cooperatives commercial properties, and more! With over 25 years of experience in the industry, Custom Reserve's take the guess work out of budget season.
- **Timely contract completion** is a must. Custom Reserve's understands how important your receivables can be for budget and community meetings. Custom Reserve's takes great care in saying what it means and meaning what is said when it comes to delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study should be updated periodically to keep up to date with changes in construction costs, inflation and interest rate, and new technology. Custom Reserve's puts our client relationships at the forefront of our core values.

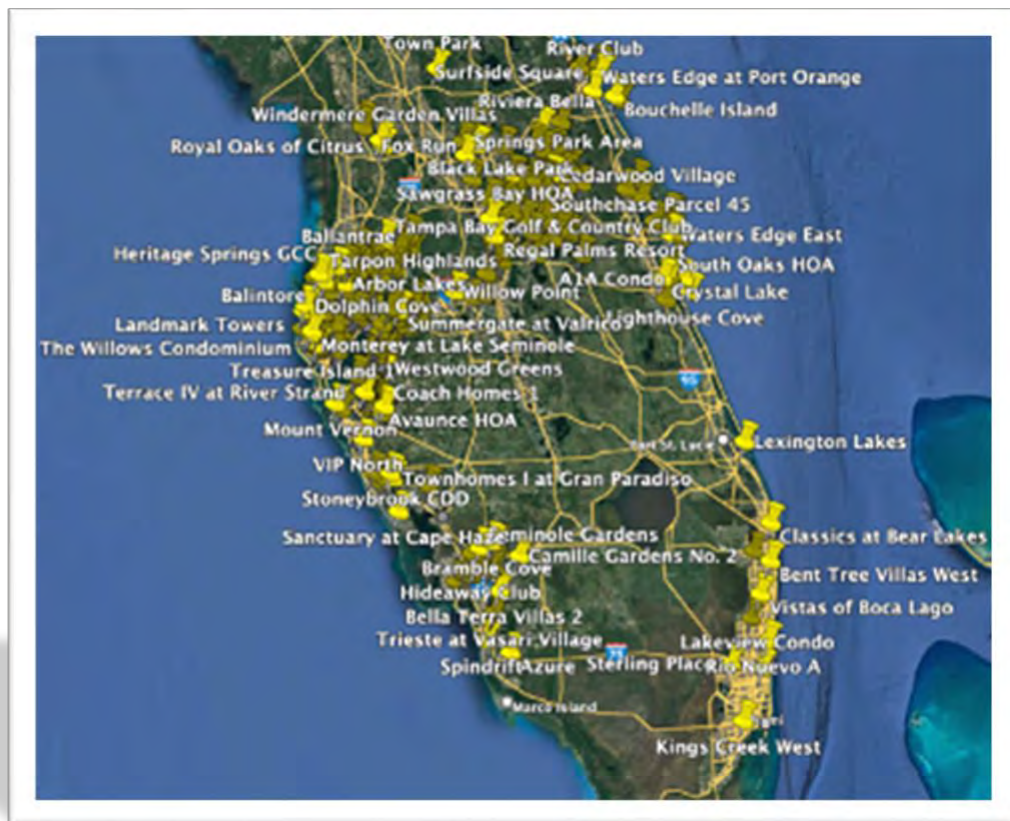
Cypress Bluff Community Development District Reserve Study Proposal

Benefits of a Custom Reserves Report

- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!



Florida Clients Served



Cypress Bluff Community Development District Reserve Study Proposal

Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	⚠	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	⚠	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	⚠	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	
Clubhouse	Clubhouse, Interior Renovations	6	✓	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2050
Clubhouse	Clubhouse, Windows and Doors	6	⚠	2028
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	⚠	2028
Pool				
Pool				
Pool				

Easily view components by **Condition and Urgency**

PROPERTY COMPONENT MODEL				REMAINING COMPONENTS (O)	
COMPONENT	COMMON COMPONENTS (X)			OWNER	OTHER
	RESERVES	OPERATING	LONG-LIVED		
Asphalt Pavement, Crack Repair and Patch	X				
Asphalt Pavement, Mill and Overlay, Phased	X				
Chimney Caps, Partial Replacements	X				
Clubhouse, Bicycle Rack		X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X				
Clubhouse, Exterior Renovation	X				
Clubhouse, HVAC Equipment, Replacement	X				
Clubhouse, Interior Renovations	X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X				
Clubhouse, Windows and Doors	X				
Driveways at Cluster Homes				O	
Streets and Common Flatwork, Partial Replacement	X				
Light Fixtures, Serving Cluster Homes				O	
Walkways, Serving Cluster Homes				O	
Less Than \$7,000		X			
...					O
...			X		
... and Associated Components					O
Downspouts, Serving Cluster Homes				O	
System Air Conditioners, Serving Cluster Homes				O	
Irrigation System, Controls		X			
Irrigation System, Pumps		X			
Light Fixtures, Bollards (Incl. Pool Area)	X				
Light Fixtures, Exterior, Serving Cluster Homes		X			
Light Poles and Fixtures at Streets					O
Other Repairs Normally Funded Through the Operating Budget		X			
Pipes, Subsurface Utilities, Partial Replacement	X				
Ponds, Serving Golf Course					O
Pool, Bulkhead, Wood, Replacement	X				
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X				
Pool, Fence, Metal, Replacement	X				
Pool, Finishes, Plaster and Tile (Incl. Coping)	X				
Pool, Structure and Deck, Total Replacement	X				
Pool, Trash Receptacles		X			

Easily view components by **Funding Source and Responsibility**

Cypress Bluff Community Development District Reserve Study Proposal

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



Cypress Bluff Community Development District

Reserve Study Proposal

When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Cypress Bluff Community Development District Reserve Study Proposal

[Click Here](#)

For Sample Report



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Exterior Renovations HVAC Equipment Interior Renovations Roof Windows and Doors
Pool	Deck Fence Finishes (Plaster and Tile) Furniture Mechanical Equipment
Property Site	Asphalt Pavement Concrete Flatwork Fences Irrigation System Lighting Subsurface Utilities Playground Equipment Site Furniture Storm Water System Signage Sunshades

Cypress Bluff Community Development District Reserve Study Proposal

REF #: 1524

Confirmation of Services

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is ----- **\$6,100.**

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the District and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



Paul Grifoni, PRA, RS

Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com



Accepted By

Title

Date

Cypress Bluff Community Development District Reserve Study Proposal

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

The Gallery Homes of Tapestry Park Is a commercial condominium located in Jacksonville FL built in 2008 and responsible for the common elements shared by 21 homes and 12 retail units within 3 three-story buildings.

Somerset Community Development District Is a local unit of special purpose government located within Walton County, Florida established by the county in 2005. The District has constructed and/or acquired certain public infrastructure within the Alys Beach Community developed by EBSCO Gulf Coast Development, Inc. The development also contains other property site components such as a beach dune, irrigation system and street pavers.

Sullivan Ranch is a planned unit development located in Mount Dora, Florida and is responsible for the common components shared by 692 homes established in 2006. The Association is also responsible for the replacement of the roofs and painting of a Service Area that comprises 34 Villas and 32 Garden units. The development contains clubhouse, pool and property site components.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

Oak Creek Community Development District is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

Ballantrae Community Development District is a local unit of special purpose government located within Pasco County, FL established by the county in 2004 and is responsible for the common elements shared by 936 homes. The development contains building, pool and property site components.

B.

1st Time Reserve Study Proposal



Cypress Bluff CDD
10571 E Town Parkway
Jacksonville, FL 32256

February 3, 2025

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Introduction

February 3, 2025

Board of Directors
Cypress Bluff CDD
10571 E Town Parkway
Jacksonville, FL 32256

Dear Boardmembers:

For over twenty-five years, Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports. We started with one client and have grown to thousands by providing our customers with a quality product and excellent customer support, all at a fair price. With each report you will receive:

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with degrees in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Service – Email us or call us during business hours and talk to a real person! If by chance we miss your call, we'll return it by the next business day.

Sincerely,

A handwritten signature in black ink, appearing to read "Dreux Isaac". The signature is fluid and cursive, with a large initial "D" and "I".

Dreux Isaac
President

Proposal

DATE: February 3, 2025 (To be done in **2025**)

CLIENT: Cypress Bluff CDD
10571 E Town Parkway, Jacksonville, FL 32256

PROPERTY: Cypress Bluff CDD
10571 E Town Parkway, Jacksonville, FL 32256

INTRODUCTION: Dreux Isaac & Associates, Inc. (“DIA”) will perform a 1st time reserve study of the property named in this agreement. The reserve study we prepare for each property will contain two methods for calculating reserve contributions. The first method, a straight-line component plan, includes a detailed categorized reserve component schedule which lists every reserve component, its’ current cost, life expectancies, accumulated cash balance, the unfunded balance and recommended contribution amount. The second method, a thirty-year cash flow plan, includes the same reserve component list, but calculates the reserve contribution based on combined reserve expenditures over a thirty-year period, factoring in interest and inflation.

Each 1st time reserve study will contain a summary of findings and recommendations, the two methods of calculating reserve contributions previously described, supporting charts and graphs as well as property photographs and general reserve information.

SCOPE OF WORK: **On-Site Survey** – DIA will perform an on-site field survey of the property listed in this proposal. While on-site, we will meet with available personnel (manager, maintenance engineer, board/committee members, etc.) to discuss specific reserve concerns. We will then identify the reserve components and collect specific information on each including age, history, quantity, and condition. Photographs and measurements will be taken as needed.

Physical Analysis – DIA will research relevant background information on the property, review past reserve related work and, if necessary, contact those involved. We will also investigate any reserve requirements. A takeoff of information will be performed from available construction drawings. Current repair and/or replacement costs for each reserve component will be estimated. Useful and remaining life expectancies for each reserve component will then be projected.

Financial Analysis – DIA will collect and review certain financial data, including reserve budget contributions and year end balances will be calculated. Reserve funding projections will be made. A final review and analysis will conclude with completion of the report findings and recommendations.

Report Preparation – The reserve study DIA will prepare for you will include a summary of recommendations and findings, a reserve component schedule, a straight-line funding plan, a 30-year cash flow funding plan, supporting charts, and property photographs. Once a final review is completed, an electronic PDF copy of the report will be sent to you. Unless requested no hard copies will be provided.

Florida Condo Reserve Requirements – This agreement is for preparing a reserve study and will comply with all regulatory requirements currently in effect. It will not comply with Florida’s new condominium structural integrity reserve study and reserve requirements signed into law on May 26, 2022. These requirements are only for condominiums/co-ops (Chapters 718 & 719) 3-stories and higher.

Proposal

UPDATE OPTION: Once DIA has completed your 1st time reserve study report you will have the open-ended option of requesting future reserve study updates. In each update, any reserve related changes made to property since the time the last study was prepared will be reviewed. All reserve component costs, and life expectancies will be updated using the latest available data. Current financial information will be added, and a new analysis will be performed. These updates can be prepared with or without a site visit, depending on the amount of time that has passed since the last site visit.

FEES: 1st time reserve study: **\$8,400.00** Year 1 update, no site visit : **\$2,100.00**
**ANY ALTERNATE SCHEDULES OR SCENARIOS IS AN ADDITIONAL COST BASED ON SCOPE OF WORK.*

The year 1 update is an open option for the client, and shown for information purposes only. Acceptance of this agreement does not include acceptance of the year 1 update.

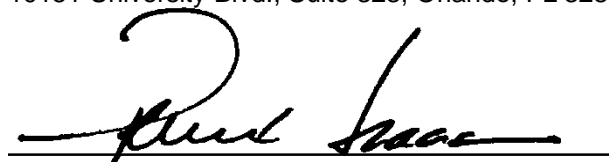
PAYMENT: The 1st time reserve study fee is due as follows: The 1st 50% is due upon completion of the on-site visual observation inspection portion of the work. The remaining 50% balance is due upon the client's receipt of the draft pdf. Payment not made within the 30 days will be considered past due and a 1.50% interest fee per month will automatically be applied.

REVISIONS: You have 30 days to make any corrections/revisions. You are allowed 1 revision. Any other revisions will incur an additional cost per revision. No revisions will be made after 90 days of the 1st draft.

**NO REPORTS WILL BE PRINTED (ONLY A PDF COPY WILL BE SENT) UNLESS REQUESTED.*

TIME FRAME: **3rd Quarter of 2025.** (Estimated as of this proposal date)

ACCEPTED: Dreux Isaac & Associates, Inc.
10151 University Blvd., Suite 323, Orlando, FL 32817



Dreux Isaac, President

Cypress Bluff CDD

February 3, 2025

Date

Authorized Signature

Date

Name (Please Print)

Position/Title

Company Facts & References

Established: 1989

Experience: Over 30 years of performing reserve studies, insurance appraisals and turnover reports
Over 1,800 clients throughout the United States
Over 6,000 reports prepared

Qualifications: Certified Construction Inspectors (CCI)
Certified Construction Consultants (CCC)
Certified Marshall & Swift Appraisers

Protection: Workers comp, Liability and E&O insurance coverage

Affiliations: Community Association Institute Business Member (CAI)
Space Coast Communities Association (SCCA)

Website: www.dia-corp.com

Address: 10151 University Boulevard, Suite 323
Orlando, FL 32817

Phone: (800) 866-9876 (407) 695-5226 (407) 695-3865 Fax

References

Fleming Island Plantation CDD	2300 Town Center Boulevard	Fleming Island	FL
St. Johns Forest CDD	St. Johns Forest Boulevard	Jacksonville	FL
Arlington Ridge CDD	4463 Arlington Ridge Boulevard	Leesburg	FL
Miromar Lakes CDD	Miromar Lakes Parkway	Miromar Lakes	FL
Wentworth Estates CDD	Treviso Bay Boulevard	Naples	FL
Grand Haven CDD	2 North Village Parkway	Palm Coast	FL
Tradition Community CDD	10807 Southwest Tradition Square	Port St. Lucie	FL
Turnbull Creek CDD	101 East Positano Avenue	St. Augustine	FL
Durbin Crossing CDD	145 South Durbin Parkway	St. Johns	FL
Julington Creek Plantation CDD	950 Davis Pond	St. Johns	FL

Key Personnel Backgrounds



Dreux Isaac

President

Dreux Isaac is the president, founder, and owner of Dreux Isaac & Associates, Inc., a company that specializes in capital reserve planning and insurance value appraising. Dreux has over 28 years of experience in the construction industry as an architect, insurance appraiser and capital reserve analyst.

In addition to performing thousands of reserve studies and insurance appraisals, over the past 25 years Dreux has been a speaker at numerous seminars, continuing education courses, and various organization meetings involved in the resort and community association industry, as well as a guest on local TV shows in Sarasota and Ft. Myers, Florida. He is current President of Talman Homeowners Association and was past president at Eagles Point Homeowners Association where he previously lived.

Dreux has a Bachelor of Architecture degree from Louisiana State University (LSU) and is a member of the Community Association Institute (CAI), Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC). Dreux has also been a member of the American Association of Cost Engineers (AACE), the American Society of Appraisers (ASA), Jaycees International, the Foundation for Architectural Education at Louisiana State University.

Dreux was born and raised in New Orleans, Louisiana, but moved to Florida in 1986. He currently lives in Winter Park, FL with his wife Donna and their three boys; Dylan, Derek, and Dalas.



DJ Muehlstedt

Staff Engineer

DJ Muehlstedt was hired in 2005 and since then has performed hundreds of reserve studies and insurance appraisals for condominium, timeshares, homeowners associations, golf and country clubs, commercial and religious properties throughout Florida, the Eastern United States and the Bahamas.

Originally from Iowa, DJ holds a Bachelor of Science degree in Civil Engineering from the University of Iowa. Before joining Dreux Isaac & Associates, DJ worked as a civil engineer performing commercial and residential property inspections for firms in Denver, Colorado and Lakeland, Florida.

DJ is a member of the Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC), and a Certified Marshall & Swift Appraiser.

DJ currently resides in Orlando with his wife Marie and their daughter Olivia.

Featured Large Scale Clients (1000 or more units)

The Country Club at Mirasol Community

11300 Mirasol Boulevard
Palm Beach Gardens, FL 33418
<http://www.mirasolcc.com>

Alison Peters, Property Manager
(561) 626-8283
mirasol@langmanagement.com

Homeowner association, 1170 units, gated community,
private roads, dock

Services provided: reserve studies



Gleneagles Country Club, Inc.

7667 Victory Lane
Delray Beach, FL 33446
www.gleneagles.cc

Michael Eustace, Property Manager
(561) 637-1214
meustace@gleneagles.cc

Private country club community, 1082 homes, gated, 2-
18 hole golf courses, 65,000 sq ft clubhouse, 8 pools, 21
har-tru courts

Services provided: reserve studies



Wycliffe Golf and Country Club, Inc.

4650 Wycliffe Country Club Boulevard
Wellington, FL 33449
www.wycliffecc.com

Alex Jewell, Director of Finance
(561) 964-9200 x107
a.jewell@wycliffecc.com

Private club and community, 1045 homes, 2-18 hole
golf courses, 71,000 sq ft clubhouse, 16 hard-tru
tennis courts, pool facility

Services provided: reserve studies



Large Scale Clients (1000 or more units)

No	Name	Address
1	Bonita Bay Community	3531 Bonita Bay Blvd, Bonita Springs, FL 34134
2	Delray Villas Recreation Association	13773 Circular Drive, Delray Beach, FL 33484
3	Durbin Crossing CDD	145 South Durbin Parkway, St. Johns, FL 32259
4	Forest Ridge Master HOA	Pine Isles Road, Davie, FL 33328
5	Glen Eagle Golf & Country Club	1403 Glen Eagle Blvd., Naples, FL 34104
6	Gleneagles Country Club	7667 Victory Lane, Delray Beach, FL 33446
7	Highlands HOA	2200 Shepard Road, Winter Springs, FL 32708
8	Lexington Community Association	16257 Willowcrest Way, Ft. Myers, FL 33908
9	Mirasol Master Maintenance Association	11600 Mirasol Way, Palm Beach Gardens, FL 33418
10	Moors Master Maintenance Association	17321 NW 66th Court, Miami, FL 33015
11	Ocean Hammock POA	Hammock Dunes Parkway, Palm Coast, FL 32137
12	Pelican Bay Homeowners	101 Sea Hawk Drive, Daytona Beach, FL 32119
13	Saint Johns Northwest Residential POA	Royal Pines Parkway, St. Augustine, FL 32092
14	Saint Johns Six Mile Creek North POA	Registry Blvd., St. Augustine, FL 32092
15	Spruce Creek POA	212-1 Cessna Blvd., Port Orange, FL 32128
16	Sunset Lakes Master	18600 Sunrise Avenue, Miramar, FL 33029
17	Sutton Lakes Owners Association	Sutton Lakes Blvd., Jacksonville, FL 32246
18	The Country Club at Mirasol Community	11300 Mirasol Blvd., Palm Beach Gardens, FL 33418
19	The Great Outdoors	100 Plantation Drive, Titusville, FL 32780
20	The Landings Yacht, Golf & Tennis Club	4420 Flagship Drive, Ft. Myers, FL 33919
21	The Ridges Maintenance Association	South Post & Bonaventure, Weston, FL 33326
22	University Park Community	7671 Park Blvd., University Park, FL 34201
23	Ventura Country Club Community HOA	3333 Woodgate Blvd., Orlando, FL 32822
24	Victoria Gardens HOA	1431 Orange Camp Road, DeLand, FL 32724
25	Village Walk of Sarasota HOA	8109 Camminare Drive, Sarasota, FL 34238
26	Vista Lakes Community	8841 Lee Vista Blvd., Orlando, FL 32829
27	Waters Edge at Port Orange HOA	Waters Edge Blvd., Port Orange, FL 32128
28	Wycliffe Golf and Country Club	4650 Wycliffe Country Club Blvd, Wellington, FL 33449

Partial Client List

Southeast Florida

1000 Island Boulevard, Aventura
1680 Michigan, Miami Beach
18101 Collins Avenue, Sunny Isles Beach
2080 Ocean Drive, Hallandale
2800 Island Boulevard, Williams Island
4000 Island, Aventura
5000 Bayview, Fisher Island
5100 Bayview, Fisher Island
5600, Miami Beach
70 Park Drive at Bal Harbour, Bal Harbour
7400 Oceanside, Fisher Island
7600 Oceanside, Fisher Island
Acqualina, Sunny Isles
Admiral Towers, Miami Beach
Admirals Cove Master POA, Jupiter
Alexandra Village, Boynton Beach
Andalusia, Coral Gables
Apogee, Miami Beach
Atlantic Coral Harbor, Islamorada
Atlantic II at the Point, Aventura
Atlantic III at the Point, Aventura
Avant Garde, Hallandale
Bayside Village East, Fisher Island
Bayside Village, Fisher Island
Bayview No One, Fisher Island
Bayview No Three, Fisher Island
Bayview No Two, Fisher Island
Beach Club Three, Hallandale
Beach Beach Club Villas II, North Miami Beach
Bel-Aire On The Ocean, Miami Beach
Bellavista Village, Boynton Beach
Biltmore II, Coral Gables
Blue & Green Diamond Master, Miami Beach
Blue Diamond, Miami Beach
Boynton Lakes North, Boynton Beach
Brickell Bay Club, Miami
Brickell East, Miami
Brickell Mar, Miami
Brickell Place Phase II, Miami
Brickell Town House, Miami
Canada House Beach Club, Pompano Beach
Carbonell, Miami
Carrington at Coconut Creek, Coconut Creek
City Place Tower, West Palm Beach
Coastal Towers, Sunny Isles Beach
Coconut Bay Resort, Ft Lauderdale
Coconut Mallory Marina and Resort, Key West
Continuum on South Beach Master, Miami Beach
Continuum on South Beach South Tower, Miami Beach
Coral Ridge Towers South, Ft Lauderdale
Coronado, Aventura
Country Walk Estate Homes, Miami
Country Walk Master, Miami
Country Walk Patio Homes, Miami
Courts Brickell Key, Miami
Courvoisier Courts, Miami
Cypress Bend VII, Pompano Beach
Cypress Head Club, Parkland
Cypress Lake of Martin County, Palm City
Cypress Lakes Master, West Palm Beach
Diamante Village, Boynton Beach
Emerald Pointe Community, Delray Beach
Ensenada, Aventura
Excelente Village, Boynton Beach
Fairways at Mariner Sands, Stuart
Finnish-American Rest Home, Lake Worth
First Sunrise LC, West Palm Beach
Forest Ridge Master, Davie
Gables Point I, Miami
Gables Point II, Miami
Gables Point III, Miami
Gables Point Reclands Master, Miami
Galeria, Miami Beach
Giardino Village, Boynton Beach
Golden Lakes Village A, West Palm Beach
Green Diamond, Miami Beach
Grove Isle, Coconut Grove
Grovener House, Coconut Grove
Gulfstream, Boynton Beach
Hammocks Community, Miami
Hamptons South, Aventura
Harbor Club South Bldg No 1, Marathon
Harborview, Fisher Island
ICON, Miami Beach
Illustre Village, Boynton Beach
Imagination Farms Community, Davie
Imperial at Brickell, Miami
Jackson Tower Las Olas, Ft Lauderdale
Jade Residences at Brickell Bay, Miami
Jefferson Corners at Heritage Ridge, Stuart
Kings Creek South, Miami
Kings Point Imperial, Sunny Isles Beach
La Tour, Miami Beach
Lago Del Rey 2, Delray Beach
Lago Del Rey Central Maint, Delray Beach
Lago Del Reyminium 10, Delray Beach
Lake Emerald, Oakland Park
Lake Tower, Key Biscayne
Lake Villa Three, Key Biscayne
Lake Villa Two, Key Biscayne
Lake Villa, Key Biscayne Lakeridge Townhomes, Miami
Lakes of the Meadow Master, Miami
Lakes of the Meadow Neighborhoods, Miami
Las Salinas, Key West
Le Club International, Ft Lauderdale
LExcellence, Miami Beach
LHermitage II, Ft Lauderdale
Lucente Village, Boynton Beach
Maison Grande, Miami Beach
Majestic Isles, Boynton Beach
Marbella of Miami, Miami
Marina Village No Three, Fisher Island
Marina Village No Two, Fisher Island
Marina Village, Fisher Island
MarinaBlue, Miami
Mariner Village Gardens, Aventura
Michael-Ann Russell Jewish Community Ctr, N Miami Bch
Millennium, Sunny Isles Beach
Mizner Court, Boca Raton
Mizner Place at Weston Town Center, Weston
Mizner Tower, Boca Raton
Mizner Village Maintenance, Boca Raton
Moorings at Lantana No Three, Lake Worth
Moors Pointe, Miami
Murano Grande at Portofino Master, Miami Beach
Murano Grande at Portofino, Miami Beach
Mystic Pointe Tower 300, Aventura
Mystic Pointe Tower 500, Aventura
Mystic Pointe Tower 600, Aventura
Mystic Pointe Townhouses, North Miami Beach
Neo Lofts, Miami
Nola Lofts I, Ft Lauderdale
North Tower at the Point, Aventura
Northtree Community, Lake Worth
Nuriver Landing, Ft Lauderdale
Oasis Singer Island, Singer Island
Ocean Club Community, Key Biscayne
Ocean Club Jupiter, Jupiter
Ocean Three, Sunny Isles Beach
Ocean Trail No II, Jupiter
Ocean Two, Sunny Isles Beach
Oceania V, Sunny Isles
Oceanside No Five, Fisher Island
Oceanside No Four, Fisher Island
Oceanside No Three, Fisher Island
Oceanside No Two, Fisher Island
Oceanside, Fisher Island
Old Port Cove Lake Point Tower, N Palm Beach
Old Port Cove Towers, North Palm Beach
One Royal Palm Way, Palm Beach
Palm Beach Shores Resort, Palm Beach Shores
Palm-Aire Country Club No 6, Pompano Beach
Palmetto Place at Mizner Park, Boca Raton
Park Place, Pembroke Pines
Pembroke Cove Apts, Pembroke Pines
Pembroke Falls, Pembroke Pines
Phoenix Towers, Singer Island
Pipers Landing Garden Apts Area Nine, Palm City
Pipers Landing Garden Apts Area Three, Palm City
Pipers Landing POA, Palm City
Pipers Landing, Palm City
Plantation Beach Club, Stuart
Platina Community Master, Boynton Beach
Playa Del Sol, Ft Lauderdale
Plaza Del Prado, North Miami Beach
Plaza of Bal Harbour, Bal Harbour
Poinciana Island Yacht and Racquet Club, Sunny Isles
Porta Bella Yacht & Tennis Club, Boca Raton
Porto Vita POA, Miami
Portofino Tower, Miami Beach
Portofino/South Pointe Master, Miami Beach
Portsviue at The Waterways Harbor Towers, Aventura
Portsviue at The Waterways Harborside, Aventura
Portsviue at The Waterways Master, Aventura
Portsviue at The Waterways Tower 1, Aventura
Portsviue at The Waterways Townhomes, Aventura
Presidential Place, Boca Raton
Puerta De Palmas, Coral Gables
Quadomain, Hollywood
Regent Park, Hollywood
Resort Villa One, Key Biscayne
Resort Villa, Key Biscayne
Runaway Bay Apts, Ft Lauderdale
Sandy Lane Master, Miami Beach
Sea Air Towers, Hollywood
SeaSide Residences, Key West
Seaside Villas, Fisher Island
Seaside, Fisher Island
Sherwood Lakes, Lake Worth
Shoma Homes Keys Gate, Homestead
Silver Seas Beach Club, Ft Lauderdale
Skyline on Brickell, Miami
Snapper Creek Townhouse, Miami
Snug Harbor Yacht Club, Stuart
South Bay Club, Miami Beach
South Pointe Towers I, Miami Beach
Stratford Arms, Boca Raton
Summerspell, Miramar Beach
Summit Tower, Hollywood Beach
Sunset Harbour North, Miami Beach
Sunset Trace, Palm City
Symphony Master, Ft Lauderdale
The 2100, Palm Beach
The 3560, Palm Beach
The Admirals Walk, Boca Raton
The Amethyst, Miami Beach
The Beresford, Boca Raton
The Carriage Club North, Miami Beach
The Coconut Grove Bayshore, Coconut Grove
The Courtyards at The Point, Aventura
The Courtyards in Cityplace, West Palm Beach
The Crossings, Miami
The Emeraldbay at Key Colony, Key Biscayne
The Floridian of Miami Beach, Miami Beach
The Gables and Club, Coral Gables
The Golf Village at Admirals Cove Master, Jupiter
The Jockey Club Apt, Miami
The Lands of The President Two, W Palm Beach

Partial Client List

The Loxahatchee Club, Jupiter
The Marina at the Bluffs, Jupiter
The Metropolitan, Miami
The Moors Master Maintenance, Miami
The of Harbour Isles, North Palm Beach
The Palm Yacht Beach Club, Lauderdale By The Sea
The Palms 2100 Master, Ft Lauderdale
The Palms 2100 Tower One, Ft Lauderdale
The Palms 2100 Tower Two, Ft Lauderdale
The Palms 2100 Townhouses, Ft Lauderdale
The Palms of Islamorada, Islamorada
The Parc, Aventura
The Point of Aventura Maintenance, Aventura
The Prado, West Palm Beach
The Ridges Maintenance, Weston
The Tides, Hollywood
The Village of Stuart, Stuart
The Waterfront on the Ocean, Juno Beach
The Yacht Club at Portofino, Miami Beach
The Yacht Club, Aventura
Three Tequesta Point, Miami
Tiffany Lakes, Mangonia Park
Tivoli Trace, Deerfield Beach
Toscano, Miami
Town Park Village No 1, Miami
Turnberry Ocean Colony S Twr, Sunny Isles Beach
Turnberry on the Green, Aventura
Tuscany No 6, Miramar
Vacation Village at Bonaventure Master, Weston
Vacation Village at Bonaventure, Weston
Vacation Village at Weston, Weston
Vacation Village Registration, Weston
Venetia, Miami
Venetian Palms, Miami
Villa Regina, Miami
Village Homes Maintenance, Miami
Waterview, Aventura
Willoughby Community, Stuart
Willoughby Golf Club, Stuart
Windchime Lakes, Boynton Beach
Yorktown POA, Hobe Sound

Southwest Florida

Acadia II, Sun City Center
Acadia, Sun City Center
Admirals Bay, Ft Myers Beach
Admiralty Point, Naples
Aloha Kai, Sarasota
Alta Mar, Ft Myers
Amberwood Lake, Ft Myers
Andover A of Kings Pointe, Sun City Center
Andover B of Kings Point, Sun City Center
Andover C, Sun City Center
Andover D of Kings Point, Sun City Center
Andover E of Kings Point, Sun City Center
Andover F of Kings Point, Sun City Center
Andover G, Sun City Center
Andover H of Kings Point, Sun City Center
Andover I of Kings Point, Sun City Center
Anna Maria, Cape Coral
Ariel, Ft Myers
Avalon Bay, Ft Myers
Bahia Del Sol, Ruskin
Ballantrae, Sarasota
Barefoot Pelican, Naples
Bay Colony Community, Naples
Bay Colony Golf Club, Naples
Bay Colony Shores POA, Naples

Bay Forest, Naples
Bay Harbor Community, Bonita Springs
Bay Harbor, Ft Myers
Bay Hollow, Bradenton
Bay Isles, Longboat Key
Bay Plaza, Sarasota
Bay Pointe at Bonita Bay, Bonita Springs
Bay Village Club, Ft Myers Beach
Bays Bluff, Sarasota
Bayshore Regency, Tampa
Bayshore, Cape Coral
Bayshores of Vanderbilt Beach, Naples
Bayview Homes I, Sarasota
Baywood Colony Southwood Apts I, Sarasota
Beach Terrace, Sarasota
Beach View at Boca Bay, Boca Grande
Beach Villas III, Captiva
Beachway, Sarasota
Bedford A, Sun City Center
Bedford B, Sun City Center
Bedford C, Sun City Center
Bedford D, Sun City Center
Bedford E, Sun City Center
Bedford F, Sun City Center
Bedford G, Sun City Center
Bedford H, Sun City Center
Bedford J, Sun City Center
Beechwood Cove, Sarasota
Bellavista at Gulf Harbour Yacht & Country Club, Ft Myers
Bermuda Club, Ft Myers
Bermuda Pointe, Bonita Springs
Bird Bay Community, Venice
Bird Bay Village Phase 1, Venice
Bird Bay Village Phase 2, Venice
Bird Bay Village Phase 4, Venice
Bird Bay Village Phase 5, Venice
Blackburn Harbor, Osprey
Blind Pass, Sanibel
Boathouse on Longboat, Longboat Key
Boca Bay Master, Boca Grande
Boca Bay Pass Club, Boca Grande
Boca Grande Health Clinic Foundation, Boca Grande
Boca Grande Health Clinic, Boca Grande
Boca Grove, Bradenton
Boca Vista at Burnt Store Lakes, Punta Gorda
Bonita Beach Club, Bonita Springs
Brandywine, Ft Myers
Brenson Mar, Cape Coral
Brookfield, Sun City Center
Brookshire Village I, Ft Myers
Brookshire Village II, Ft Myers
Brookshire Village IV, Ft Myers
Calais at Pelican Bay, Naples
Caloosa Isles II, Ft Myers
Cambridge A, Sun City Center
Cambridge B, Sun City Center
Cambridge C, Sun City Center
Cambridge E, Sun City Center
Cambridge F, Sun City Center
Cambridge H, Sun City Center
Cambridge I, Sun City Center
Cambridge J, Sun City Center
Cambridge K, Sun City Center
Cambridge L, Sun City Center
Cambridge M, Sun City Center
Cane Palm Beach, Ft Myers Beach
Canton Court D, Sun City Center
Captains Bay North One, Ft Myers Beach
Captains Bay North Two, Ft Myers Beach

Captains Bay South, Ft Myers Beach
Captains Harbour, Cape Coral
Cardinal Cove, Ft Myers
Carrington Place, Sarasota
Casa Del Sol, Sarasota
Casa Ybel Beach and Racquet Club Phase IJK, Sanibel
Casa Ybel Resort Limited Partnership, Sanibel
Casarina, Sarasota
Castel Del Mare, Sarasota
Cedar Hammock Golf & Country Club, Naples
Chandlers Forde, Sarasota
Chiltington Court, Naples
Cinnamon Cove Terrace I, Ft Myers
Cinnamon Cove Terrace III, Ft Myers
Clipper Bay, Cape Coral
Clipper Cove Village, Ft Myers
Clipper Cove Village, Punta Gorda
Club Brittany at Park Shore, Naples
Club Harbour, Cape Coral
Club Regency, Marco Island
Cobblestone Court I, Naples
Colonial Wests, Ft Myers
Colony Bay One, Tampa
Condo of Sand Cay, Longboat Key
Coral Del Rio, Cape Coral
Coreys Landing, Longboat Key
Corinth, Sun City Center
Corkscrew Woodlands, Estero
Coronado, Ft Myers
Country Pines of North Fort Myers, N Ft Myers
Countryside Master, Naples
Courtside Landings, Punta Gorda
Courtyard Landings III, Punta Gorda
Courtyard Landings, Punta Gorda
Crescent Arms, Sarasota
Crescent Beach, Marco Island
Crescent Royale, Sarasota
Crossings II at Bonita Bay, Bonita Springs
Cypress Lake Country Club, Ft Myers
Cypress Lake Estates, Ft Myers
Cypress Lake Gardens, Ft Myers
Deer Creek Community, Sarasota
Devonshire, Sun City Center
Dolphin Towers, Sarasota
Dolphin Watch, Ft Myers Beach
Dorchester A of Kings Point, Sun City Center
Dorchester B of Kings Point, Sun City Center
Dorchester C of Kings Point, Sun City Center
Dorchester D of Kings Point, Sun City Center
Eagle Creek Golf & Country Club, Naples
Eagles Nest at Bonita Bay, Bonita Springs
Eagles Nest, Marco Island
Eagles Point at the Landings III, Sarasota
Eden House, Ft Myers Beach
Edinburgh, Sun City Center
Egret Landing at Tampa Bay, San Antonio
Egrets Landing at Bonita Bay, Bonita Springs
Emerald Cove at Cape Coral Community, Cape Coral
Emerald Pointe, Punta Gorda en Provence, Longboat Key
Enclave at Palmira I, Bonita Springs
Enclave Neighborhood, Bonita Springs
Enclave of Naples, Naples
Englewood Beach, Englewood
Estero Bayside, Ft Myers Beach
Estero Sands, Ft Myers Beach
Fairbourne, Sun City Center
Fairfield A, Sun City Center
Fairfield B, Sun City Center
Fairfield C, Sun City Center

Partial Client List

Fairfield D, Sun City Center
Fairfield E, Sun City Center
Fairfield F, Sun City Center
Fairfield G, Sun City Center
Fairfield H, Sun City Center
Fairway Bay Common Shared Facility, Longboat Key
Fairway Bay I, Longboat Key
Fairway Bay II, Longboat Key
Fairway Bay III, Longboat Key
Fairway Trace at Peridia II, Bradenton
Fairway Villas Property, North Port
Fairway Woods, Sarasota
Falling Waters Master Rec Facilities, Naples
Falling Waters Master, Naples
First Lido, Sarasota
First Presbyterian Church of Naples, Naples
First United Methodist Church, Ft Myers
Forest Glen Golf & Country Club Master, Naples
Four Winds Marina North, Bokeelia
Four Winds Marina, Bokeelia
Foxfire Community, Naples
Foxmoor, North Ft Myers
Gateway Golf & Country Club, Ft Myers
Glades Golf & Country Club, Naples
Glades Golf and Country Club, Naples
Gladiolus Gardens Rec and Maint, Ft Myers
Gladiolus Gardens Section V, Ft Myers
Gladiolus Gardens Section X, Ft Myers
Gladiolus Gardens Section XI, Ft Myers
Glen Eagle Golf & Country Club, Naples
Glen Oaks Manor Home, Sarasota
Gleneagles IV, Naples
Gloucester A, Sun City Center
Gloucester B, Sun City Center
Gloucester C, Sun City Center
Gloucester D, Sun City Center
Gloucester E, Sun City Center
Gloucester F, Sun City Center
Gloucester G, Sun City Center
Gloucester H, Sun City Center
Gloucester J, Sun City Center
Gloucester K, Sun City Center
Gloucester L, Sun City Center
Gloucester M, Sun City Center
Gloucester N, Sun City Center
Gloucester P, Sun City Center
Gramercy, Naples
Grand Bay/LBK Community, Longboat Key
Grand Bay/LBK I, Longboat Key
Grand Bay/LBK II, Longboat Key
Grand Bay/LBK III, Longboat Key
Grand Bay/LBK IV, Longboat Key
Grand Bay/LBK V, Longboat Key
Grand Bay/LBK VI, Longboat Key
Grand Vista at Riverwood, Port Charlotte
Grande Bay at Boca Bay, Boca Grande
Grantham, Sun City Center
Greenbriar VI at Bonita Bay, Bonita Springs
Greengate Community, Ft Myers
Greengate IV, Ft Myers
Gulf Reflections, Ft Myers
Gulf Sandss of Mansota Key, Englewood
Hacienda de Ybor Apt Community, Tampa
Hacienda Villas, Tampa
Hamilton Club, Sarasota
Hammock Isle at Bonita Bay, Bonita Springs
Harbor Isles, Venice
Harbor Place at Peppertree, Ft Myers
Harborshore at Boca Bay, Boca Grande
Harborside at Boca Bay, Boca Grande
Harbortown, Ft Myers
Harbour Court, Longboat Key
Harbour Landings Estates, Cortez
Harbour Landings, Ft Myers
Harbour Links, Ft Myers
Harbour Pointe, Ft Myers Beach
Harbourtowne, Cape Coral
Heather Ridge II of Brookshire, Ft Myers
Heritage Oaks Golf & Country Club, Sarasota
Heritage Palms Golf & Country Club, Ft Myers
Hibiscus Pointe, Ft Myers Beach
Hickory Shores, Bonita Beach
Hidden Harbour One, Ft Myers
High Point Country Club Group Eleven, Naples
High Point Country Club Group Fourteen, Naples
High Point Country Club Group One, Naples
High Point Country Club Group Ten, Naples
High Point Country Club Group Two, Naples
High Point Country Club, Naples
Highgate A, Sun City Center
Highgate B, Sun City Center
Highgate C, Sun City Center
Highgate D, Sun City Center
Highgate E, Sun City Center
Highgate F, Sun City Center
Highgate II, Sun City Center
Highgate III, Sun City Center
Highgate IV, Sun City Center
Highland Woods Golf & Country Club, Bonita Springs
Hudson Harbour, Sarasota
Huntington at Sun City Center, Sun City Center
Huron Cove, Marco Island
Hurricane House, Sanibel
Idlewood, Sun City Center
Inn On The Beach, Longboat Key
Insurance Service of Sarasota, Osprey
Inverness at Sun City Center, Sun City Center
Ironwood Business Park, Sarasota
Island Beach, Ft Myers Beach
Island Pines Recreation, Ft Myers Beach
Island Reef, Ft Myers Beach
Island Winds Bath and Racquet Club, Ft Myers Beach
Jameson, Sun City Center
Japanese Gardens, Venice
Jetty Villas, Venice
Kahlua, Ft Myers Beach
Kelly Greens Community IV, Ft Myers
Kelly Greens Single Family I, Ft Myers
Kelly Greens Terrace V, Ft Myers
Kelly Greens Verandas I, Ft Myers
Kelly Greens Verandas II, Ft Myers
Kelly Greens Verandas III, Ft Myers
Kelly Greens Verandas IV, Ft Myers
Kelly Greens Verandas V, Ft Myers
Kelly Greens Verandas VI, Ft Myers
Kelly Greens Verandas VII, Ft Myers
Kensington, Sun City Center
Key Harbour, Ft Myers
Key Royal, Naples
Kings Point, Sun City Center
Kingsmere, Sarasota
Kingston Arms, Sarasota
Krain Residence, Longboat Key
La Bellasara, Sarasota
La Firenze, Longboat Key
Lake Louise, Cape Coral
Lake Pointe Apts Ltd, Tampa
Lakebridge, Bradenton
Lakemont Cove, Bonita Springs
Lakeshore Village, Sarasota
Lakeside Vista, Ft Myers
L'Ambiance at Longboat Key Club, Longboat Key
Lancaster I, Sun City Center
Lancaster II, Sun City Center
Lancaster III, Sun City Center
Lancaster IV, Sun City Center
Laurel Villas, Venice
Le Ciel Park Tower, Naples
LElegance on Lido Beach, Sarasota
Lido Beach Club, Sarasota
Lido Towers, Sarasota
Limetree Beach Resort, Sarasota
Linkside Village I, Port Richey
Little Hickory Bay, Bonita Springs
Longboat Beachcomber, Longboat Key
Longboat Terrace, Longboat Key
Longboat Village, Ft Myers
Longshore Lake Foundation, Naples
Lovers Key Beach Club, Ft Myers Beach
Lyndhurst, Sun City Center
Manchester I, Sun City Center
Manchester II, Sun City Center
Manchester III, Sun City Center
Manchester IV, Sun City Center
Manhattan Palms, Tampa
Mansion La Palma at Bay Colony, Naples
Marina Bay, Longboat Key
Marina Del Sol, Sarasota
Marina North Shore, Punta Gorda
Marina Terrace, Ft Myers
Marina Village at Snug Harbor, Ft Myers Beach
Marinatown Village A, Ft Myers
Mariner Pointe, Sanibel
Mariners Boathouse and Beach Resort, Ft Myers Beach
Mariners Cove, Naples
McGregor Woods, Ft Myers
Meadowlake, Sarasota
Merano at the Colony, Bonita Springs
Meridian at the Oaks Preserve Commons, Osprey
Meridian I at The Oaks Preserve, Osprey
Meridian II at The Oaks Preserve, Osprey
Meridian III at The Oaks Preserve, Osprey
Meridian IV at The Oaks Preserve, Osprey
Meridian V at The Oaks Preserve, Osprey
Meridian VI at The Oaks Preserve, Osprey
Midnight Cove II, Sarasota
Midnight Cove, Sarasota
Miromar Lakes Master, Estero
Mission Lakes of Venice, Venice
Mission Monterey, Ft Myers
Mont Claire at Pelican Marsh, Naples
Myerlee Manor, Ft Myers
Nantucket I, Sun City Center
Nantucket II, Sun City Center
Nantucket III, Sun City Center
Nantucket IV, Sun City Center
Nantucket V, Sun City Center
Naples Four Winds, Naples
Naples Heritage Golf & Country Club, Naples
Naples Lakes Country Club, Naples
New Approach, Ft Myers
North Bay, Boca Grande
North Shore Place, North Ft Myers
North Village, Boca Grande
Office Buildings, LeHigh
Old Bridge Village Co-op, North Ft Myers
Orchid Beach Club Residences, Sarasota

Partial Client List

Oxford I, Sun City Center
Oxford II, Sun City Center
Paddle Creek, Ft Myers
Palm Avenue Baptist Tower, Tampa
Palm Harbor Club at Bay Beach, Ft Myers Beach
Palmetto Ridge at the Brooks, Bonita Springs
Park Plaza, Naples
Park Shore Resort, Naples
Park View III, Cape Coral
Pavese Garner Attorney at Law, Ft Myers
Pavilion Club, Naples
Pelican Bay Foundation, Naples
Pelican Cove, Sarasota
Pelican Marsh Golf Club, Naples
Pelican Watch, Ft Myers Beach
Peppertree Bay, Siesta Key
Pine Grove, Ft Myers
Pinebrook-Ironwood Recreation, Bradenton
Pipers Grove, Naples
Plantation Beach Club II, Captiva
Plantation Beach Club III, Captiva
Plantation Beach Club, Captiva
Plantation Beach Club, Port Charlotte
Plantation House, Captiva
Plantation Village of Sanibel, Sanibel
Pointe Estero, Ft Myers Beach
Porta Vecchio at Mediterra Neighborhood, Naples
Portobello, Longboat Key
Ports of Iona, Ft Myers
Portsmith, Sun City Center
Princess Del Mar, Marco Island
Princeton, Sun City Center
Promenade, Longboat Key
Prosperity Point Master, Punta Gorda
Provincetown, Ft Myers
Quail Creek Village Foundation, Naples
Radison I, Sun City Center
Radison II, Sun City Center
Raintree Village No 4, Temple Terrace
Raintree Village POA, Temple Terrace
Reflection Lakes Master, Ft Myers
Reflection Lakes Two, Ft Myers
Regatta Pointe, Palmetto
Regency House, Sarasota
RHC Master, Valrico
River View Villas, Cape Coral
Rivers Edge 2, Ft Myers
Rivers Edge 3, Ft Myers
Riverside Yacht Club Estates, Ft Myers
Riverwalk Cove, Ft Myers
Riviera Club Village, Sarasota
Riviera Club, Ft Myers Beach
Rosewood at the Gardens, Sarasota
Royal Beach Club, Ft Myers Beach
Royal Vista, Cape Coral
Royal Wood Master, Naples
Ruby at Sunstone, Naples
San Carlos Springs, Ft Myers
San Marino Bays, Tampa
Sanctuary I at Longboat Key Club, Longboat Key
Sanctuary II at Longboat Key Club, Longboat Key
Sanctuary III at Longboat Key Club, Longboat Key
Sanctuary IV at Longboat Key Club, Longboat Key
Sandalfort, Sanibel
Sandpiper Apts, Venice
Sanibel Beach Club, Sanibel
Sanibel Harbour Tower South, Ft Myers
Sanibel Siesta Apt, Sanibel
Sarabande, Sarasota
Sarasota Harbor East Apts, Sarasota
Saturnia Lakes, Naples
Savannah at Turtle Rock, Sarasota
Savannah Trace, Tampa
Sea Isles of Bonita Beach, Bonita Springs
Seagrove at Siesta Key, Siesta Key
Seascape of Little Hickory Island, Bonita Springs
Seawatch, Ft Myers Beach
Senior Friendship Centers, Naples
Senior Friendship Centers, Sarasota
Senior Friendship Centers, Venice
Serenade on Palmer Ranch, Sarasota
Seven Lakes, Ft Myers
Shorewood of Sanibel, Sanibel
Siesta Towers, Sarasota
Silver King, Boca Grande
Silverleaf at Seven Oaks, Wesley Chapel
Smugglers Cove, Ft Myers Beach
Snug Harbor, Sanibel
Solamar, Naples
Somerset Cay, Sarasota
South Bay at Boca Bay, Boca Grande
South Gate Village Green Section Four, Sarasota
South Pointe Villas Master, Ft Myers
South Pointe Villas Phase II, Ft Myers
South Pointe Villas Phase III, Ft Myers
South Pointe Villas Phase IV, Ft Myers
South Seas Club, Captiva
Southampton I, Sun City Center
Southampton II, Sun City Center
Spanish Main Yacht Club, Longboat Key
Spring Lake Community, Ft Myers
Spring Lake II, Ft Myers
Spring Lake, Ft Myers SRQ Park, Sarasota
St Croix, Sanibel Island
Steamboat Bend East, Ft Myers
Stonebridge Country Club Community, Naples
Stoneybrook Clubside South, Sarasota
Stoneybrook Fairway Verandas I, Sarasota
Stoneybrook Golf & Country Club, Sarasota
Stoneybrook Greens Commons, Sarasota
Stoneybrook Veranda Greens North I, Sarasota
Stoneybrook Veranda Greens North II, Sarasota
Stoneybrook Verandas I, Sarasota
Strawberry Ridge, Valrico
Summerlin Village, Ft Myers
Sundial East, Sanibel
Sundial of Sanibel, Sanibel
Sunrise Bay Resort and Club, Marco Island
Sunset Beach, Longboat Key Surftrider Beach Club,
Sanibel Surfsong, Ft Myers Beach Surfwalk, Marco Island
Tamarind Gulf and Bay, Englewood
Tangerine Bay Club, Longboat Key
TBM Properties & Smoot Properties, Ft Myers
Terrace I at Lakeside Greens, Ft Myers
Terrace II at Lakeside Greens, Ft Myers
Terrace III at Lakeside Greens, Ft Myers
Terraverde 1, Ft Myers
Terraverde 2, Ft Myers
Terraverde 3, Ft Myers
Terraverde 4, Ft Myers Tessera, Sarasota
The Alagon on Bayshore, Tampa
The Bayou, Ana Maria
The Beaches, Longboat Key
The Boardwalk Caper III, Ft Myers Beach
The Boardwalk Caper IV, Ft Myers Beach
The Caper Beach Club, Ft Myers Beach
The Castillian, Longboat Key
The Club at Crystal Lake II, Ft Myers
The Club at Crystal Lake III, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club Pelican Bay, Naples
The Cottages at South Seas Plantation, Captiva
The Country Club of Naples, Naples
The Embassy House, Sarasota
The Enclave at Fiddlesticks Neighborhood, Ft Myers
The Encore, Sarasota
The Estates at Bay Colony Golf Club, Naples
The Foundation of Pelican Marsh, Naples
The Glasser-Schoenbaum Human Srvc's Ctr, Sarasota
The Grande Riviera, Sarasota
The Habitat, Marco Island
The Hamptons at Bonita Bay, Bonita Springs
The Harbour Club at Lighthouse Bay, Bonita Springs
The Heron at the Sanctuary III, Sanibel
The Isles of Caloosa, Ft Myers
The Isles Recreation, Ft Myers
The Knolls of Kings Point II, Sun City Center
The Knolls of Kings Point III, Sun City Center
The Knolls of Kings Point, Sun City Center
The Landings Carriagehouse, Sarasota
The Landings Racquet Club, Sarasota
The Landings Yacht Golf and Tennis Club, Ft Myers
The Landings, Sarasota
The Miles Building, Ft Myers
The Monaco Beach Club, Naples
The Moorings at Edgewater, Bradenton
The Moorings Country Club, Naples
The Oaks Preserve Management, Osprey
The Olde Hickory Golf & Country Club, Ft Myers
The Olde Hickory Verandas Common, Ft Myers
The Olde Hickory Verandas I, Ft Myers
The Olde Hickory Verandas II, Ft Myers
The Olde Hickory Verandas III, Ft Myers
The Olde Hickory Villas, Ft Myers
The Players Club, Longboat Key
The Regency, Ft Myers
The Sanctuary at Longboat Key Club, Longboat Key
The Sand Caper, Ft Myers Beach
The Sanibel Cottages, Sanibel
The Shore, Longboat Key
The Shores at Gulf Harbour III, Ft Myers
The Somerset, Marco Island
The Strand at Bay Colony, Naples
The Sun Caper, Ft Myers Beach
The Surf Club of Marco, Marco Island
The Venice Golf & Country Club Master, Venice
The Villas at Deer Creek, Sarasota
The Villas at Pinebrook, Bradenton
The Water Club, Longboat Key
The Waterfront at Main Street, Bradenton
The Waterfront, Bradenton
The Waterway, Bradenton
The Woods at Pinebrook, Bradenton
Tortuga Beach Club, Sanibel
Town & River Phase One, Ft Myers
Tremont I, Sun City Center
Tremont II, Sun City Center
Tuckaweye, Bonita Springs
Turtle Rock Community, Sarasota
Tuscana, Sarasota
Tuscany Bay POA, Gibsonton
University Park Community, University Park
Vanderbilt Beach & Harbour Club, Naples
Vanderbilt Gulfside, Naples
Vasari Country Club Master, Bonita Springs
Veinte, Longboat Key

Partial Client List

Venice Golf & Country Club, Venice
Viking, Cape Coral
Villa Capri, Ft Myers
Villa Del Mar, Ft Myers Beach
Villa Di Lancia, Longboat Key
Villa La Palma, Naples
Villa Palmeras at Prestancia, Sarasota
Villa Serena, Riverview
Village on Golden Pond at Breckenridge, Estero
Village Walk, Sarasota
Villas on Golden Beach, Venice
Villeroy, Sun City Center
Vistas on Beneva, Sarasota
Vizzaya at Bay Colony, Naples
Water Crest of Falling Waters, Naples
Watercrest, Bradenton
Wedgewood, Sanibel
Whiskey Creek Village Green Section Eight, Ft Myers
Whiskey Creek Village Green Section Fourteen, Ft Myers
Whiskey Creek Village Green Section Ten, Ft Myers
Whiskey Creek Village Green Section Two, Ft Myers
Whispering Sands, Sarasota
White Sands Club, Naples
Wilderness Country Club, Naples
Wilderness, Naples
Wildewood Springs, Bradenton
Winding Oaks, Longboat Key
Windsong, Bonita Beach
Woodside Village West, Sarasota
Worthington, Sun City Center
Wyldeewood Lakes, Ft Myers

Central Florida

2100 Towers, Cocoa Beach
89 Oceanfront, Ormond Beach
Alhambra at Poinciana, Kissimmee
Alhambra Villas, Kissimmee
Anthem Park, St Cloud
Artesia Townhomes, Cape Canaveral
Artesia, Cape Canaveral
Artisan Club, Celebration
Ashbury Park, Orlando
Aspenwood at Grenelefe, Grenelefe
Baldwin Park Commercial, Orlando
Baldwin Park Commercial-MBD, Orlando
Baldwin Park Commercial-Village Center, Orlando
Baldwin Park Joint Committee, Orlando
Baldwin Park Residential, Orlando
Baldwin Park Residential-Cambridge, Orlando
Baldwin Park Residential-Common, Orlando
Baldwin Park Residential-ISSA 22, Orlando
Baldwin Park Residential-ISSA 28, Orlando
Baldwin Park Residential-Live/Work, Orlando
Baldwin Park Residential-Recreation, Orlando
Baldwin Park Residential-Rey City Homes 2, Orlando
Baldwin Park Residential-Rey City Homes, Orlando
Bali, Winter Garden
Banana Bay, Cocoa Beach
Beachwalker At Harbourside, South Pasadena
Bear Creek Manufactured, Ormond Beach
Bella Playa, Indian Shores
Bellevue Biltmore Villas Bayshore, Belleair
Bellevue Biltmore Villas Oak, Belleair
Bellevue Biltmore Villas South Garden, Belleair
Bermuda Bay Beach, St Petersburg
Bermuda Bay Club, Bradenton Beach
Boca Ciega Residents, Largo
Bouchelle Island I, New Smyrna Beach
Breakaway Trails, Ormond Beach

Bridgewater Neighborhood, Heathrow
Briercliff Commons, Orlando
Brookside Bluff, Zolfo Springs
Bryans Spanish Cove, Orlando
Cabana Club, Clearwater
Cape Caribe, Cape Canaveral
Carefree Country Club, Winter Haven
Caya Costa Community, St Petersburg
Centre Court Ridge, Reunion
Chapman Lakes, Oviedo
Chateaus at Magnolia Pointe,
Clermont Ciega Cove, South Pasadena
Clearwater Key, Clearwater
Coconut Palms Beach Resort II, New Smyrna Beach
Coconut Palms Beach Resort, New Smyrna Beach
Colony Surf, Clearwater
Commodore Beach Club, Maderia Beach
Coral Pointe at Harbourside, St Petersburg
Corbett Development, Clearwater
Cranes Roost, Altamonte Springs
Crescent Beach Club Two 8-A LLC, Clearwater
Cristal, Indian Harbour Beach
Cross Creek of Ocoee, Ocoee
Crystal Lake, Palm Harbor
Curlew Landings South, Indian Rocks Beach
Cypress Creek Village Unit Two, Orlando
Cypress Creek Village, Orlando
Cypress Lakes Assoc & Big Cypress Golf, Lakeland
Daytona Beach Riverhouse, Daytona Beach
Devon Green Neighborhood, Heathrow
Dunedin Pines, Dunedin
Edgewater Harbor, Indian Shores
Eloise Pointe Estates, Winter Haven
Emerald Seas, Cocoa Beach
Fairway Village Residents, Largo
Florenzia, St Petersburg
Forest Lakes of Cocoa, Cocoa
Forest Lakes, Oldsmar
Fountain Beach, Daytona Beach
Fountain Parke at Lake Mary, Lake Mary
Foxhaven Neighborhood, Orlando
Georgetown East, Safety Harbor
Georgian Inn Beach Club, Ormond Beach
Golfside Villas, Winter Park
Grand Lake Resort, Kissimmee
Greenbriar at Tuscowilla, Winter Springs
Greystone Town Homes, Sanford
Gulf Gate, St Petersburg
Hampton Hills Estates, Debary
Harbor Pointe, Titusville
Hawks Landing at Pelican Bay, Daytona Beach
Heathrow Lakes Maintenance, Heathrow
Heathrow Master, Heathrow
Heathrow Woods, Heathrow
Heritage Crossing, Reunion
Heron Cove, Lake Mary
Hidden Springs, Altamonte Springs
Highlands of Innisbrook, Palm Harbor
Home of Palm Hill, Largo
Hunters Creek Community, Orlando
Hunters Creek Town Center POA, Orlando
Hunters Creek Tract 181, Orlando
Hyde Park, Winter Garden
Images, Kissimmee
Indian River Club, Rockledge
Island Oaks of Merritt Island, Merritt Island
Island Pointe of Merritt Island, Merritt Island
Islander Beach Club, New Smyrna Beach
Jameson Place, Rockledge

Jefferson Green at Anthem Park, St Cloud
Joyce Ann Apts, Pinellas Park
Kingstown Reef, Orlando
Knights Landing Apts, Orlando
Lake Griffin Harbor, Leesburg
Lake Ridge Villas S at Fleming Island, Orange Park
Lake Underhill Ltd, Orlando
Lasereño, Largo
Lauren Manor West, Saint Petersburg
Lemon Tree, Orlando
Lighthouse Shores Townhomes, Ponce Inlet
LOVO, Kissimmee
Madeira Place, Madeira Beach
Madeira Villa North, Ormond Beach
Mai Kai, Orlando
Majestic Park Homes, Seminole
Mandalay Beach Club, Clearwater
Mariners Pass, St Petersburg
Maverick, Ormond Beach
Middlebrook Pines, Orlando
Moontide, New Smyrna Beach
Mt Olive Shores Lot of Polk County, Polk City
Muirfield Village Neighborhood, Heathrow
Normandy, Clearwater
Oak Lake Park I & II, Clearwater
Oaks Landing Ltd, Bartow Oakwater, Kissimmee
Ocean Beach Club, New Smyrna Beach
Ocean Inlet Yacht Club, New Smyrna Beach
Ocean Sands Beach Club, New Smyrna Beach
OceanQuest, Ponce Inlet
Oceans Two, Daytona Beach Shores
Oceanside Golf and Country Club, Ormond Beach
Oleander Pointe, Cocoa
One Kapok Terrace, Clearwater
ORBIT, Kissimmee
Osprey Pointe at Dolphin Cay, St Petersburg
Palmas de Majorca, Cocoa Beach
Park Lake Villas, Maitland
Park Maitland Villas, Maitland
Park West of Winter Park, Winter Park
Parkshore Plaza, St Petersburg
Parkway International, Kissimmee
Pasadena Cove, South Pasadena
Patriot Square, St Petersburg
Pelican Bay Yacht Club Bldg A, Gulfport
Pine Ridge at Lake Tarpon Village II, Tarpon Springs
Plantation Bay Community, Ormond Beach
Plantation Village I, Orlando
Poinciana Golf Villas II, Kissimmee
Pointe Alexis Recreation, Tarpon Springs
Pointe West, New Port Richey
Ponce de Leon Towers, New Smyrna Beach
Princess, Madeira Beach
Prospect Towers, Clearwater
Punta Gorda Isles Section 22, Punta Gorda
Ranger (Sailboat Key-Group III), South Pasadena
Redington Towers No 1, Redington Shores
Regency Green Neighborhood, Heathrow
Reunion Grande, Reunion
Riverside of DeBary, DeBary
Riverside, Daytona Beach
Riverwood Plantation, Port Orange
Riverwoods, Titusville
Royal Floridian Resort, Ormond Beach
Royal Harbor POA, Tavares
Ruby Lake, Winter Haven
Salem Square, Palm Harbor
Sand Dunes Oceanfront, Cape Canaveral
Santa Maria, South Pasadena

Partial Client List

Savannah Condominium, South Pasadena
SC, Ponce Inlet
Scottish Highlands, Leesburg
Sea Havens, Daytona Beach
Shores Sea Villas IV, New Smyrna Beach
Sea Villas, New Smyrna Beach
Seaport Master, Cape Canaveral
Seaside at Belleair II, Belle Air
Seminole Garden Apts, Sanford
Seminole Hill Villas, Seminole
Seminole Woods Community, Geneva
Seven Eagles, Reunion
Seville 7, Clearwater
Sheoah Highlands, Winter Springs
Shipwatch Seven, Largo
Shorehom By The Sea, New Smyrna Beach
Silver Lake Resort, Kissimmee
Solana Lake, Cape Canaveral
Solana On The River, Cape Canaveral
Solana Shores, Cape Canaveral
South Bay, Orlando
Southpoint of Daytona, Ponce Inlet
Springwood Village, Longwood
Spruce Creek POA, Port Orange
St Andrews, Oldsmar
St Tropez IV, Clearwater
Starlight Tower, St Petersburg Beach
Stonebridge Commons Community, Orlando
Stonebridge Maintenance, Heathrow
Strathmore Gate East at Lake St George, Palm Harbor
Sunisands Beach Club, New Smyrna Beach
Sunshine on Indian Shores, Indian Shores
Sunshine Towers Apt Residences, Clearwater
Terra, Kissimmee
The Anchorage, Cocoa Beach
The Ashley, Daytona Beach Shores
The Bluffs, Sebring
The Bordeaux, Ocoee
The Cedar Island Club, New Smyrna Beach
The Constellation, St Petersburg Beach
The Courageous, St Petersburg Beach
The Crescent Beach Club at Sand Key, Clearwater
The Crescent Beach Club at Sand Key, Clearwater
The Cypress Pointe Resort at Lake Buena Vista, Orlando
The Cypress Pointe Resort II, Orlando
The Enclave at Orlando, Orlando
The Grand Coquina, Daytona Beach Shores
The Grande Verandahs on the Bay, St Petersburg
The Grande, Orlando
The Great Outdoors, Titusville
The Hamptons, Heathrow
The Intrepid, St Petersburg Beach
The Lakes Villas I, Clearwater
The Mediterranean, Daytona Beach
The Meridian, Cocoa Beach
The Ocean Ritz of Daytona, Daytona Beach
The Oceans Cloverleaf North, Daytona Beach Shores
The of Eden Isle, St Petersburg
The Peninsula, Daytona Beach Shores
The Residences of Winter Park, Winter Park
The Resort on Cocoa Beach, Cocoa Beach
The Sherwin, Daytona Beach Shores
The Springs Community, Longwood
The Townhomes of Lake Seminole No 4, Seminole
The Village at Melbourne, Melbourne
The Villages of Seaport, Cape Canaveral
The Villas at East Park, Orlando
The Weatherly, St Petersburg Beach
Thornton Park Central, Orlando

Tidesfall, Ormond Beach
Tortoise Island, Satellite Beach
Traders Inn Beach Club, Ormond Beach
Trails West, Deland
Tropic Shores, Daytona Beach Shores
Tropic Sun Towers, Ormond Beach
Twenty One Riverside, Cocoa
Ultimar Three, Clearwater
Ultimar, Clearwater
Vacation Village at Parkway, Kissimmee
Vacation Villas at Fantasyworld Two, Kissimmee
Vacation Villas at Fantasyworld, Kissimmee
Venetian Bay Villages, Kissimmee
Ventura Country Club Community, Orlando
Ventura Village, Orlando
Victoria Gardens, DeLand
Victoria Park Community Council, DeLand
Villa Villar, DeLand
Village on the Green I, Clearwater
Villas at Fortune Place, Kissimmee
Vista Lakes Community, Orlando
Vittoria, Treasure Island
Waterford Lakes Community, Orlando
Waterstreet at Celebration, Celebration
Wekiva Village, Apopka
Wesmere, Ocoee
Westshore Place, Indian Shores
Whitley Bay West, Cocoa
Whitley Bay, Cocoa
Wildwood Homes, Winter Springs
Willowbrook Neighborhood, Heathrow
Wimbledon Park No 1, Orlando
Winding Wood IX, Clearwater
Windrush Bay, Tarpon Springs
Wintermere Harbor, Winter Garden
Woodside Village, Clearwater
Yacht & Tennis Club, St Pete Beach
Yale Townhouse Apts, Orlando
Yorkfield Square, DeLand

Northeast Florida

Aliki Gold Coast No One, Flagler Beach
Amberwood at Fleming Island, Jacksonville
Atlantic East, St Augustine
Belleza at Ponte Vedra, Ponte Vedra Beach
Brighton Park, Jacksonville
Brightwater, Jacksonville
Camachee Island 1, St Augustine
Canopy Walk, Palm Coast
Carrington Place at Fleming Island, St Augustine
Cinnamon Beach at Ocean Hammock, Palm Coast
Clearview Townhouses, Jacksonville
Clifton Village, Jacksonville
Colony Reef Club, St Augustine
Crescent Beach Ocean House, St Augustine
Cypress Bridge, Ponte Vedra Beach
Cypress Trace Master, Jacksonville
Deercreek Country Club, Jacksonville
Deermeadows Baptist Church, Jacksonville
Drayton Park, Jacksonville
East Hampton, Jacksonville
Fleming Island Plantation CDD, Orange Park
Florida Club, St Augustine
Golfview, Jacksonville
Greenfield, Jacksonville
Hammock Grove, Jacksonville
Harbour Island at Marsh Landing, Ponte Vedra Beach
Hawthorn, Jacksonville
Horizons at Stonebridge Village I, Jacksonville
Horizons at Stonebridge Village II, Jacksonville
Horizons at Stonebridge Village III, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Julington Creek Plantation POA, Jacksonville
Kingston Dunes, St Augustine Beach
Las Palmas on the Intracoastal, St Augustine
Little Bay Harbor, Ponte Vedra Beach
Magnolia Point Community, Green Cove Springs
Mariners Watch, St Augustine
Marsh Landing at Sawgrass I, Ponte Vedra Beach
Marsh Landing at Sawgrass II, Ponte Vedra Beach
Marsh Landing at Sawgrass III, Ponte Vedra Beach
Marsh Landing at Sawgrass IV, Ponte Vedra Beach
Marsh Landing at Sawgrass Master, Ponte Vedra Beach
Marsh Landing at Sawgrass V, Ponte Vedra Beach
Marsh Landing at Sawgrass VI, Ponte Vedra Beach
Marsh Landing at Sawgrass VII, Ponte Vedra Beach
Marsh Landing at Sawgrass VIII, Ponte Vedra Beach
Merrill Pines, Jacksonville
Miravista at Harbortown, Jacksonville
Moultrie Trails, St Augustine
Ocean Breeze (Ocean Beach Club II), Flagler Beach
Ocean Gate Phase 1, St Augustine
Ocean Hammock POA, Palm Coast
Ocean Palms, St Augustine
Ocean Village Club, St Augustine
Ocean Villas, St Augustine Beach
Old Ponte Vedra Beach, Ponte Vedra Beach
Osprey Branch, Jacksonville
Oxford Chase, Jacksonville
Palm Coast Resort, Palm Coast
Pelican Reef, St Augustine
Pier Point South, St Augustine Beach
Pottsborg Crossing, Jacksonville
Quail Point I, Ponte Vedra Beach
Queens Harbour Yacht & Country Club, Jacksonville
Regency Wood, Jacksonville
Royal Pines, St Augustine
Saint Johns NW Commercial POA, St Augustine
Saint Johns NW Master, St Augustine
Saint Johns NW Residential POA, St Augustine
Saint Johns SE Master, St Augustine
Saint Johns-Six Mile Creek North POA, St Augustine
Salt Creek, Ponte Vedra Beach
Sawgrass Island, Ponte Vedra
Sawgrass, Ponte Vedra Beach
Sawmill Lakes Maintenance, Ponte Vedra Beach
Sea Place I, St Augustine
Sea Place III, St Augustine
Sea Place Master, St Augustine
Sea Winds, St Augustine
Seagate North, St Augustine
Seagate, St Augustine
Sequest, Jacksonville Beach
Seascape, Jacksonville Beach
Seaside at Anastasia, St Augustine Beach
Sebastian Harbor Villas, St Augustine
Six Thousand, Jacksonville
Southern Grove, Jacksonville
Southwood, St Augustine
St Andrews Place, St Augustine
St Augustine Beach and Tennis Club, St Augustine
St Augustine Ocean & Racquet Club, St Augustine
St Augustine Ocean Resort Co-op, St Augustine
St Augustine Shores Service Corp, St Augustine
Stonebridge Village Master, Jacksonville
Summer Grove, Jacksonville

Partial Client List

Summer Island, St Augustine
Sweetwater by Del Webb Carriage Homes, Jacksonville
Sweetwater by Del Webb Master, Jacksonville
The Alexandria, Jacksonville
The Amenities for the Residences, St Augustine
The Barefoot Trace, St Augustine Beach
The Conquistador Apts, St Augustine
The Crossings at Cypress Trace, Jacksonville
The Greens, St Augustine
The Hampton Glen at Deerwood, Jacksonville
The Landmark, Jacksonville Beach
The Oakbridge, Ponte Vedra Beach
The Ocean Villas at Serenata Bch, Ponte Vedra Beach
The One Bedrooms at Hammock Beach, Palm Coast
The Overlook at Baymeadows, Jacksonville
The Palms at Marsh Landing, Jacksonville
The Plantation, Ponte Vedra Beach
The Preserve on Anastasia Island, St Augustine
The Ravines Community, Middleburg
The Reserve at Pointe Meadows, Jacksonville
The Residences at World Golf Village, St Augustine
The Residences II at World Golf Village, St Augustine
The Sanctuary at Palm Coast, Palm Coast
The Sawgrass Players Club, Ponte Vedra Beach
The Seasons at Kensington, Jacksonville
The Seasons at Mill Cove, Jacksonville
The Woods Community, Jacksonville
Timber Run, Jacksonville
Turnberry, St Augustine
Villa San Marco, St Augustine
Villas at Marsh Landing, Jacksonville Beach
Villas of Timberlin Parc, Jacksonville
Vista Cove, St Augustine
Vistas at Stonebridge Village I, Jacksonville
Windjammer, St Augustine
Wolf Creek, Jacksonville
World Golf Village POA, St Augustine

The Pearl, Navarre Beach
The Summit, Panama City Beach
Tivoli by the Sea II, Miramar Beach
Tivoli by the Sea III, Miramar Beach
Tivoli by the Sea, Miramar Beach
WaterColor Community, Santa Rosa Beach
WaterColor Gulfside Villas, Santa Rosa Beach
WaterColor Private Residence Club, Santa Rosa Beach
WaterColor Towncenter Community, Santa Rosa Beach
WaterSound Beach Community, WaterSound
WaterSound Beach Gatehouse, WaterSound
Waterview Towers, Destin

Out of State

Commodore Horizontal Property Regime, Hilton Head, SC
Cullasaja Club, Highlands, NC
Cullasaja, Highlands, NC
Laurel Point, Gatlinburg, TN
Ocean Cove Resort at Palmetto Dunes, Hilton Head, SC
Ocean Palms, Hilton Head Island, SC
Southwind at Shipyard, Hilton Head, SC
Southwind II at Shipyard, Hilton Head, SC
Spinnaker at Shipyard, Hilton Head, SC
Sunrise Ridge, Pigeon Forge, TN
The Beach Club, St Simons, GA
The Council Village at Palmetto Dunes, Hilton Head, SC
The Ford Plantation, Richmond Hill, VA
The Plaza in Clayton, Clayton, MO
Vacation Village in the Berkshires, Hancock, MA
Williamsburg Plantation, Williamsburg, VA

Florida Panhandle

Association of Southbay by the Gulf, Destin
Bayview Waters, Ft Walton Beach
Beach Colony Resort, Navarre Beachcrest, Santa Rosa Beach
Breakers East, Destin
Capistrano, Panama City Beach
Cassine Garden Townhomes, Seagrove Beach
Compass Point at Watersound, WaterSound
Compass Pointe II, WaterSound
Crescent Keel, WaterSound
Crystal Dunes, Destin
Dolphin Point, Destin
Eden III, Pensacola Eden, Pensacola
Emerald Dunes, Destin
Golf Villas at Regatta Bay, Destin
Islander Beach Resort &, Ft Walton Beach
Lands End of Perdido Key, Pensacola
Largo Mar, Panama City Beach
Marina Bay Resort, Ft Walton Beach
Navarre Towers, Navarre
Oceania, Destin
Perdido Sun, Pensacola
Sandpiper Cove, Destin
Seascape Resorts, Destin
Seminole Legends, Tallahassee
Shipwatch, Pensacola
Siesta Key Chapel, Sarasota
Sugar Dunes, Navarre Beach
The Crossings at Watersound, WaterSound
The Palms at Seagrove, Seagrove Beach

C.



Property Wellness Reserve Study Program Proposal Level I Reserve Study

201 E. Kennedy Boulevard, Suite 1150
Tampa, Florida
(800) 980-9881
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Cypress Bluff Community Development District
Jacksonville, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today, and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

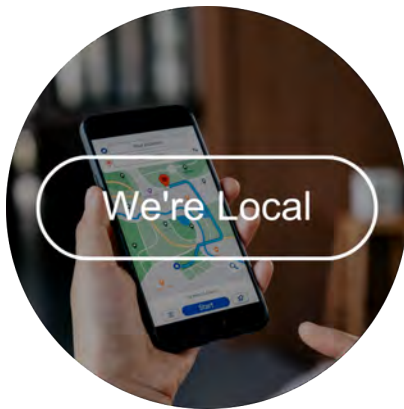
Reserve Advisors has prepared over 29,000 reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry.

Through the leadership of our founders, John Poehlmann and Theodore Salgado, we helped pioneer the standards that all reserve study providers are measured by today. This success comes from our independence, extensive knowledge and experience. We pride ourselves on delivering unbiased recommendations that give community associations the plans they need to ensure the future well-being of their property.

60+
ENGINEERS

29,000
RESERVE STUDIES CONDUCTED

300+
YEARS OF RESERVE STUDY EXPERIENCE



Local Conditions

Drawing upon our broad national experience, we recognize the profound impact local conditions have on the wear and tear of common property and subsequent replacement needs.

Local Costs

Our exclusive database of client project costs grants you real-time access to localized pricing, ensuring that your reserve study projections are not reliant on standardized costs.

Level I Full Reserve Study



	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed / Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION / COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program - Level I

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

We've identified and will include the following reserve components:

Monuments, Landscaping, Signage, Perimeter Walls/Fences, Sidewalks, Pond(s), Playground(s), Clubhouse(s) (5,778 sq.ft.), CH: Event Patio. Dog Park Shade Structures, Amenity Access and Security Equipment, Fences, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Level I Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30-years on one easy-to read spreadsheet.

[View Example](#)



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

For Confidence in All Decisions

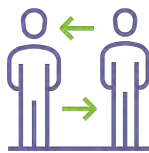


Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive reserve study solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.



Your property is your biggest investment. Here's why our solution is the best for your community:



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 2/5/2025, for a Level I Property Wellness Reserve Study, is valid for 90 days.

To Start Your Property Wellness Level I Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
<p>Reserve Study (Level I)</p> <p>This service includes a pre-project meeting to discuss your unique needs and priorities with our engineer. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance.</p>	\$8,200.00
Total	\$8,200.00

2. E-sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: Cypress Bluff Community Development

Ref: 250718

District

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 2/5/2025, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys’ fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim

brought by or on behalf of the parties hereto with respect to any matter related to this agreement. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

D.



community advisors, LLC

Reserve Study Professionals





February 21, 2025

Mr. Corbin deNagy
District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Level I Reserve Study for Cypress Bluff CDD

Dear Mr. deNagy:

Thank you for the opportunity to submit a New Reserve Study with a Site Visit proposal for this District. We have worked with many Districts providing accurate funding plans for future component replacement. Principle Charles Sheppard served as a District Supervisor therefore has valuable experience with both finance and operating procedures that are specific to Community Development Districts.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*
President & Reserve Analyst



Scope of Work for District
Entry Features, Recharge Center, Playgrounds, Dog Park Stormwater System,
with components evaluated that include:

- Roof and exterior walls
- Interior finishes
- Mechanical, Electrical, Plumbing
- Fencing/Mailboxes
- Pavement/Walks/Curbs
- Fitness equipment
- Sport courts components
- Play equipment, misc. items
- Landscaping and irrigation systems
- Pools and equipment
- Other components identified at site visit.

Terms of Service

Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed stair access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical costs and previous replacement time for any components.

Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we include inflation of replacement cost and interest earned on reserve funds.

Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

- ❖ To maintain excellent customer service and the requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of the site visit depending on the size of the project. The remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after the invoice date are assessed as a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable costs incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study one time at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after the report is issued may require additional cost.

This agreement for consulting services is accepted on this date:

Professional Fee: \$2,900.00 Deposit Required: -0-

Authorized Signature: _____ Title: _____

Printed Name: _____ Date: _____

Partial Client List

Community Development Districts

Tolomato, (Nocatee)	Dunes Utility
Amelia Concourse	Double Branch
Tisons Landing	Pine Ridge Plantation
Amelia Walk	Brandy Creek
South Village	Turnbull Creek
Sampson Creek	Arlington Ridge
Middle Village	Magnolia West
Ridgewood Trails	Trails
Glen St. Johns	Southaven
Bartram Springs	Madeira
Rivers Edge	Beach
Aberdeen	Armstrong
Durbin Crossing	Bainbridge
St. Johns Forrest	

Communities

Hammock Dunes Communities
Queens Harbour - Jacksonville, FL
The Georgia Club - Statham, GA
Corolla Light POA - Corolla, NC
The Landings - Skidaway Island, GA
Beresford Hall Assembly - North Charleston, SC
Cumberland Harbour - St. Mary's, GA
Villas of Nocatee - Jacksonville, FL
Vizcaya HOA - Jacksonville, FL
Cimarrone POA - St. Johns, FL
Deercreek Country Club Owners Association - Jacksonville, FL
Deerwood Country Club - Jacksonville, FL
Coastal Oaks - Ponte Vedra, FL
Preserve at Summer Beach - Fernandina Beach, FL
Amelia Park Neighborhood - Fernandina Beach, FL
Amelia Oaks - Fernandina Beach, FL
Coastal Oaks Amelia - Fernandina Beach, FL
Oyster Bay POA - Fernandina, FL
Oyster Bay Yacht Club - Fernandina, FL
Ocean Breeze HOA - Fernandina Beach, FL
The Enclave at Summer Beach - Fernandina Beach, FL
RiverPlace at Summer Beach - Fernandina Beach, FL
Amelia National - Fernandina, FL

Active Adult Communities

Del Webb Ponte Vedra - Ponte Vedra, FL
Stone Creek by Del Webb - Ocala, FL
Villages of Seloy - St. Augustine, FL
Cascades at World Golf Village - St. Augustine, FL
The Haven at New Riverside - Bluffton, SC
Artisan Lakes - Jacksonville, FL

Condominiums

Carlton Dunes - Amelia Island, FL
Spyglass Villas - Amelia Island, FL
Ocean Club Villas - Amelia Island, FL
Sand Dollar Condominium - Amelia Island, FL
Captain's Court - Amelia Island, FL
Dunes Club Villas - Amelia Island, FL
Villas at Summer Beach - Amelia Island, FL
Beachwood Villas - Amelia Island, FL
Coastal Cottages - Amelia Island, FL
Harrison Cove - Amelia Island, FL
Marina San Pablo - Jacksonville, FL
Latterra at World Golf - St. Augustine, FL
Cumberland On Church - Nashville, TN
Surf Club III - Palm Coast, FL
The Peninsula - Jacksonville, FL
The Plaza at Berkman Plaza - Jacksonville, FL
1661 Riverside - Jacksonville, FL
Seascape - Jacksonville Beach, FL
Southshore Condominium - Jacksonville Beach, FL
Ocean Villas at Serenata Beach - St. Augustine, FL
Watermark - Jacksonville Beach, FL
Oceanic Condominium - Jacksonville Beach, FL
Ocean 14 Condominium - Jacksonville Beach, FL
Serena Point Condominium - Jacksonville Beach, FL
Oceania Condominium - Jacksonville Beach, FL

Religious/Schools

St. Mark's Episcopal Church - Brunswick, GA
Memorial Presbyterian - St. Augustine, FL
Grace Mem. Presbyterian - St. Augustine, FL
Trinity Episcopal Church - St. Augustine, FL
St. Mark's Towers - Brunswick, GA
Isle of Faith Methodist - Jacksonville, FL
Deermeadows Baptist - Jacksonville, FL
Frederica Academy - St. Simons Island, GA
Fishburne Military School - Waynesboro, VA
The Greenwood School - Jacksonville, FL

Reserve Analyst & Inspector's Credentials

Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

Education - Virginia Polytechnic Institute & State University - BS

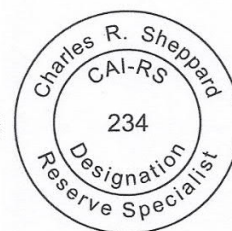
License - Certified General Contractor, Certified Home Inspector - Florida

Professional Designations & Memberships

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI



FIFTH ORDER OF BUSINESS

D.

1.



COMMUNITY MANAGER REPORT 2/25/25
SUBMITTED BY MARCY POLLICINO

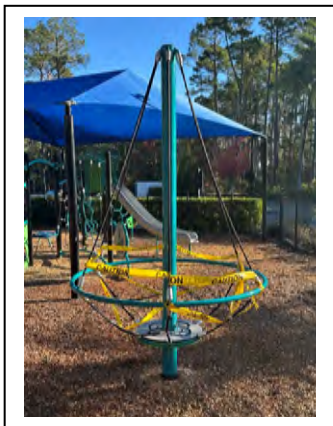
RECHARGE UPDATE:

Incident 2-6-25

An 11 year old eTown resident was reported missing. The Jacksonville Sheriff's Office sent officers out to canvas eTown. Officer Bennett, badge #67589, requested to pull Recharge security footage to see if the boy had been on property at any time that morning. The boy was not seen at Recharge. The boy was eventually found safe. Please see the incident report attached.

Burke Spinetic Spinner

The speed limiter on the Burke Spinetic Spinner in the playground broke. The parts were under warranty; however, labor was not covered. NSP Park Services, contracted under Top Line Recreation, repaired the spinner @ \$2,333.34.



BROKEN SPINNER



REPAIRED SPINNER

eTown Sign

The eTown sign off 9B (on the Gate gas station side of eTown Parkway) was not working because the batteries were not charging properly. Harbinger Sign has replaced the batteries. Cost: \$2,291.22

January Amenity Use:

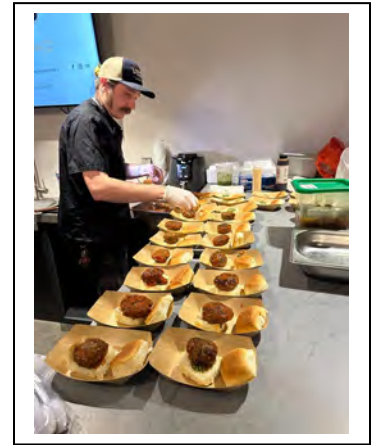
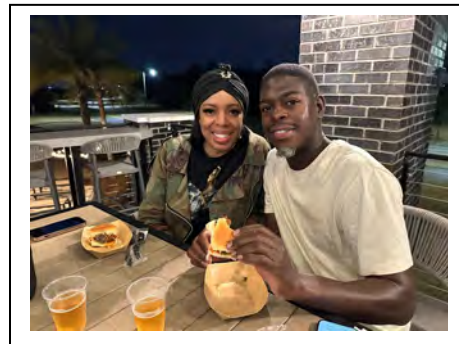
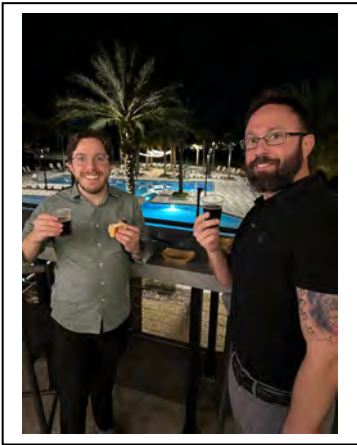
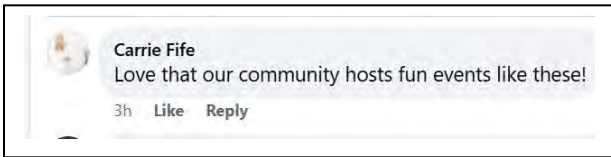
Gym door was opened 2,462 times.
Rear gym door was opened 133 times.
Main entry gate was opened 2,317 times.
Main pool gate was opened 189 times.
Side pool gate was opened 56 times.

EVENTS UPDATE:

Beer and Burger Pairing

Legacy Ale Works hosted this pairing experience. Residents received four beers paired with four unique sliders. The brewing process for each beer was discussed. Residents were charged \$32pp. 23 attended

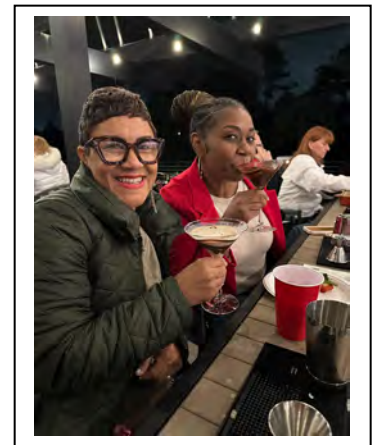
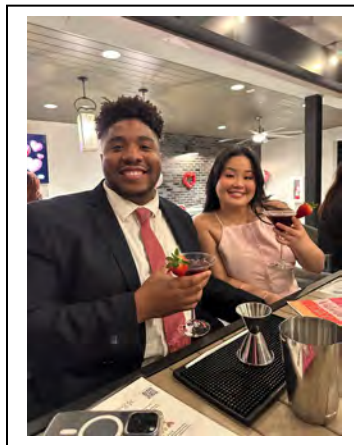
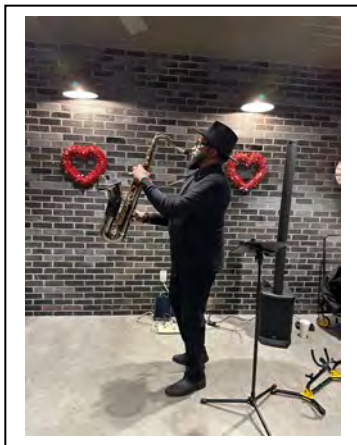
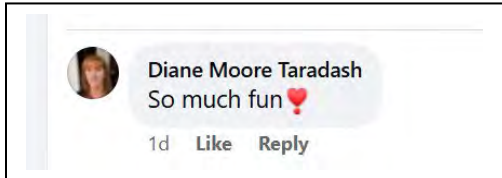
Reaction on social media:



Valentine Martini Mixology Class

22 residents participated in a Valentine Martini mixology class hosted by Mr. Barrtender and enjoyed a sax performance by Pierre Kendrick. Sal's Cucina food truck on site. Residents paid \$30pp to attend.

Reaction on Social:



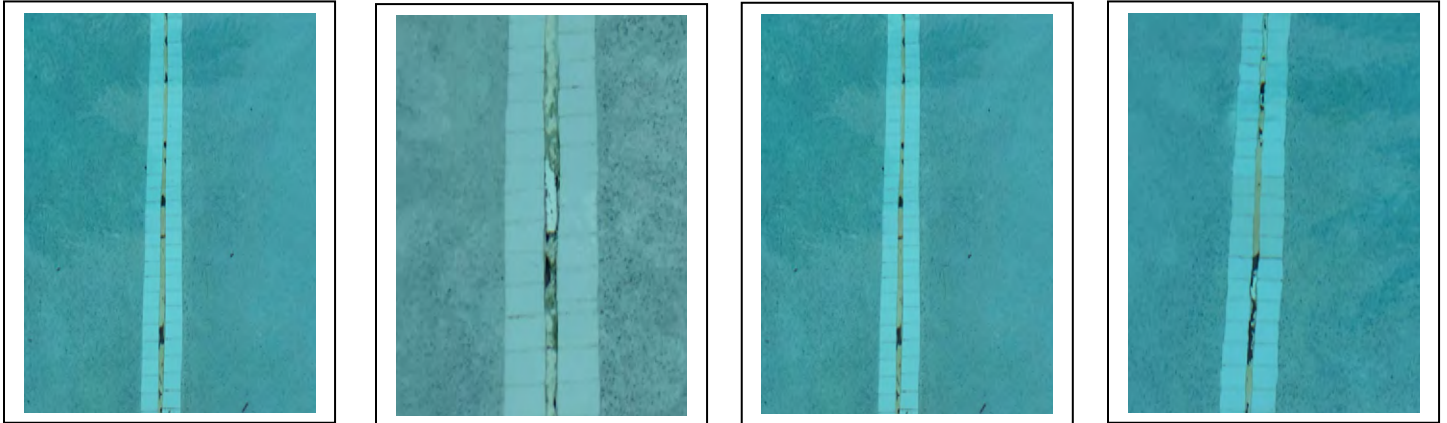
FEBRUARY EVENTS: Broadway Show and Pandan Leaves Food Truck Pop Up

MARCH EVENTS: Adult Trivia, Dino-Mite Movie Night, Adult Comedy Show, and the Donut Run 5K

ACTION ITEMS UPDATE

Pool Expansion Joints

The pool expansion joints have areas where sealant has pulled away. Village Pools has patched these joints in the past. However, the joints no longer fall under warranty. Village Pools explained this is now considered “wear and tear” due to pool use. It is important to note the pool is not leaking and this is cosmetic only. Photos of the joints with missing sealant:



Village Pools

Village Pools is the original (pool) installer. Village Pools recommends a full repair which will entail draining the pool. The pool is estimated to be closed 10-13 days. Village Pools offers a one year warranty on complete failure. Warranty is not valid if the joint is “picked at or tampered with.” See quote attached. Cost: \$12,350

*Village Pools will patch the joints for \$2,430. However, the patch is not guaranteed or under any type of warranty. The pool will not need to be drained if patched. See quote attached.

Crown Pools

Crown Pools is recommended by Nocatee. Crown Pools recommends a full repair which will entail draining the pool. The pool is estimated to be closed for 14 days. Crown Pools offers a one year warranty on complete failure. Warranty is not valid if the joint is “picked at or tampered with.” See quote attached. Cost: \$16,965

Big Z Pool Services

Big Z Pool Services has worked on numerous pools operated by Vesta Property Services. Big Z recommends a full repair which will entail draining the pool. The pool is estimated to be closed for one week. Big Z offers a one year warranty on complete failure. Warranty is not valid if the joint is “picked at or tampered with.” See quote attached. Cost: \$6,821.25

Additional Cost

There will be a JEA water/sewer cost to refill the pool. Estimated cost is: \$3,600

Grand Total Cost

Village Pools: \$15,950

Crown Pools: \$20,565

Big Z Pool Services: \$10,421.25

Temporary Fix

There is a product called "Pool Putty" that sells for \$20 a tube. This product hardens underwater and can be used to over the areas sealant has peeled away in the expansion joints. This will not permanently fix the issue; however, it should help bridge the gap between now and when the joints receive a full repair.

Security

A security guard may be needed on the evenings of July 4th and December 31st to prevent fireworks from being set off. Suggested security guard time frame is: 8pm-4am

Hire an off-duty officer @ \$90.16/hour for total cost of \$721.28

Pressure Wash Spring Clean

Recharge receives a full spring clean after the pollen has fallen. This includes the entire amenity center including curbs, sidewalks, playground, and dog park. See quotes attached.

Hydro-Kleen: \$7,237.91

Investment Painting: \$6,819.65

Echelon Subscription

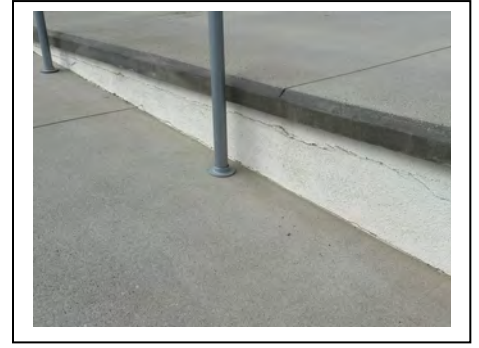
The subscription for the Echelon mirrors and bikes needs to be renewed. Cost: \$4,200

Stucco

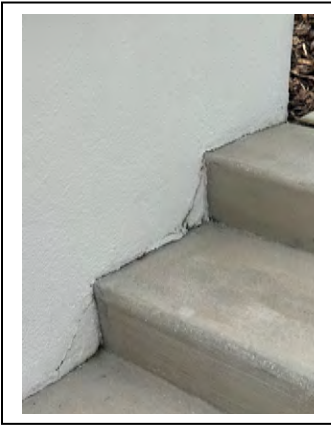
The platform beneath the patio area (before you enter the pool area) has settled. Cracks have become noticeable and need to be patched. There is also one spot on the main entrance steps that needs to be fixed as well.

Platform Stucco:





Main Entrance Stucco:



See quotes attached to patch and paint both areas.

Investment Painting quote: \$7,165

All Weather Contractors: \$6,590

LANDSCAPE REPORT

1. Ongoing weeding and trimming at Recharge and along eTown Parkway.
2. Cutback Oleander to 18" below top of the wall.
3. Irrigation inspection has been completed.
4. Treated all ant mounds.

CBCDD Incident Report | 2025

Date of Incident: February 6, 2025

Time of Incident: 11:00 AM

Location of Incident: Marconi

Name of Individual: 11 Year Old

Phone Number: NA

CBCDD Resident: Yes

Were the police contacted? Yes

Name of witness: NA

Work Phone Number:

Description of Incident: 11 year old resident was reported missing this morning by his mother. The Jacksonville Sheriff's Office sent officers to canvas eTown. Multiple officers walked the Recharge property and spoke with Marcy Pollicino, eTown Community Manager starting at 9:30am. Marcy had not seen the boy. Officer Bennett, badge #67589, requested Marcy pull security footage (at 11am) to see if the boy was on property at any time. The boy was not seen in the video. Officer Bennett requested the sheriff's office set up a command post at Recharge. However, this was not necessary as the boy was found at 11:30am.

Marcy Pollicino
Employee Name

2/6/25
Date

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

2.

Village Pools

Of Central Florida, LLC

Job Name	Etown Recharge	
Address	10571 Etown Pkwy Jacksonville, FL 32256	

Scope of work	
<ul style="list-style-type: none">Remove existing loose caulking where neededClean existing caulkingInstall temporary sealant to existing expansion joint <p>The Pool will need to be shut down for 48 Hour</p> <p style="text-align: right;">Total: 2,430.00</p>	Approx. 92 LF
<p>Note: All work will be done underwater, and Village Pools cannot guarantee the longevity of the product even though the product is meant to be applied in this manner.</p>	

Village Pools of Central Florida LLC.
7013 Forest City Road
Orlando, FL 32810

E-Town Recharge Pool/St Johns County

Cypress Bluff CDD

01/16/2025

Scope and Proposal

- Drain pool
- Remove existing sealants from pools three expansion joint areas
- Prep joints for new sealant
- Apply new backer rods and elastomeric sealant to three joint areas
- Sealant application requires 7-day cure time before refilling
- Warranty on sealant application is one year/its recommended that sealant be replaced every 3 years

Proposed Cost*

\$12,350.00

Fire up/Balance/7 days service if needed

\$4,8000.00

Big Z Pool Service LLC
9048684660
172 Stokes Landing Rd.
Saint Augustine, FL 32095
CPC1459355



E Town
10571 E Town Parkway
Jacksonville, FL 32256

Estimate Number 0000350
Estimate Date 08/15/2024
Reference Expansion Joint Repair

Description	Rate	Qty	Line Total
Service Expansion Joint Repair Service to drain the entire pool, remove the main drain covers and pull the plugs to ensure the pool is safe and will not pop from the ground. Once that is done, we will cut out the old silicone from the expansion joints, install a backer rod, and apply a pliable silicone epoxy for the expansion joints. This will dry 24-48 hours before refilling the pool with water. We will reinstall the plugs back into the main drains, reinstall the covers, and begin refill the pool.	\$1.25	5457	\$6,821.25
		Subtotal	6,821.25
		Tax	0.00
		Estimate Total (USD)	\$6,821.25

Notes

This estimate is valid for 30 days from 8/15/24.

Terms

Thank you for considering our services. We want to ensure clarity regarding the terms associated with your estimate.

Please review the following:

Payment Terms:

Monthly Cleaning Service Accounts: Payment is due Net 30 from the invoice date.

Repairs, Remodels, and Material Invoices: Payment is due Net 10 from the invoice date.

Deposit Requirement: \$3410.63

Final Balance: The remaining balance after completion is due within 10 days. We appreciate timely payments.

Late Payment Fee: Late payments are subject to a \$70.00 late fee on the total outstanding balance.

Acceptance:

Acceptance of this estimate is required via:

Signed Estimate: You may sign the estimate document.

Electronic Acceptance: Click the hyperlink attached to the email to accept electronically.

Preferred Payment Methods:

Cash

Check

Credit Cards: We accept credit cards; however, a 3.5% surcharge fee applies if that feature is enabled for the invoice.

Legal Considerations:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.

Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.

Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.



January 13, 2025

Re: Recharge Amenity Pool
10571 E Town Parkway, Jacksonville, FL 32256
Job Contact – Marcy Pollicino

Crown Pools Inc. is pleased to provide you with an estimate for the above-mentioned project. Our estimate includes all materials and labor to drain pool and replace 2 expansion joints. This Estimate includes the following.

- Drain and Secure Pool
- Remove and replace ~100 LNFT Elastomeric Expansion Joint Material

Project Total

\$16,965.00

Please Note

The pool will be shut down for ~14 days from the time of draining to completion of repair and start of filling pool, upon completion of filling, Crown Pools will start pool and make sure pumps are running properly. Property maintenance personnel will need to be onsite for start-up and to chemically balance and take over the pool at this time.

After draining the pool, Crown Pools will have to assess the previous installation of water stop material in the expansion joint to verify if installed properly. If it was not installed properly, there will be additional costs incurred to properly repair the expansion joint in the pool.

Crown Pools is not responsible for the existing conditions of the swimming pool and equipment. This includes plaster finish, tile, plumbing lines, and all equipment located in the equipment area.

Thank you for the opportunity to provide you with an estimate. Should you have any questions or concerns, please contact us.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

Please sign and return the information below. Upon receiving a signature, Crown Pools, Inc. will proceed with the work order and establish a schedule.

The information below is required to proceed with your order

Billing Address: _____

Mailing Address: _____

Site Address: _____

Contact Phone: _____

Contact Email: _____

Approval From: _____ Title: _____

Signature: _____ Date: _____

Please feel free to contact us should you have any questions or concerns.

Regards,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

3.



QUOTE #4471

SENT ON:

Feb 03, 2025

RECIPIENT:

Cypress Bluff CDD

10571 eTown Parkway
JACKSONVILLE, FL 32256

11318 Distribution Avenue West
Suite 3
Jacksonville, Florida 32256

Phone: (904) 329-5279

Email: info@HydroKleenPW.com

Website: <https://HydroKleenPW.com>

SERVICE ADDRESS:

10571 eTown Parkway
JACKSONVILLE, FL 32256

Product/Service	Description	Qty.	Unit Price	Total
Solar Panel Cleaning	Clean solar panels with 0 pure waterfed pole system	54	\$9.00	\$486.00
Pressure Wash	Pergola on balcony	1	\$75.00	\$75.00
WINDOWS - SPOT FREE	REVERSE OSMOSIS MACHINE CLEANED FOR SPOT-FREE FINISH \$6.50/ PER WINDOW - SCREENS MUST BE REMOVED BY CUSTOMER FOR CLEANING - NOTE: AN ESTIMATED NUMBER OF WINDOWS FOR QUOTING - ACTUAL NUMBER IS ADJUSTED ONSITE	25	\$6.50	\$162.50
Pressure Wash	Clean entire clubhouse building	1	\$900.00	\$900.00
Roof Cleaning	Soft wash flat roof and rinse gutter along flat roof and spraying out gutters	889	\$0.25	\$222.25*
Pressure Wash	Balcony furniture and pool furniture	1	\$375.00	\$375.00
Pressure Wash	Pool pump walls	1	\$75.00	\$75.00
Pressure Wash	Clean blue pool awnings	4	\$30.00	\$120.00
FLATWORK	Pool area and walls/curbs	10646	\$0.16	\$1,703.36
FLATWORK	All sidewalks, walls, and curbs in parking area	11419	\$0.16	\$1,827.04
FLATWORK	All concrete and walls inside amenities center area	3386	\$0.16	\$541.76
FLATWORK	Concrete pads and benches in dog park and playground	6	\$25.00	\$150.00
Pressure Wash	Recharge sign and E town signs	4	\$100.00	\$400.00
Pressure Wash	2 Blue awnings in Dog Park 2 Blue awnings in Pool Area	4	\$50.00	\$200.00



QUOTE #4471

SENT ON:

Feb 03, 2025

Total

\$7,237.91

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

Signature: _____ Date: _____



ESTIMATE	#14531
ESTIMATE DATE	Feb 11, 2025
EXPIRATION DATE	May 22, 2025
TOTAL	\$6,819.65

Investment Painting of North FL

Cypress Bluff CDD Amenity Center
 Recharge Amenity Center eTown
 10571 E-Town Parkway
 Jacksonville, FL 32256

☎ (904) 710-9348
 ✉ Recharge@etownjax.com

CONTACT US

229 South Torwood Drive
 Saint Johns, FL 32259

☎ (904) 307-6649
 ✉ Investmentpaintingfl@yahoo.com

Service completed by: Dustin MacPeek

ESTIMATE

Services	qty	unit price	amount
Solar Panel Cleaning Clean solar panels to remove contaminants. Recommended to do after pollen has fallen. Price includes labor materials and taxes.	54.0	\$8.00	\$432.00
Pergola on Balcony Wash Pressure wash Price includes labor materials and taxes.	1.0	\$75.00	\$75.00
Window Cleaning on Building Clean exterior windows on building with a streak free shine with Pure Water Cleaning system. (Customer is responsible for removing screens from windows which may not apply for commercial application) Price includes labor materials and taxes.	25.0	\$5.00	\$125.00
Main Building Washing Apply chemical to treat any mildew or mold and Wash Entire Clubhouse Building. This price included labor materials and taxes.	1.0	\$830.00	\$830.00
Roof Cleaning and Gutter Cleanout Soft wash flat roof and rinse out gutters on flat roof. Price includes labor materials and taxes.	1.0	\$220.00	\$220.00

Pressure wash Balcony furniture and pool Furniture. Price includes labor materials and taxes.	1.0	\$375.00	\$375.00
Pool Pump Wall Enclosure. Wash Price includes labor materials and taxes.	1.0	\$75.00	\$75.00
Clean Blue Pool Awnings Soft wash awnings to clean. Price includes labor materials and taxes.	4.0	\$30.00	\$120.00
Pool Area Flat Work with Curbing Pressure wash All Flat work and curbing around pool area. Price includes labor materials and taxes.	10646.0	\$0.15	\$1,596.90
Flat Work All Sidewalks, Walls and Curbs in Parking Lot Area Apply chemical to brighten concrete and wash areas with Industrial Pressure Washing Equipment. Price includes labor material and taxes.	11419.0	\$0.15	\$1,712.85
Flat Work (All concrete and Walls Inside Amenity Center Area) Apply chemical where needed and wash area. Price includes labor materials and taxes.	3386.0	\$0.15	\$507.90
Flat work (Concrete Pads and Benches in Dog Park and Play Ground) Pressure wash concrete and Benches. Price includes labor materials and taxes.	6.0	\$25.00	\$150.00
Pressure Wash Recharge Sign and E Charge Signs on Exterior of Property. Price includes labor materials and taxes. Excludes cleaning electronics	4.0	\$100.00	\$400.00
Wash 2 Blue Awnings in Dog Park and 2 Blue Awnings in Playground area. Price includes labor materials and taxes.	4.0	\$50.00	\$200.00

Services subtotal: \$6,819.65

Subtotal \$6,819.65

Total \$6,819.65

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more. Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!

4.



Invoice

Q.000042614

PARTNERED WITH LIVUNLTD

Corporate Office:		Invoice Provided by:	
Advantage Sport & Fitness, Inc. 2255 N Triphammer Rd Ithaca, NY14850-1576 Phone: (607)-257-2107 Fax: (607)-257-2221	John Marcotte jsmarcotte@advantagefitness.com Phone: 919-943-1699 Fax: 919-882-1864	Doc Date:	2/14/2025
		Valid Until:	4/15/2025
		Invoice Amount:	\$4,200.00

This invoice was produced for:

Ship To:	Bill To:
Recharge Amenity Center 1057 Etown Parkway Jacksonville, FL 32256	Cypress Bluff Community Development 475 W Town Pl Ste 114 St Augustine, FL 32092
Marcy Pollicino Phone: 904-527-1081 Email: recharge@etownjax.com	Marcy Pollicino Phone: 904-527-1081 Email: recharge@etownjax.com

QTY	Product Number	Product Description	MSRP	Discount Price/Unit	Extended Price
		ECHELON SUBSCRIPTION			
		<i>1 Year Subscription - 7 Units</i>			
7	ECH-1YRSUBC-6+	Echelon Commercial Subscription 6+ Units/1yr	\$600.00	\$600.00	\$4,200.00
		4 - Bikes ; 3- Reflect Mirror			

NOTE: Sign before: 3/16/2025
Estimated Delivery Date: 2-4 weeks from receipt of order confirmation

Product Total After Discount:	\$4,200.00
Inbound Freight:	\$0.00
Delivery & Installation:	\$0.00
Est. Tax:	\$0.00
TOTAL AMOUNT:	\$4,200.00
(100%) DEPOSIT DUE:	\$4,200.00
REMAINING BALANCE:	\$0.00

Payment Terms:
Payment in Full in Advance to Book Order

Customer Acceptance	From Quote #: Q.000042614	Grand Total: \$4,200.00
Signature	Print Name	
	Date	

ADVANTAGE SPORT & FITNESS, INC.
STANDARD TERMS & CONDITIONS
www.advantagefitness.com/terms

ACCEPTANCE - Buyer accepts these terms and conditions by paying any portion of the sales price.

ENTIRE AGREEMENT- This document, together with the Advantage Sport & Fitness, Inc. quotation signed by the Buyer and accepted by Advantage Sport & Fitness, Inc. (i.e. the "Quotation"), and any attachments, constitutes the entire agreement between the parties and supersedes all prior agreements: no understanding, modification, trade custom or prior course at variance with these terms and conditions will bind Advantage Sport & Fitness, Inc. This document may only be amended in writing signed by both parties. In the case that these terms conflict with the Quotation, the Quotation shall apply, except that Advantage Sport & Fitness, Inc. reserves the right to correct typographical errors in the Quotation at any time.

PRICE PROTECTION- Prices quoted are guaranteed for 30 days from the date quoted in writing unless stated otherwise. This applies to all quotes. Advantage Sport & Fitness, Inc. reserves the right to correct typographical errors in the Quotation prices at any time.

DELIVERY OF EQUIPMENT All equipment ordered from Advantage Sport & Fitness, Inc. or its vendors is shipped F.O.B. Buyer's "ship to" address.

Buyer must guarantee Advantage Sport & Fitness, Inc. access to the "ship to" address on the delivery date in order to ensure proper delivery and installation.

TERMS - Unless otherwise stated, Buyer will pay a minimum non refundable deposit of 50% of the sale price. The outstanding sales balance will be due at delivery. All payments must be made by cash, cashiers check, or wire transfer. Advantage Sport & Fitness, Inc. or its agents will not accept a personal or business check unless so noted in writing on the Quotation.

DELAY IN PERFORMANCE - Advantage Sport & Fitness, Inc. will exercise its best efforts to deliver the equipment in a timely manner, but Buyer acknowledges that the estimate of shipment and delivery is approximate only and Advantage Sport & Fitness, Inc. shall have no liability for loss of use or for any direct, indirect or consequential damages resulting from any delay in shipment or delivery. Advantage Sport & Fitness, Inc. is not responsible for any delay, failure or omission due to any cause beyond its control, such as labor strikes, shortage of materials, inclement weather, interruption in electrical service, acts of God, war or similar events.

INSPECTION- Buyer must inspect the equipment upon delivery and provide Advantage Sport & Fitness, Inc. with written notice of any defects. Otherwise Buyer waives its right to object to the condition of the equipment.

CLEARED AREA/DEBRIS Buyer agrees to clear an area where the equipment is to be delivered and installed. The installation area shall be clean and free of all debris, construction dust, etc. prior to the delivery date. Advantage Sport and Fitness, Inc will not deliver into an area undergoing construction, e.g. "hard-hat" area.

INSTALLATION AREA - The equipment is designed to operate on a smooth, level, immovable surface. An unlevelled floor or shift in the structure housing the equipment may cause equipment malfunctions. Advantage Sport & Fitness, Inc. will not be liable for any damage associated with an unlevelled surface or structural movement.

MECHANICAL/ELECTRICAL/NETWORKING/VIDEO REQUIREMENTS - Unless otherwise stated, Buyer is responsible for all utility service such as electrical connections, computer and/or Internet networking connections, video connections, etc., and must secure all necessary tradesmen required for the installation of such connections. Such services must be ready prior to the fitness equipment delivery date.

PERMITS - Buyer is responsible for obtaining all permits for the installation or operation of the equipment, for any such permits required by state, local or other lawful authorities.

TAXES - Federal, state and local taxes, (unless otherwise shown on the quotation), are not included and are Buyer's responsibility. Advantage Sport & Fitness, Inc. may bill Buyer separately at any time for any such charge as Advantage Sport & Fitness, Inc. may be requested to collect or pay.

ADDITIONAL CHARGES - In addition to the open balance of the sales price, Buyer agrees to pay the following prior to delivery.

- Any actual costs Advantage Sport & Fitness, Inc. incurs transporting or storing the equipment if the Buyer fails to pay the outstanding balance upon delivery or the equipment cannot be delivered for any reason outside the control of Advantage Sport & Fitness, Inc., its agents or subcontractors.
- Any actual costs Advantage Sport & Fitness, Inc. incurs if the equipment cannot be delivered due to Buyer's error, omission or lack of preparation of the installation area.
- A commercially reasonable charge for deliveries requested outside the normal business hours (Monday-Friday), (8:00 A.M. - 5:00 P.M.) or requiring a specific start or stop time, provided that Advantage Sport & Fitness, Inc. has agreed to perform a delivery at such a time.
- A commercially reasonable charge for deliveries or labor required to handle stairways, inadequate door openings, structural obstacles or long delivery routes when direct access to installation site is not available.

NEW EQUIPMENT PURCHASES - Limited Warranty: There is no warranty of merchantability or warranty that the equipment will be fit for a particular purpose. Buyer agrees that all warranties are manufacturers warranties only, and are subject to all manufacturers limitations and exclusions. No materials sold by Advantage Sport & Fitness, Inc. are warranted by Advantage Sport & Fitness, Inc.; only manufacturers warranties apply to all sales. Warranties extend only to the buyer and automatically terminate upon transfer of business or equipment. Equipment manufacturers warranty policies, terms, and limitations only will govern warranty issues. All decisions made by the equipment manufacturers are made at the discretion of the manufacturer, not Advantage Sport & Fitness, Inc.

All claims for warranty work must be submitted in accordance with the manufacturer's warranty claims process. **Waiver of Warranty** - All expressed warranties are automatically voided if buyer attempts to repair the equipment, either personally or through its employees, agents or subcontractors without first obtaining written approval from the manufacturer as to scope of work and price.

Buyer's Remedy - Buyer's sole remedy is application of manufacturers' warranties and limitations. Buyer also agrees that Advantage Sport & Fitness, Inc. will not be responsible for buyer's consequential or incidental damages, costs, losses or expenses, including by way of example only, repair or replacement costs, loss of anticipated profits, loss of product, punitive/exemplary damages or non-economic damages.

ADVANTAGE SPORT & FITNESS, INC. CERTIFIED PRE-OWNED EQUIPMENT PURCHASES - Equipment parts covered under Advantage Sport & Fitness, Inc. Certified Pre-Owned equipment warranty: all parts except entertainment.

Equipment parts not covered under Advantage Sport & Fitness, Inc. Certified Pre-Owned equipment warranty: PVS, headphone jack, USB connector, iPod connector.

The 90 day warranty period begins the day the equipment is delivered to your facility. The warranty is offered directly through Advantage Sport & Fitness, Inc. There is no manufacturer's warranty implied or expressed when purchasing Certified Pre-Owned equipment. The warranty covers parts and labor costs for equipment examined and certified through our Certified Pre-Owned inspection process. Any warranty claim must be submitted within the 90 day Certified Pre-Owned warranty window. Any claim or service request submitted after the close of the 90 day window will be subject to normal service repair charges. Certified pre-owned warranties extend only to the buyer and automatically terminate upon transfer of business or equipment.

Waiver of Warranty - All expressed warranties are automatically voided if buyer attempts to repair the equipment, either personally or through its employees, agents or subcontractors.

Buyer's Remedy - Buyer's sole remedy is application of Advantage Sport & Fitness, Inc. Certified Pre-Owned warranty and limitations. Buyer also agrees that Advantage Sport & Fitness, Inc. will not be responsible for buyer's consequential or incidental damages, costs, losses or expenses, including by way of example only, loss of anticipated profits, loss of product, punitive/exemplary damages or non-economic damages.

As Available We sell equipment we have in stock, have examined and certify that the equipment meets our standards. In some situations we may not have an item in stock and cannot guarantee delivery until our stock is replenished. Certified Pre-Owned equipment will be included in a sales order that contains new equipment when the equipment is available. In the event that Certified Pre-Owned equipment is not in stock; the Certified Pre-Owned equipment will be listed on a separate sales order. Customer is responsible for paying for all equipment that has been delivered. The payment for new equipment cannot be held while waiting on Certified Pre-Owned equipment, or vice versa.

Certified Pre-Owned Means - The equipment is free of major cosmetic wear or damage. The equipment is in full working condition. Our Service Technicians have completed a Certified Pre-Owned examination of the equipment. All "wear" parts have been checked and tested for defects and are in good working condition. The function and reliability of the equipment is covered under our 90 day Certified Pre-Owned Parts & Labor Warranty. Treadmills will have a new deck surface and new running belt.

"AS IS" EQUIPMENT PURCHASES - No "as is" materials sold by Advantage Sport & Fitness, Inc. are warranted by Advantage Sport & Fitness, Inc. Buyer also agrees that Advantage Sport & Fitness, Inc. will not be responsible for buyer's consequential or incidental damages, costs, losses or expenses, including by way of example only, repair or replacement costs, loss of anticipated profits, loss of product, punitive/exemplary damages or non-economic damages.

GOVERNING LAW - New York law shall govern any dispute between the parties pertaining to this document or the equipment.

JURISDICTION Any dispute between the parties involving this document or the equipment shall be filed in Monroe County, New York.

ADVANTAGE SPORT & FITNESS, INC. DAMAGES - Advantage Sport & Fitness, Inc. shall receive actual, consequential and incidental damages, costs, interest and attorney fees if buyer violates these terms and conditions.

CANCELLATIONS - Buyer agrees to pay 25% of sales price as a re-stocking fee on all orders, plus freight charges, if any order is cancelled.

SUBROGATION CLAUSE - Buyer agrees to purchase and maintain insurance which permits a waiver of liability and contains a waiver of subrogation. If Buyer has an Insured loss, then Buyer agrees to release Advantage Sport & Fitness, Inc. and its agents for any claim for such loss to the extent of any recovery under its insured loss, and Buyer also agrees to release Advantage Sport & Fitness, Inc. and its agents for any claim for such loss to the extent of any recovery under its insurance even if Advantage Sport & Fitness, Inc.'s workmanship may have caused or contributed to the loss.

ADVANTAGE SPORT & FITNESS, INC. INSTALLATIONS - When Advantage Sport & Fitness, Inc. has been contracted to do partial or full installation, only the portion of installation contracted to be performed by Advantage Sport & Fitness, Inc. is subject to labor warranty. Such labor warranty shall be in accordance with the manufacturer's labor warranty, or in the event that no such manufacturer's warranty is applicable, then the labor shall be covered by a limited 30 day labor warranty. Problems that may arise from aspects of the installation not performed by Advantage Sport & Fitness, Inc. are not covered by Advantage Sport & Fitness, Inc. for any labor charges that may be incurred.

THIRD PARTY CONTRACTORS - Advantage Sport & Fitness, Inc. may subcontract its delivery and installation obligations shown on any quotation and these terms and conditions shall apply with respect to the third party as an agent of Advantage Sport & Fitness, Inc.

5.



Investment Painting of North FL

Cypress Bluff CDD Amenity Center
 Recharge Amenity Center eTown
 10571 E-Town Parkway
 Jacksonville, FL 32256

☎ (904) 710-9348
 ✉ Recharge@etownjax.com

ESTIMATE	#14527
ESTIMATE DATE	Feb 11, 2025
EXPIRATION DATE	May 22, 2025
TOTAL	\$7,165.00

CONTACT US

229 South Torwood Drive
 Saint Johns, FL 32259

☎ (904) 307-6649
 ✉ Investmentpaintingfl@yahoo.com

Service completed by: Dustin MacPeek

ESTIMATE

Services	qty	unit price	amount
Stucco Repair-Estimate around back of building White knee walls and one area in front of the building. Inspect Stucco and Repair area(s) affected. Where stucco is cracked, Apply base coat, mesh, and Texture to match existing stucco finish and paint all knee walls with Sherwin Williams loxon xp masonry coating. Repair area in front of building also Price includes labor material and taxes.	1.0	\$7,165.00	\$7,165.00

Services subtotal: \$7,165.00

Total **\$7,165.00**

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate! To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed

to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more. Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!









1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Etown Recharge Center

Attn: Marci Pollicino – Vesta Property Services
2 17 25

Re: stucco repairs -10571 E Town Parkway 32256

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- >scrape the loose stucco on the wall at the wall near the ramp at the pool/small area by the steps per the location from the walk with management
- >we will repair the areas need and re-skim the entire wall in the area using a synthetic stucco
- >the new stucco will have a white finished color
- >clean up job site
- *if any issues are found where the drywall is removed we will show proper authority before pricing

Total Price \$6,590.00

Proposal Signed by _____ **Printed Name** _____

Thank you for your consideration

Scott Haines -C 904.402.6561

SIXTH ORDER OF BUSINESS

A.

Cypress Bluff
Community Development District

Unaudited Financial Reporting
January 31, 2025



Cypress Bluff
Community Development District
Combined Balance Sheet
January 31, 2025

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	\$ 517,023	\$ -	\$ 517,023
Assessments Receivable	6,664	10,062	16,726
Due from Other	775	-	775
Due from General Fund	-	29,046	29,046
Investments:			
State Board of Administration (SBA)	502,963	-	502,963
Series 2019			
Reserve	-	362,316	362,316
Principal	-	164	164
Revenue	-	773,909	773,909
Interest	-	444	444
Prepayment	-	87	87
Series 2020			
Reserve	-	248,182	248,182
Principal	-	253	253
Revenue	-	531,623	531,623
Interest	-	304	304
Redemption	-	2	2
Series 2020A			
Reserve	-	212,798	212,798
Principal	-	121	121
Revenue	-	452,362	452,362
Interest	-	228	228
Prepayment	-	919	919
Series 2021			
Reserve	-	57,625	57,625
Principal	-	32	32
Revenue	-	125,705	125,705
Interest	-	61	61
Prepaid Expenses	151	-	151
Total Assets	\$ 1,027,577	\$ 2,806,242	\$ 3,833,819
Liabilities:			
Accounts Payable	\$ 1,314	\$ -	\$ 1,314
Due to Debt Service 2019	13,092	-	13,092
Due to Debt Service 2020	7,921	-	7,921
Due to Debt Service 2020A	7,629	-	7,629
Due to Debt Service 2021	405	-	405
Total Liabilities	\$ 30,360	\$ -	\$ 30,360
Fund Balance:			
Nonspendable:			
Prepaid Items	\$ 151	\$ -	\$ 151
Restricted for:			
Debt Service - Series	-	2,806,242	2,806,242
Unassigned	997,065	-	997,065
Total Fund Balances	\$ 997,217	\$ 2,806,242	\$ 3,803,459
Total Liabilities & Fund Balance	\$ 1,027,577	\$ 2,806,242	\$ 3,833,819

Cypress Bluff
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,063,877	\$ 1,024,990	\$ 1,024,990	\$ -
Special Assessments - Direct Bill	132,313	132,313	132,313	-
Interest Income	5,000	1,667	1,286	(381)
Other Income	20,000	6,667	6,395	(271)
Total Revenues	\$ 1,221,190	\$ 1,165,637	\$ 1,164,985	\$ (652)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,800	\$ 1,200
FICA Expense	918	306	214	92
Engineering	5,000	1,667	3,345	(1,678)
Arbitrage	2,400	800	600	200
Dissemination Agent	7,590	2,530	2,630	(100)
Attorney	13,000	4,333	1,441	2,892
Annual Audit	6,500	-	-	-
Assessment Roll	11,236	11,236	11,236	-
Trustee Fees	20,500	20,500	13,758	6,742
Management Fees	55,214	18,405	18,405	(0)
Information Technology	2,809	936	936	0
Website Maintenance	1,405	468	468	(0)
Telephone	500	167	24	143
Postage	1,500	500	441	59
Printing & Binding	2,500	833	484	350
Insurance	6,817	6,817	6,631	186
Legal Advertising	2,500	833	739	94
Other Current Charges	500	167	10	157
Office Supplies	600	200	51	149
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 153,663	\$ 74,873	\$ 64,388	\$ 10,485
<u>Operations & Maintenance</u>				
Ground Maintenance				
Pond Maintenance (Water Quality)	\$ 1,500	\$ 500	\$ 400	\$ 100
Landscape Maintenance	408,925	136,308	136,308	0
Landscape Contingency	13,000	4,333	2,672	1,661
Pump Maintenance	3,550	1,183	-	1,183
Water & Sewer	26,720	8,907	10,431	(1,525)
Irrigation Repairs	7,500	2,500	1,158	1,342
Pest Control	2,400	800	684	116
Environmental Permit/Monitoring	20,000	6,667	-	6,667
Other Repairs and Maintenance	5,000	1,667	-	1,667
Subtotal Ground Maintenance	\$ 488,595	\$ 162,865	\$ 151,653	\$ 11,212

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Amenity Center				
Insurance	\$ 60,517	\$ 60,517	\$ 56,502	\$ 4,015
Amenity Manager	130,127	43,376	43,376	(0)
Pool Maintenance	9,876	3,292	3,292	-
Pool Chemicals	16,649	5,550	5,550	(0)
Facility Attendant	77,761	25,920	25,920	0
Janitorial Services	12,950	4,317	4,317	(0)
Refuse	2,160	720	639	81
Security and Gate Maintenance	10,000	3,333	1,080	2,253
Facility Maintenance	20,764	6,921	6,921	0
Elevator Maintenance	5,000	1,667	350	1,317
Electric	27,060	9,020	7,258	1,762
Cable and Internet	13,200	4,400	4,666	(266)
Licenses and Permits	1,000	333	-	333
Repairs & Maintenance	45,000	15,000	19,919	(4,919)
Special Events	35,000	11,667	13,232	(1,565)
Holiday Decorations	1,500	500	1,019	(519)
Fitness Center R&M	18,000	6,000	6,637	(637)
Fitness Equipment Rentals	25,368	8,456	4,973	3,483
Reserve for Amenities	55,000	18,333	-	18,333
Mobile Application	9,000	3,000	2,250	750
Other Current Charges	3,000	1,000	-	1,000
Subtotal Amenity Center	\$ 578,932	\$ 233,322	\$ 207,900	\$ 25,422
Total Operations & Maintenance	\$ 1,067,527	\$ 396,187	\$ 359,554	\$ 36,633
Total Expenditures	\$ 1,221,190	\$ 471,060	\$ 423,942	\$ 47,118
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$ 694,577	\$ 741,043	\$ 46,466
Net Change in Fund Balance	\$ (0)	\$ 694,577	\$ 741,043	\$ 46,466
Fund Balance - Beginning	\$ -		\$ 256,174	
Fund Balance - Ending	\$ (0)		\$ 997,217	

Cypress Bluff
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 723,124	\$ 697,516	\$ 697,516	\$ -
Interest Income	5,000	5,000	9,027	4,027
Total Revenues	\$ 728,124	\$ 702,516	\$ 706,543	\$ 4,027
Expenditures:				
Interest - 11/1	\$ 246,562	\$ 246,562	\$ 246,562	\$ -
Principal Prepayment - 11/1	-	-	15,000	(15,000)
Interest - 5/1	246,562	-	-	-
Principal - 5/1	230,000	-	-	-
Total Expenditures	\$ 723,124	\$ 246,562	\$ 261,562	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000	\$ 455,954	\$ 444,981	\$ (10,973)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,000	\$ 455,954	\$ 444,981	\$ (10,973)
Fund Balance - Beginning	\$ 335,466		\$ 709,565	
Fund Balance - Ending	\$ 340,466		\$ 1,154,547	

Cypress Bluff
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 438,802	\$ 422,015	\$ 422,015	\$ -
Special Assessments - Direct Bill	55,798	55,798	55,798	-
Interest Income	10,000	3,333	7,076	3,743
Total Revenues	\$ 504,600	\$ 481,146	\$ 484,889	\$ 3,743
Expenditures:				
Interest - 11/1	\$ 174,346	\$ 174,346	\$ 174,346	\$ -
Principal - 11/1	145,000	145,000	145,000	-
Interest - 5/1	171,519	-	-	-
Total Expenditures	\$ 490,865	\$ 319,346	\$ 319,346	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 13,735	\$ 161,800	\$ 165,543	\$ 3,743
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,735	\$ 161,800	\$ 165,543	\$ 3,743
Fund Balance - Beginning	\$ 377,386		\$ 625,485	
Fund Balance - Ending	\$ 391,121		\$ 791,028	

Cypress Bluff

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 416,315	\$ 406,447	\$ 406,447	\$ -
Interest Income	5,000	5,000	5,121	121
Total Revenues	\$ 421,315	\$ 411,447	\$ 411,568	\$ 121
Expenditures:				
Interest - 11/1	\$ 126,771	\$ 126,771	\$ 126,771	\$ -
Interest - 5/1	126,771	-	-	-
Principal - 5/1	165,000	-	-	-
Total Expenditures	\$ 418,543	\$ 126,771	\$ 126,771	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,773	\$ 284,676	\$ 284,797	\$ 121
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 2,773	\$ 284,676	\$ 284,797	\$ 121
Fund Balance - Beginning	\$ 178,676		\$ 391,903	
Fund Balance - Ending	\$ 181,449		\$ 676,700	

Cypress Bluff
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 22,411	\$ 21,592	\$ 21,592	\$ -
Special Assessments - Direct Bill	92,039	92,039	92,839	800
Interest Income	2,000	667	1,139	473
Total Revenues	\$ 116,450	\$ 114,297	\$ 115,570	\$ 1,273
Expenditures:				
Interest - 11/1	\$ 33,843	\$ 33,843	\$ 33,843	\$ -
Interest - 5/1	33,843	-	-	-
Principal - 5/1	45,000	-	-	-
Total Expenditures	\$ 112,686	\$ 33,843	\$ 33,843	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,764	\$ 80,454	\$ 81,727	\$ 1,273
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,764	\$ 80,454	\$ 81,727	\$ 1,273
Fund Balance - Beginning	\$ 44,853		\$ 102,242	
Fund Balance - Ending	\$ 48,616		\$ 183,969	

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	\$ 362,316
Reserve Fund Balance	362,316
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)
Current Bonds Outstanding	\$ 10,035,000

Series 2020, Special Assessment Bonds	
Interest Rate:	3.9% - 5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 248,182
Reserve Fund Balance	248,182
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)
Current Bonds Outstanding	\$ 6,865,000

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	\$ 212,798
Reserve Fund Balance	212,798
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)
Current Bonds Outstanding	\$ 6,995,000

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)
Current Bonds Outstanding	\$ 1,915,000

B.

C.

Cypress Bluff

Community Development District

Check Run Summary January 31, 2025

Fund	Date	Check No.	Amount
Payroll	1/30/25	50259-50263	\$ 923.50
		Subtotal	<u>\$ 923.50</u>
General Fund			
	1/14/25	1473-1495	\$ 433,819.69
	1/17/25	1496-1507	1,297,362.09
	1/30/25	1508-1515	6,463.18
		Subtotal	<u>\$ 1,737,644.96</u>
Total			<u>\$ 1,738,568.46</u>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50259	7	EDWARD J MUHL JR	184.70	1/30/2025
50260	2	JOHN S HEWINS JR	184.70	1/30/2025
50261	8	KIRK S BLOMGREN	184.70	1/30/2025
50262	9	ROBERT C FEIST	184.70	1/30/2025
50263	6	WILLIAM J CELLAR	184.70	1/30/2025
TOTAL FOR REGISTER			923.50	

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

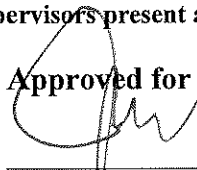
District Name: Cypress Bluff CDD

Board Meeting Date: January 28, 2025 Meeting

	Name	In Attendance	Fee
1	Joe Muhl <i>Chairman</i>	<input checked="" type="checkbox"/>	YES-\$200
2	John Hewins <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200
3	Kirk Blomgren <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
4	William Cellar <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
5	Robert Feist <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200

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

Approved for Payment:



District Manager Signature

1/28/2025

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/14/25	00164	11/24/24	11242024	202411	320-57200-49400		BROADWAY NIGHT ALEXANDRA BLAKEWELL	*	200.00	200.00	001473
1/14/25	00137	1/03/24	189709	202501	320-57200-46000		REMOVE DRYWALL ALL WEATHER CONTRACTORS INC	*	1,370.00	1,370.00	001474
1/14/25	00124	12/20/24	5985	202412	330-57200-46500		FLOOR CLEANING C&C CARPET CARE OF JACKSONVILLE LLC	*	300.00	300.00	001475
1/14/25	00163	12/15/24	12152024	202412	320-57200-49400		BROADWAY NIGHT CHRISTOPHER ROBERTSON	*	200.00	200.00	001476
1/14/25	00081	1/05/25	148495	202501	320-57200-47200		JAN LAKE MAINT POND 1 CLEAR WATERS INC	*	100.00	100.00	001477
1/14/25	00042	12/23/24	44893	202412	320-57200-46700		3RD QTR FIRE ALARM MONIT DYNAMIC SECURITY PROFESSIONALS, INC.	*	180.00	180.00	001478
1/14/25	00006	12/02/24	217185	202411	310-51300-31100		NOV ENGINEERING SERVICES ENGLAND THIMS & MILLER INC.	*	335.00	335.00	001479
1/14/25	00151	12/18/24	3987-1	202412	320-57200-46000		GATE POST REPAIR WALPOLE OUTDOORS LLC DBA FINYL	*	750.00	750.00	001480
1/14/25	00127	12/05/24	2025-01- 1/17	202412	320-57200-49400		2HR GAME TRUCK PARTY FIRST COAST FOAM PARTY LLC	*	400.00	400.00	001481
1/14/25	00005	1/01/25	96	202501	310-51300-34000		JAN MANAGEMENT FEES	*	4,601.17		
		1/01/25	96	202501	310-51300-52100		JAN WEBSITE ADMIN	*	117.08		
		1/01/25	96	202501	310-51300-35200		JAN INFO TECH	*	234.08		
		1/01/25	96	202501	310-51300-31300		JAN DISSEM AGENT SRVCS	*	632.50		
		1/01/25	96	202501	310-51300-51000		OFFICE SUPPLIES	*	.69		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/01/25	96	202501	310	51300	42000			*	16.73		
			POSTAGE										
		1/01/25	96	202501	310	51300	42500			*	19.05		
			COPIES										
		1/01/25	96	202501	310	51300	41000			*	6.71		
			TELEPHONE										
		1/01/25	96	202501	320	57200	47300			*	750.00		
			PEOPLEVINE-AMEX NOV 2024										
									GOVERNMENTAL MANAGEMENT SERVICES			6,378.01	001482
1/14/25	00103	1/07/24	3158	202501	320	57200	46000			*	359.00		
			ENTRANCE SIGN										
									HARBINGER			359.00	001483
1/14/25	00095	12/19/24	3499758	202411	310	51300	31500			*	468.00		
			NOV GENERAL COUNSEL										
									KUTAK ROCK LLP			468.00	001484
1/14/25	00087	1/06/24	1064	202501	320	57200	49500			*	703.94		
			FNL PMT HOLIDAY LIGHTING										
									M&G HOLIDAY & EVENT LIGHTING			703.94	001485
1/14/25	00061	1/06/25	12900775	202501	320	57200	49400			*	595.00		
			50% DEP 10/24 HOLLOWEEN										
									PROGRESSIVE ENTERTAINMENT			595.00	001486
1/14/25	00012	12/30/24	16605	202412	320	57200	46110			*	2,240.00		
			RMV 2 BAY TREES/PINE TREE										
									SUN STATE NURSERY			2,240.00	001487
1/14/25	00012	12/30/24	16607	202412	320	57200	46400			*	1,158.00		
			RPLC BACKFLOW/INSULATION										
									SUN STATE NURSERY			1,158.00	001488
1/14/25	00013	1/09/25	01092025	202501	300	20700	10030			*	96,282.21		
			FY25 DEBT ASSESS SE 2021										
									THE BANK OF NEW YORK MELLON			96,282.21	001489
1/14/25	00013	1/09/25	01092025	202501	300	20700	10020			*	64,821.60		
			FY25 DEBT ASSESS SE 2020A										
									THE BANK OF NEW YORK MELLON			64,821.60	001490
1/14/25	00013	1/09/25	01092025	202501	300	20700	10010			*	123,102.02		
			FY25 DEBT ASSESS SE 2020										
									THE BANK OF NEW YORK MELLON			123,102.02	001491

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/14/25	00013	1/09/25	01092025	202501	300	20700	10000		THE BANK OF NEW YORK MELLON	*	111,242.29	111,242.29	001492
			FY25 DEBT ASSESS SE 2019										
1/14/25	00160	12/20/24	12202024	202412	320	57200	49400		TREVOR GIBBS	*	60.00	60.00	001493
			12/20 ALL LEVEL YOGA										
1/14/25	00037	1/01/25	423769	202501	320	57200	45000		VESTA PROPERTY SERVICES INC	*	10,843.92	22,343.92	001494
			JAN AMENITY MANAGER										
		1/01/25	423769	202501	320	57200	45100		VESTA PROPERTY SERVICES INC	*	6,480.08		
			JAN FACILITY ATTENDANT										
		1/01/25	423769	202501	320	57200	46800		VESTA PROPERTY SERVICES INC	*	823.00		
			JAN POOL MAINTENANCE										
		1/01/25	423769	202501	320	57200	46200		VESTA PROPERTY SERVICES INC	*	1,079.17		
			JAN JANITORIAL										
		1/01/25	423769	202501	320	57200	46600		VESTA PROPERTY SERVICES INC	*	1,730.33		
			JAN MAINTENANCE										
		1/01/25	423769	202501	320	57200	46810		VESTA PROPERTY SERVICES INC	*	1,387.42		
			JAN POOL CHEMICALS										
1/14/25	00066	1/01/25	19572	202501	320	57200	46500		WIPES LLC	*	230.70	230.70	001495
			DISINFECTANT WIPES CASE										
1/17/25	00165	9/26/24	INV-DINO	202501	320	57200	49400		ERICA WILLIE	*	894.00	894.00	001496
			DEP PKG #3-DINO/BABY DINO										
1/17/25	00002	1/16/25	25-00241	202501	310	51300	48000		JACKSONVILLE DAILY RECORD	*	103.50	103.50	001497
			NTC OF BOS MTG 1/16										
1/17/25	00166	1/08/25	01082025	202501	320	57200	46000		MORGANS WINDOW CLEANING INC	*	225.00	225.00	001498
			FIT CNTR INTERIOR WINDOWS										
1/17/25	00012	1/10/25	16648	202501	320	57200	46100		SUN STATE NURSERY	*	25,549.00	25,549.00	001499
			JAN LANDSCAPE MAINT AREA1										
1/17/25	00012	1/10/25	16649	202501	320	57200	46100		SUN STATE NURSERY	*	1,808.08	1,808.08	001500
			JAN LANDSCAPE MAINT AREA2										

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/17/25	00012	1/10/25	16650	202501	320	57200	46100		JAN LANDSCAPE MAINT AREA3	*	6,720.00		
									SUN STATE NURSERY			6,720.00	001501
1/17/25	00013	1/15/25	01152025	202501	300	20700	10030		FY25 DEBT ASSESS SE2021	*	17,602.77		
									THE BANK OF NEW YORK MELLON			17,602.77	001502
1/17/25	00013	1/15/25	01152025	202501	300	20700	10020		FY25 DEBT ASSESS SE2020A	*	331,354.19		
									THE BANK OF NEW YORK MELLON			331,354.19	001503
1/17/25	00013	1/15/25	01152025	202501	300	20700	10000		FY25 DEBT ASSESS SE2019	*	568,646.91		
									THE BANK OF NEW YORK MELLON			568,646.91	001504
1/17/25	00013	1/15/25	01152025	202501	300	20700	10010		FY25 DEBT ASSESS SE2020	*	344,046.13		
									THE BANK OF NEW YORK MELLON			344,046.13	001505
1/17/25	00037	12/31/24	424137	202412	320	57200	49400		POINSETTIAS HOLIDAY PARTY	*	32.23		
		12/31/24	424137	202412	320	57200	49400		ITEMS FOR MIXOLOGY CLASS	*	25.78		
		12/31/24	424137	202412	320	57200	49400		ITEMS FOR MIXOLOGY CLASS	*	14.50		
		12/31/24	424137	202412	320	57200	46500		PACKING TAPE FOR OFFICE	*	27.68		
		12/31/24	424137	202412	320	57200	49400		ALCOHOL XMAS MIXOLOGY	*	55.34		
		12/31/24	424137	202412	320	57200	46500		DISPOSE HOUSEKEEP GLOVES	*	27.93		
		12/31/24	424137	202412	320	57200	49400		ITEMS FOR MIXOLOGY CLASS	*	61.98		
									VESTA PROPERTY SERVICES INC			164.88	001506
1/17/25	00062	1/14/25	25165599	202501	320	57200	46500		JANITORIAL SERVICES	*	247.63		
									W.B. MASON CO., INC.			247.63	001507
1/30/25	00006	1/06/25	217693	202412	310	51300	31100		DEC ENGINEERING SERVICES	*	2,172.50		
									ENGLAND THIMS & MILLER INC.			2,172.50	001508
1/30/25	00140	10/01/24	76897	202410	320	57200	46000		RESLING HEADREST LOUNGE	*	155.00		
									FLORIDA PATIO FURNITURE INC			155.00	001509

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/30/25	00103	1/29/25	3242	202501	320	57200	46000		RECHARGE MONUMENT SIGN HARBINGER	*	448.75	448.75	001510
1/30/25	00118	1/28/25	239	202501	320	57200	49400		2/14 1 SAX W/BACK TRACKS PIERRE MAURICE KENDRICK	*	300.00	300.00	001511
1/30/25	00064	1/23/25	BP640180	202501	330	57200	46500		UNIFORMS & NAME TAGS NORTH POINT PROMOTIONS INC	*	163.56	163.56	001512
1/30/25	00094	1/24/25	39019C	202501	320	57200	46000		MULTI-USE PATH STOP SIGN ROGERS PAVEMENT MAINTENANCE INC	*	750.00	750.00	001513
1/30/25	00080	1/27/25	4160	202501	320	57200	46000		FNL PMT SPINETIC SPINNER TOP LINE RECREATION INC	*	2,333.33	2,333.33	001514
1/30/25	00055	1/16/25	62015321	202501	320	57200	47000		JAN PEST CONTROL TURNER PEST CONTROL LLC	*	140.04	140.04	001515
TOTAL FOR BANK A											1,737,644.96		
TOTAL FOR REGISTER											1,737,644.96		



Invoice

Date:	Invoice #:
1/3/2025	189709

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

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

Work Performed At		
Cypress Bluff CDD 10571 eTown Parkway Jacksonville, FL 32256		
Marci		
Purchase Order	Rep	Work Order
	PM SCOTT HAINES	249254

Item	Description	Amount
	<p>Final Billing</p> <p>Etown Recharge Center Attn :Marci Pollicino - Vesta Property Services 1218 24 Re: drywall repairs /window caulking -10571 E Town Parkway 32256</p> <p>>saw cut and remove up to a total of 3 sq ft of drywall on the fitness wall in front of bicycles below the windows >investigate wall where drywall is removed >install new drywall where removed and finish to match the existing texture as close as possible >paint new drywall to match the existing as close as possible >clean up job site *if any issues are found where the drywall is removed we will show proper authority before pricing</p> <p>Total Price \$395.00 original price- previously billed and paid on invoice #188629 -extra work needed \$1,370.00 total price for job \$1,765.00</p> <p>*extra scope of work needed -re-caulk 17 windows -after caulking dries we will water test windows for leaks</p>	\$1,370.00

RECEIVED
 JAN 08 2025
 BY: _____

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

Subtotal:	\$1,370.00
Sales Tax:	\$0.00
Invoice Total:	\$1,370.00
Payments and Credits:	\$0.00
Total Due:	\$1,370.00



C&C Carpet Care Of Jacksonville

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

(904) 527-1081
mpollicino@vestapropertyservices.com

JOB	#5985
SERVICE DATE	Dec 20, 2024
PAYMENT TERMS	Upon receipt
DUE DATE	Dec 20, 2024
AMOUNT DUE	\$300.00

CONTACT US
1015 Atlantic Blvd, PO Box 158
Atlantic Beach, FL 32233

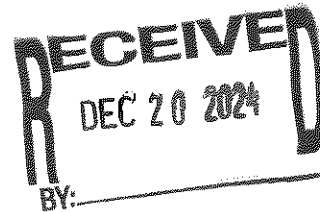
(904) 372-7374
cuttheline2013@gmail.com

INVOICE

1 to 2 areas/ Vacuuming	\$150.00
With our carpet cleanings you would get the chemical boost that is applied directly to the stains, pet treatment that neutralizes the odors, truck mount steam extraction, and deodorizer.	
Tile and Grout/ Laminate	\$150.00
This includes the citric acid, power scrub, and Hot steam extraction with our truck mounted unit.	
Subtotal	\$300.00
Job Total	\$300.00
Amount Due	\$300.00

We now offer A/C Maintenance and repair! Call to inquire more about the more affordable service!

✓ Signed on 12/20/24 for \$300.00



See our Terms & Conditions

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

Invoice

DATE	INVOICE #
1/5/2025	148495

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

RECEIVED
JAN 06 2025
BY: _____

Thank you for your business.	Clearwaterslakemgmt.com	Total	\$100.00
------------------------------	-------------------------	--------------	----------

Dynamic Security Professionals, Inc.

Invoice

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Date	Invoice #
12/23/2024	44893

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

Location
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 1st Quarter	60.00	180.00

RECEIVED
DEC 23 2024
BY: _____

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



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.com | 904.642.8990

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

December 02, 2024

Invoice No: 217185

Total This Invoice \$335.00

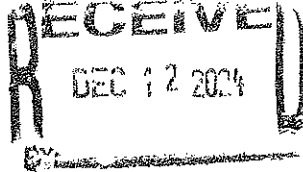
Project 13102.26002 Cypress Bluff CDD-District Engineer (WA#3)

Tasks this month included:
- Project close out documentation

Professional Services rendered through November 23, 2024

Labor

		Hours	Rate	Amount	
Executive VP/Chief Engineer					
Weeber, Bradley	11/16/2024	1.00	335.00	335.00	
Totals		1.00		335.00	
Total Labor					335.00
Total This Invoice					<u>\$335.00</u>



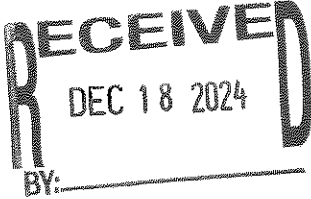


Sales Order

Finyl Products

2921 NW 8th Place
 Ocala, FL 34475
 Phone: 352-351-3578

Date	S.O. No.
12/18/2024	3987-1

Name / Address			Ship To			
Cypress Bluff Community Development Dist. 475 W Town Place STE 114 St. Augustine, FL 32092			etown Community			
Terms	P.O. No.	Lead Time	Ship Via	Rep	Project	
Net 15 days						
Line	Item	Description	Qty	Rate	Amount	Invoiced
	INTALL...	Repair Charges for Gate post. Includes trip charge	1	750.00	750.00	0
<div style="text-align: center;">  </div>			Subtotal		\$750.00	
			Sales Tax (6.0%)		\$0.00	
			Total		\$750.00	
Signature:						

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#: 2025-01-17-01

Invoice Date: Dec 5, 2024

Due Date: Jan 16, 2025



\$400.00
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	PRICE	AMOUNT(\$)
1	2 hour game truck party 01/17/2025 6-8	\$400.00	\$400.00
	Subtotal		\$400.00
	Shipping		\$0.00
	TOTAL		\$400.00 USD

RECEIVED
JAN 06 2025
BY: _____

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.

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

Invoice

Invoice #: 96
Invoice Date: 1/1/25
Due Date: 1/1/25
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 -January 2025		4,601.17	4,601.17
Website Administration - January 2025		117.08	117.08
Information Technology - January 2025		234.08	234.08
Dissemination Agent Services -January 2025		632.50	632.50
Office Supplies		0.69	0.69
Postage		16.73	16.73
Copies		19.05	19.05
Telephone		6.71	6.71
AMEX Charges 11.12.24 - PeopleVine		750.00	750.00

RECEIVED
 JAN 04 2025
 BY: _____

Total	\$6,378.01
Payments/Credits	\$0.00
Balance Due	\$6,378.01

Harbinger

2756 Park St
Jacksonville, FL 32205



INVOICE

BILL TO
VESTA PROPERTY SERVICES
245 Riverside Avenue
Suite 300
Jacksonville, FL 32202

SHIP TO
ETOWN JAX
11003 E-Town Parkway
Jacksonville, FL 32256

INVOICE 3158
DATE 01/07/2025
TERMS Due on receipt
DUE DATE 01/07/2025

SALES REP
Jill Riley

DESCRIPTION	QTY	RATE	AMOUNT
PROVIDE LABOR TO TROUBLESHOOT ENTRANCE SIGN AT 9B ON GATE GAS STATION SIDE NOT TURNING ON. TESTED BOTH SIGNS AT 9B AND BOTH SIGNS TURNED ON. FOUND THE SIGN ON GATE SIDE IS NOT CHARGING AS QUICKLY AS THE OTHER SIDE AND MAY BE CAUSING THE SIGN TO TURN OFF SOONER.	2	179.50	359.00

*NOTE: BATTERIES VERY LOW FOR SIGN ON GATE SIDE AND RECOMMEND TO REPLACE ALL BATTERIRES IF PROBLEM PERSISTS.

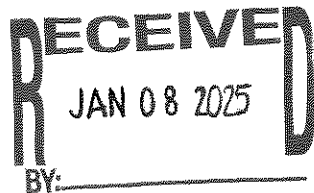
Sales Tax calculated by AvaTax on Tue Jan 7 06:56:49 UTC 2025 1 0.00 0.00

*****PLEASE NOTE CHANGE OF ADDRESS. SEND ALL PAYMENTS TO 2756 PARK STREET, JACKSONVILLE, FL 32205*****

Contact Harbinger to pay.
Thank you for your business.
If you have any questions please contact:

Michelle May
mmay@harbingersign.com

SUBTOTAL	359.00
TAX	0.00
TOTAL	359.00
BALANCE DUE	\$359.00



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

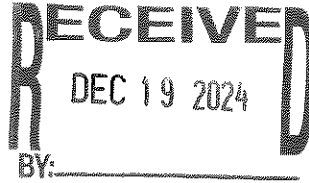
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 19, 2024

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



Reference: Invoice No. 3499758
Client Matter No. 4123-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3499758
4123-1

Re: General Counsel

For Professional Legal Services Rendered

11/19/24	K. Buchanan	0.90	315.00	Confer with district engineer; prepare for and attend board meeting
11/20/24	K. Haber	0.60	153.00	Research permit status and maintenance responsibilities
TOTAL HOURS		1.50		
TOTAL FOR SERVICES RENDERED				\$468.00
TOTAL CURRENT AMOUNT DUE				<u>\$468.00</u>

INVOICE

M&G Holiday Lighting
52 Tuscan Way Ste 202-349
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150

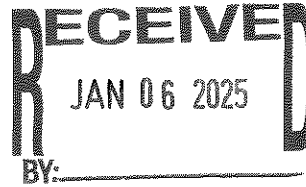


Bill to

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

Invoice details

Invoice no.: 1064
Terms: Net 30
Invoice date: 01/06/2025
Due date: 02/05/2025



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Holiday Lighting Reinstall	Reinstall CY Warm White lighting to the tops of the two small outer columns	0.5	\$170.50	\$85.25
2.		Holiday Lighting Reinstall	Reinstall C7 Warm White lights to the front and side facias of the upper peak	0.5	\$207.00	\$103.50
3.		Holiday Lighting Reinstall	Reinstall C7 Warm White lights to the "e" neighborhood sign	0.5	\$181.00	\$90.50
4.		Holiday Lighting Reinstall	Reinstall pre-lit 48" wreath with standard red velvet bow below the "e" neighborhood sign	0.5	\$103.88	\$51.94
5.		Holiday Lighting Reinstall	Reinstall C7 Warm White lighting to the forward facing horizontal facia at the base of the covered 2nd level deck	0.5	\$45.50	\$22.75
6.		Miscellaneous Wire, Plugs, Supplies, Etc	Miscellaneous supplies	0.5	\$75.00	\$37.50
7.		Equipment Charge	Boom rental for installation and removal	0.5	\$300.00	\$150.00
8.		Take Down	Take down of lights and decor at the end of the season	0.5	\$250.00	\$125.00
9.		Storage	Storage of lights and decor until the 2025 season	0.5	\$75.00	\$37.50

Total

\$703.94

Ways to pay



View and pay

View invoice online

Scan code or go to the link below to view the invoice online

[View invoice](#)





Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 1/6/2025 **Invoice #** 12900775 **Terms:** Prior to event date **PO#**

Customer name: Cypress Bluff CDD (e-Town) **Event type:** Halloween Event

Billing address: 10571 eTown Parkway, Jacksonville, Fl. 32256

Original contact person: Marcy Pollicino **Wk:** 527-1081 **Cell:** 904-710-9348 **E-mail/ fax:** mpollicino@vestapropertyservices.com

At event contacts with cell: Same

Event date: Friday October 24, 2025 **Hours of event:** 6:00 pm-8:00 pm **Hours of service:** Same

Approximate set up time: 5:00 to 5:15 pm

Location name and address: Same

Where to set up at location: **Power within 75':** NA

Set up-grass or pavement: Parking lot **Water within 75':** N/A **Covered area for entertainer:** NA

Notes:

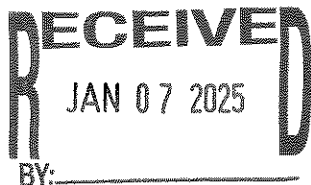
SERVICES NEEDED:

* Solid Rock Wall with operators **Reg. Rate \$** 750.00 **Your Cost \$** 695.00

* Trackless Train with operator **Reg. Rate \$** 575.00 **Your Cost \$** 495.00

Reg. Total \$ 1,325.00 **Your Total \$** 1,190.00

Total Savings \$ 135.00



Sub Total: \$ 1,190.00

Sales Tax: \$ -

Invoice Total: \$ 1,190.00

50 % Deposit required: \$ 595.00

Balance due prior to event date: \$ 595.00

Payments received: \$ -

Current Balance: \$ 1,190.00

Due Prior to event date or \$50 Late Fee

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ **Date:** _____



Maintenance Invoice

Invoice#: 16605

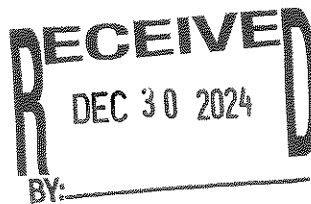
Date: 12/30/2024

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

For: E-Town Property

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Removed two dead Bay trees, one leaning Pine tree.	1.00	2,240.00	2,240.00	



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

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

Amount Due

2,240.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 16607

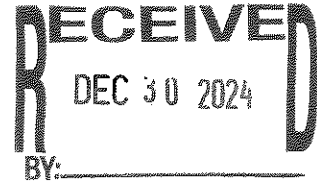
Date: 12/30/2024

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
Irrigation Repair Replace 2" backflow and insulation.	1.00	1,158.00	1,158.00	



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

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

Amount Due	1,158.00
-------------------	-----------------

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

THANK YOU FOR YOUR BUSINESS!!

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
JAN 09 2025
BY: _____

General Fund

Check Request

Date	Amount	Authorized By
January 9, 2025	\$123,102.02	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10010
------	---------------------

Intended Use of Funds Requested:

FY25 Debt Assessment SE 2020
<i>(Attach supporting documentation for request.)</i>

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

RECEIVED
JAN 09 2025
BY: _____

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
January 9, 2025	\$111,242.29	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10000
------	---------------------

Intended Use of Funds Requested:

FY25 Debt Assessment SE 2019
<i>(Attach supporting documentation for request.)</i>

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

TREVOR GIBBS - YOGA INSTRUCTOR

INVOICE

Trevor Gibbs
20 Ponte Vedra Court,
Unit C
Ponte Vedra Beach, FL
32082

Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, FL, 32256
Date: 12/20/24

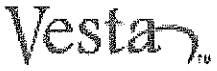
Description	Unit Price	Total
All Levels Yoga - 12/20/24 (6 students)	\$10.00/student	\$60
	Subtotal	\$60.00
	CDD Fee (10%)	-\$11
	TOTAL DUE	\$49.00

Make all checks payable to Trevor Gibbs.

Thank you!

Trevor Gibbs

RECEIVED
DEC 23 2024
BY: _____

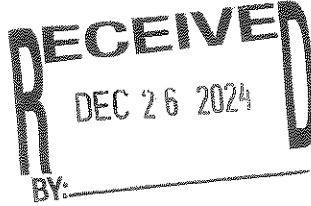


Invoice

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

Invoice # 423769
Date 01/01/2025
Terms
Due Date 01/31/2025
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	10,843.92	10,843.92
Facility Attendant	1	6,480.08	6,480.08
Pool Maintenance	1	823.00	823.00
Janitorial	1	1,079.17	1,079.17
Maintenance	1	1,730.33	1,730.33
Pool Chemicals	1	1,387.42	1,387.42

Total 22,343.92

Wipes LLC

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



INVOICE

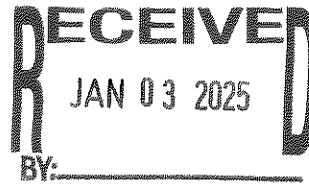
BILL TO	SHIP TO	SHIP DATE	01/03/2025	INVOICE	19572
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	01/03/2025
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	01/03/2025
St Augustine, FL 32092	Jacksonville, FL 32256				

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92T
Shipping	Freight Cost	2	16.39	32.78
Sales Tax	Sales Tax calculated by AvaTax on Fri Jan 3 03:45:00 UTC 2025	1	0.00	0.00T

SUBTOTAL	230.70
TAX	0.00
TOTAL	230.70

BALANCE DUE **\$230.70**

Pay invoice

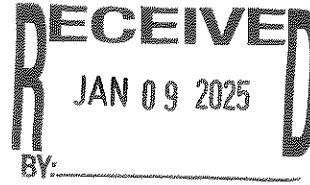




Invoice

Dino Track Adventures

Jacksonville, FL
US
US EIN 93-3320046



Bill to

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

Invoice number INV-DINO-1008

Invoice date September 26, 2024

Due date March 7, 2025

Total \$894.00

[Pay for this invoice online](#)

PRODUCTS & SERVICES	QTY	UNIT PRICE	AMOUNT
Package 3 - One Dino + Baby Dino CONSISTS OF A BABY DINO MEET AND GREET AND A "SURPRISE DINO POP-UP" WITH ONE BIG DINOSAUR FOR PICTURES & VIDEOS ONLY! -- Etown event pre-movie with Taco and Vivo	1	\$784.00	\$784.00
Travel Fee 55 miles round trip	55	\$2.00	\$110.00
Storytime with Vivo (Baby Dino) Handler and Vivo Read a relevant/interactive story to kids and families	1	\$150.00	\$150.00

Subtotal	\$1,044.00
Referral - Discount	(\$150.00)
Total	\$894.00

Comments

50% Deposit Due to secure date unless other arrangements were made.

We will work with you on the specifics and day of schedule as we get closer to the event.

We look forward to a Dino-mite time with you and the ETown Residents!

All fees are listed in USD and are subject to sales tax (as applicable).

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

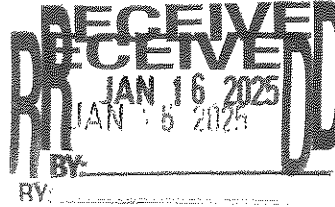
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

January 16, 2025

Date

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



Serial # <u>25-00241D</u>	PO/File # _____	<u>\$103.50</u>
Notice of Meeting of the Board of Supervisors		Payment Due
_____		<u>\$103.50</u>
Cypress Bluff Community Development District		Publication Fee
_____		<u>Amount Paid</u>
Case Number _____		
Publication Dates <u>1/16</u>		
County <u>Duval</u>		

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

Payment is due before the Proof of Publication is released.

If your payment is being mailed, please reference Serial # 25-00241D 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, January 28, 2025 at 1:00 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.

Jim Oliver
District Manager
Jan. 16 oo (25-00241D)



Maintenance Invoice

Invoice#: 16648

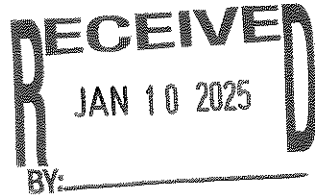
Date: 01/10/2025

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
January Landscape Maintenance				
Phase 1 Balance	1.00	4,218.92	4,218.92	
Phase 2	1.00	14,210.08	14,210.08	
Recharge	1.00	3,320.00	3,320.00	
Apex	1.00	1,600.00	1,600.00	
Glenmont	1.00	2,200.00	2,200.00	



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

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

Amount Due

25,549.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 16649

Date: 01/10/2025

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
January Landscape Maintenance	1.00	1,808.08	1,808.08	

RECEIVED
JAN 10 2025
BY: _____

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

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

Amount Due

1,808.08

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 16650

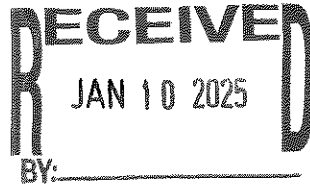
Date: 01/10/2025

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
January Landscape Maintenance	1.00	6,720.00	6,720.00	



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

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

Amount Due

6,720.00

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

THANK YOU FOR YOUR BUSINESS!!

RECEIVED
JAN 15 2025
BY: _____

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
January 15, 2025	\$17,602.77	Oksana Kuzmuk

Payable to:
The Bank of New York Mellon #13

Date Check Needed:	Budget Category:
ASAP	001.300.20700.10030

Intended Use of Funds Requested:

FY25 Debt Assessment SE 2021

(Attach supporting documentation for request.)

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

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
JAN 15 2025
BY: _____

General Fund

Check Request

Date	Amount	Authorized By
January 15, 2025	\$344,046.13	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10010
------	---------------------

Intended Use of Funds Requested:

FY25 Debt Assessment SE 2020
(Attach supporting documentation for request.)

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



Invoice

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

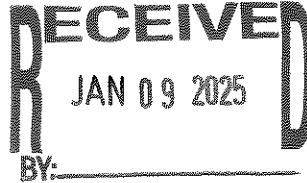
Invoice # 424137
Date 12/31/2024

Terms
Due Date 01/31/2025

Memo

Bill To

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



Description	Quantity	Rate	Amount
Billable Expenses			
Marcy Pollicino - 2024-11-28 - COSTCO WHSE #0357 - Poinsettias for holiday party			32.23
Marcy Pollicino - 2024-12-11 - COSTCO WHSE #0357 - Items for mixology class.			(25.78)
Marcy Pollicino - 2024-12-11 - COSTCO WHSE #0357 - Items for mixology class.			(14.50)
Marcy Pollicino - 2024-12-09 - COSTCO WHSE#1615 - Packing tape for office.			27.68
Marcy Pollicino - 2024-12-04 - COSTCO WHSE #0357 - Alcohol for Christmas Mixology Class			55.34
Marcy Pollicino - 2024-12-15 - COSTCO WHSE #0357 - Disposable housekeeping gloves			27.93
Marcy Pollicino - 2024-12-04 - COSTCO WHSE #0357 - Items for mixology class.			61.98
Total Billable Expenses			164.88

Total 164.88

COSTCO WHOLESALE

E Jacksonville #357
4901 Gate Parkway
East Jacksonville, FL 32246

XO Member 112009061291	
23195 POINSETTIA	14.99 A
23195 POINSETTIA	14.99 A
SUBTOTAL	29.98
TAX	2.25
*** TOTAL	32.23

XXXXXXXXXXXX2782 CHIP Read
 AID: A0000000031010
 Seq# 6796 App#: S88213
 Visa Resp: APPROVED
 Tran ID#: 433200006796....

APPROVED - Purchase
 AMOUNT: \$32.23
 11/27/2024 12:21 357 6 134 52

Visa	32.23
CHANGE	0.00

A 7.500% TAX	2.25
TOTAL TAX	2.25
TOTAL NUMBER OF ITEMS SOLD =	2
11/27/2024 12:21 357 6 134 52	



21035700601342411271221

OP#: 52 Name: Drew Merch
 Thank You!
 Please Come Again
 Whse:357 Trm:6 Trn:134 OP:52

Items Sold: 2
 XO 11/27/2024 12:21



Costco Wholesale

-\$25.78

Transaction Details

Merchant Category Wholesale Clubs
Authorization Time December 3, 2024 at 04:43 PM
Posted Time December 11, 2024 at 08:23 AM

Payment Method

Card Type Physical
Last 4 Digits **** 2782
Name on Card Marcy Pollicino
Issued On April 17, 2024
Expiration Date March 1, 2028

#1QUICgFM1cPWLd0ExG0E0XW5
Electronic Receipt

Transaction Purpose

Filled by Traveler

Description Items for adult Christmas Mixology Class
Expense Type 59010 Pass Thru Other
Participants Marcy Pollicino

 Cardholder
Marcy Pollicino

Job Title Management
Department District Services
Region Northeast
Subsidiary Vesta
Cost Center Cypress Bluff
Phone Number +19047109348
Email mpollicino@vestapropertyservices.com



Costco Wholesale

-\$14.50

Transaction Details

Merchant Category Wholesale Clubs
Authorization Time December 3, 2024 at 04:43 PM
Posted Time December 11, 2024 at 08:22 AM


Payment Method

Card Type Physical
Last 4 Digits **** 2782
Name on Card Marcy Pollicino
Issued On April 17, 2024
Expiration Date March 1, 2028

#1QUIBpFM1cPWLa0Encp1iFp4
Electronic Receipt

Transaction Purpose

Filled by Traveler

Description Items for adult Christmas Mixology Class
Expense Type 59010 Pass Thru Other
Participants  Marcy Pollicino

 Cardholder
Marcy Pollicino

Job Title Management
Department District Services
Region Northeast
Subsidiary Vesta
Cost Center Cypress Bluff
Phone Number +19047109348
Email mpollicino@vestapropertyservices.com

COSTCO WHOLESALE

St Augustine #1615
 215 World Commerce Pkwy
 St. Augustine, FL 32092
 OX Member: 112009061291
 415022 TAPE 8-PACK 25.99 A
 SUBTOTAL 25.99
 TAX 1.69
 ***** TOTAL *****

XXXXXXXXXX00002782 H
 AID: A0000000031010
 Seq# 6776 App# S43018
 Visa Resp: APPROVED
 Tran ID#: 434300006776....

APPROVED - Purchase
 AMOUNT: \$27.68
 12/08/2024 14:33 1615 6 231 79

Visa 27.68
 CHANGE 0.00

A 6.500% TAX 1.69
 TOTAL TAX 1.69
 TOTAL NUMBER OF ITEMS SOLD = 1
 12/08/2024 14:33 1615 6 231 79

SEASONS GREETINGS & HAPPY HOLIDAYS



21161500602312412081433

OP#: 79 Name: Alexa M.

Thank You!

Please Come Again

Whse:1615 Trm:6 Trn:231 OP:79

Items Sold: 1
 OX 12/08/2024 14:33

COSTCO WHOLESALE

EE Jacksonville #367
4901 Gate Parkway
East Jacksonville, FL 32246

LIQUOR

DK Member 112009061291	
209221 1800 SIL TEQ	37.99 A
Date of Birth - xx/xx/xx KEYED	
639271 KS AM VODKA	13.49 A
SUBTOTAL	51.48
TAX	3.86
**** TOTAL	55.34

XXXXXXXXXXXX2782 H
 AID: A000000031010
 Ser# 99955 App#: S00545
 Visa Resp: APPROVED
 Tran ID#: 43380C099656....

APPROVED - Purchase
 AMOUNT: \$55.34
 12/03/2024 11:50 357 99 59 85

Visa	55.34
CHANGE	0.00
A 7.500% TAX	3.86
TOTAL TAX	3.86
TOTAL NUMBER OF ITEMS SOLD -	2
12/03/2024 11:50 357 99 59 85	

SEASONS GREETINGS & HAPPY HOLIDAYS



21036709906592412031150
 OP#: 85 Name: Tina D. March
 Thank You!
 Please Come Again
 Wse:357 Trn:99 Trn:59 OP:85

Items Sold: 2
 DK 12/03/2024 11:50



COSTCO WHOLESALE

E Jacksonville #357
4901 Gate Parkway
East Jacksonville, FL 32246

AX Member: 112009061291	
1241492 L GLOVES	12.99 A
1241492 L GLOVES	12.99 A
SUBTOTAL	25.98
TAX	1.95
**** TOTAL	27.93

XXXXXXXXXXXX2782 H
 AID: A0000000031010
 Seq# 8126 App#: S92089
 Visa Resp: APPROVED
 Tran ID#: 434900008126....

APPROVED - Purchase
 AMOUNT: \$27.93
 12/14/2024 14:02 357 8 217 189

Visa	27.93
CHANGE	0.00

A 7.500% TAX	1.95
TOTAL TAX	1.95
TOTAL NUMBER OF ITEMS SOLD =	2
12/14/2024 14:02 357 8 217 189	

SEASONS GREETINGS & HAPPY HOLIDAYS



21035700802172412141402

OP#: 189 Name: Katherine F.
 Thank You!
 Please Come Again
 Whse:357 Trm:8 Trn:217 OP:189

Items Sold: 2
 AX 12/14/2024 14:02

COSTCO WHOLESALE

E Jacksonville #357
4901 Gate Parkway
East Jacksonville, FL 32246

SELF-CHECKOUT

DK Member	112009061291	
	23195 POINSETTIA	14.99 A
	23195 POINSETTIA	14.99 A
E	1473917 KS TRAIL MIX	15.79
E	1007333 GHIR SNOWMAN	12.99 A
	SUBTOTAL	58.76
	TAX	3.22
****	TOTAL	61.98

XXXXXXXXXXXX2782 CHIP Read
 AID: A000000031010
 Ser# 207637 App#: S23000
 Visa Resp: APPROVED
 Tran ID#: 433800207637....

APPROVED - Purchase
 AMOUNT: \$61.98
 12/03/2024 11:43 357 207 70 707

Visa	61.98
CHANGE	0.00

A 7.500% TAX	3.22
TOTAL TAX	3.22
TOTAL NUMBER OF ITEMS SOLD =	4
12/03/2024 11:43 357 207 70 707	

SEASONS GREETINGS & HAPPY HOLIDAYS



21035720700702912031143

OP#: 707 Name: SCO
 Thank You!
 Please Come Again
 Use:357 Trn:207 Trn:70 OP:707

Items Sold: 4
 DK 12/03/2024 11:43

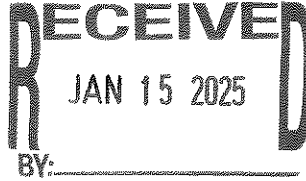


W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

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

Invoice Number	251655999
Customer Number	C2943565
Invoice Date	01/14/2025
Due Date	02/13/2025
Order Date	01/13/2025
Order Number	S149747629
Order Method	WEB

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



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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	2	CT	72.98	145.96
GPC16880	TISSUE,TOILET,2PLY,WH(16580),80/CT	1	CT	79.99	79.99
MMM65424SSMIACP	PAD,NOTE,3X3,RIO DE JANEIRO,AST	1	PK	21.68	21.68

SUBTOTAL: 247.63
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 247.63
Total Due: 247.63

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	251655999
Invoice Date	01/14/2025
Terms	Net 30
Total Due	247.63

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

C29435652516559992516559990000000247637



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

January 06, 2025

Invoice No: 217693

Total This Invoice \$2,172.50

Project 13102.26002 Cypress Bluff CDD-District Engineer (WA#3)

Tasks this month included:

- Creating drainage and flood information as requested by Jim (from residents board)

Professional Services rendered through December 28, 2024

Labor

		Hours	Rate	Amount
Executive VP/Chief Engineer				
Weeber, Bradley	12/7/2024	1.00	335.00	335.00
Engineer				
Makoleo, Mariam	11/30/2024	5.00	175.00	875.00
Makoleo, Mariam	12/14/2024	5.50	175.00	962.50
Totals		11.50		2,172.50
Total Labor				2,172.50
			Total This Invoice	\$2,172.50

Outstanding Invoices

Number	Date	Balance
217185	12/2/2024	335.00
Total		335.00

RECEIVED
JAN 13 2025
BY: _____

~~RECEIVED
JAN 13 2024~~



Invoice

FLORIDA PATIO FURNITURE INC.

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

Date	Invoice #
10/1/2024	76897

Bill To
Cypress Bluff CDD Jacksonville, Florida Marcy Pollicino 904-527-1081 recharge@etownjax.com

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

P.O. No.	Terms	Due Date	Rep	Ship Date	Ship Via	FOB
Marcy	50%DN Bal C.O.D.	1/17/2025	Justn	1/17/2025	Our Truck	Palmetto

Qty	Item	Description	Rate	Amount
1	Resling	Resling Only Headrest Of MC-150 Lounge Fabric: Sand Plus	55.00	55.00T
	Freight	Shipping Charge WHEN IN AREA 12/13/24 Mark Picked Up 1/17/25 Joe Delivered	100.00	100.00

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JAN 17 2025
BY: _____

Subtotal	\$155.00
Sales Tax (0.0%)	\$0.00
Total	\$155.00
Payments/Credits	\$0.00
Balance Due	\$155.00

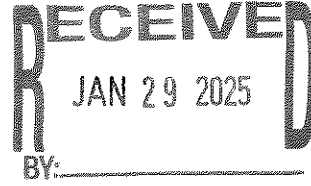
Phone #	Fax #	E-mail	Web Site
941-722-5643	941-723-9223	info@floridapatio.net	http://www.floridapatio.net

Harbinger

2756 Park St
Jacksonville, FL 32205



INVOICE



BILL TO
Cypress Bluff Community Development
475 West Town Place
St. Augustine, FL 32092

SHIP TO
RECHARGE - ETOWN
10571 ETOWN PARKWAY
JACKSONVILLE, FL 32256

INVOICE 3242
DATE 01/29/2025
TERMS Due on receipt
DUE DATE 01/29/2025

SALES REP
Kitty Lev

DESCRIPTION	QTY	RATE	AMOUNT
PROVIDE LABOR TO TROUBLESHOOT DOUBLESIDED "RECHARGE" MONUMENT SIGN NOT FULLY ILLUMINATED. TESTED ALL POWER SUPPLIES AND CONFIRMED FULLY OPERATIONAL. NO MATERIAL REQUIRED.	2.50	179.50	448.75
Sales Tax calculated by AvaTax on Wed Jan 29 03:29:06 UTC 2025	1	0.00	0.00

*****PLEASE NOTE CHANGE OF ADDRESS. SEND ALL PAYMENTS TO 2756 PARK STREET, JACKSONVILLE, FL 32205*****

Contact Harbinger to pay.
Thank you for your business.
If you have any questions please contact:

Michelle May
mmay@harbingersign.com

SUBTOTAL	448.75
TAX	0.00
TOTAL	448.75
BALANCE DUE	\$448.75

Payment options are: Invoice Deposit or Payment with 2.9 % + \$.35 fee; Cashapp \$pierrekendricksax; Venmo @Pierre-Kendrick due on or before services are rendered.

Bill Number BP64018008A
 Bill Date 1/23/2025
 Due Date 2/21/2025
 Terms Net 30
 Sales Order SP64018008
 Sales Person Blair Wygle

Proforma NorthPoint
 Telephone: 904-330-0162
 Email: liza.roel@proforma.com

Sold To

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

Shipped To

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

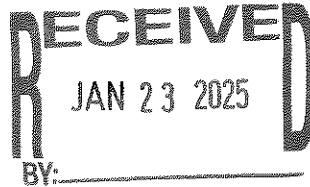
Customer Reference: eTown Clothing Order

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
K574	Port Authority Digi Heather Performance Polo. Color: <i>Dress Blue Nvy: 2 - M</i>	2	2	0	33.4900	Each	-	\$66.98
OE700	OGIO Fulcrum Full-Zip. Color: <i>Gear Grey: 1 - M</i>	1	1	0	74.5000	Each	-	\$74.50
Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:		
\$141.48	\$22.08	-	\$163.56	-	-	\$163.56 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	BP64018008A	1/23/2025	\$163.56 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 #
1/24/2025	39019c

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

Job		
Cypress Bluff CDD The Exchange Shopping center entrance off E-town Pky.		
Job Completed	Terms	P.O. #
1/24/2025	Net 30	Marcy

Description	Qty	U/M	Amount
Damaged Sign, Add concrete (stop sign is located by The Exchange shopping center entrance off eTown Parkway)	1	EA	750.00

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JAN 24 2025
BY: _____

	Balance Due	\$750.00
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Top Line Recreation, Inc.
 2922 HOWLAND BLVD -
 SUITE 4
 Deltona, FL 32725
 (800)921-4509
 soniap@toplinerec.com
 http://www.toplinerec.com



INVOICE

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

SHIP TO
 Marcy Pollicino
 ETown Recharge
 10571 ETown Parkway
 Jacksonville, FL 32256

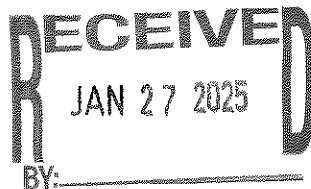
INVOICE # 4160
DATE 01/27/2025
DUE DATE 02/11/2025
TERMS Net 15

SHIP DATE	TRACKING NO.	SALES REP	QUOTE		
01/24/2025	NSP 1/24	TERRI ANN	TLRQ5806-01		
ACTIVITY			QTY	RATE	AMOUNT
NSP NSP Park Services Complete replacement of Burke Spinetic w/Speed Limiter			0.50	4,666.66	2,333.33

Installation completed 1/24/2025.
 Balance due remaining \$2,333.33.
 Thank you for your business!

SUBTOTAL	2,333.33
TAX (6%)	0.00
TOTAL	2,333.33
BALANCE DUE	\$2,333.33

Pay invoice





PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 P.O. Box 952503
 Atlanta, GA 31192-2503
 904-355-5300

Service Slip/Invoice

INVOICE:	620153218
DATE:	01/16/2025
ORDER:	620153218

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

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

Work Date	Time	Target Pest	Technician	Time In
01/16/2025	02:25 PM	ANTS, ROACH, WASP		02:25 PM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/16/2025		03:05 PM

Service	Description	Price
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CPCM	Commercial Pest Control - Monthly Service	\$140.04
SUBTOTAL		\$140.04
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$140.04

AMOUNT DUE \$140.04

RECEIVED
 JAN 17 2025
 BY: _____

FP

 TECHNICIAN SIGNATURE

 CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE