Cypress Bluff Community Development District

Apríl 22, 2025



Cypress Bluff Community Development District

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

April 15, 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, April 22, 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 February 25, 2025 Board of Supervisors Meeting
- IV. Discussion of the Fiscal Year 2026 Budget Process
- V. Review of Fitness Equipment Lease Agreement
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager
 - 1. Report
 - 2. Consideration of Renewing Echelon Subscription
 - 3. Consideration of Quote to Update Playground Sign
 - 4. Consideration of Proposal to Enhance Median Landscaping between Del Webb and Marconi

- 5. Consideration of Proposal to Repaint Rooftop Patio Stairs and Drip Edge
- VII. Financial Reports
 - A. Financial Statements as of March 31, 2025
 - B. Assessment Receipts Schedule
 - C. Check Registers
 - 1. February
 - 2. March
- VIII. Other Business
 - IX. Supervisor's Requests and Audience Comments
 - X. Next Scheduled Meeting May 20, 2025 at 1:00 p.m. at the Southeast Regional Library
 - XI. Adjournment



MINUTES OF MEETING CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, February 25, 2025 at 1:00 p.m. at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Joe MuhlChairmanJohn HewinsVice ChairmanKirk BlomgrenSupervisorWill CellarSupervisorRobert Feist by phoneSupervisor

Also present were:

Jim OliverDistrict ManagerKyle McGeeDistrict CounselMarcy PollicinoGeneral ManagerDana HardenVesta Property Services

Matt Biagetti GMS, LLC

The following is a summary of the discussions and actions taken at the February 25, 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS Approval of Minutes of the January 28, 2025 Meeting

There were no comments on the minutes.

On MOTION by Mr. Muhl seconded by Mr. Cellar with all in favor the minutes of the January 28, 2025 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OFB USINESS

Consideration of Proposals for a Capital Reserve Study

- A. Custom Reserves
- B. Dreux Isaac
- C. Reserve Advisors
- D. Community Advisors

Mr. Oliver informed the Board that typically as the developer steps away from the District, a capital reserve study is commissioned to plan for future repairs and replacements of capital assets. The proposers put a value on the capital assets and estimates the life expectancy. That will be used to recommend the amount of money that should be put aside each year to build a savings fund over the next 30 years or so. This report is typically updated every four or five years to keep up with inflation. The fees for the proposals range from \$2,900 to \$8,400. Mr. Oliver noted GMS has worked with all of the proposers and they all do a good job.

On MOTION by Mr. Hewins seconded by Mr. Blomgren with all in favor the proposal from Community Advisors was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

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

C. District Manager

Mr. Oliver reported that GMS is working on the budget now and plans to get some guidance from the board on the budget at the next meeting. The budget will be on the agenda for approval in May, and then adoption in July.

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. Proposals for Repairing Pool Expansion Joints

Ms. Pollicino reminded the Board that she presented proposals to repair the pool expansion joints at the last meeting and she was asked to investigate how much it would cost to drain and refill the pool as needed for the long-term repair option. JEA quoted \$3,600 to refill the pool. In speaking with her associates, she found there is a product called Pool Putty that sells for about \$20 per tube that hardens under water and can be used over the areas that sealant has peeled away on the expansion joints. A Vesta staff member has stated that he can apply the putty. This can help bridge the gap until a full repair is needed as the problem is strictly cosmetic at this time.

The Board directed Ms. Pollicino to proceed with the Pool Putty application and will add the full repair to the 2026 budget.

Next, Ms. Pollicino asked if the Board would like to hire security for certain holidays. For eight hours' worth of security, an off-duty Sheriff's officer would cost \$721.28. She contacted seven different security firms for the same service; three are not interested and the other four have not yet responded.

Mr. Oliver noted that the security and gate maintenance line item is currently under budget. A motion for approval was not needed given the small amount.

3. Proposals for Pressure Washing

Ms. Pollicino presented two proposals for pressure washing the Recharge facility totaling \$7,237.91 from Hydro Kleen and \$6,819.65 from Investment Painting. Ms. Pollicino noted she has used Hydro Kleen in the past and they have done a phenomenal job.

Mr. Hewins recommended maintaining the current vendor.

4. Quote for Echelon Subscription Renewal

Ms. Pollicino informed the Board that the Echelon annual subscription needs to be renewed for both the mirrors and the bikes. The cost to renew the subscription is \$4,200. Ms. Pollicino noted the equipment is still being leased. In May, the equipment will be available to be bought for \$101 per piece.

Mr. Hewins asked if there is an estimate on daily use for the equipment.

Ms. Pollicino responded that she does not see the mirrors being used very often. The bikes she's seen used two at a time. She recommended swapping two out for a rower and recumbent bike.

- Mr. Muhl asked if there is a copy of the lease agreement.
- Mr. Oliver responded that he would locate it, review it and circle back with staff.
- Mr. Muhl questioned whether it was worth it to pay for a year-long subscription if the residents have expressed interest in other equipment and the lease is up in three months.

Ms. Pollicino informed the Board that the bikes are in need of repair, which is how it was found the subscription needed to be renewed. She estimates the labor to make the repairs will cost around \$400.

Mr. Muhl asked Mr. Oliver to review the lease agreement and report back to the Board before they commit to renewing a year-long subscription.

Ms. Pollicino stated that it is her understanding that Advantage Fitness requires the subscription be maintained while the equipment is in use, so she will look into whether there is a month-to-month option for the subscription.

Mr. Hewins also suggested Ms. Pollicino investigate how many classes have been taken in the last year.

5. Proposals for Stucco Repairs

Ms. Pollicino informed the Board that the platform beneath the patio area has settled, and cracks need to be patched. She presented two proposals totaling \$7,165 from Investment Painting and \$6,590 from All Weather Contractors to make these repairs. Ms. Pollicino's recommendation was All Weather Contractors.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from All Weather Contractors for stucco repairs totaling \$6,590 was approved.

A resident asked if his own subscription is needed to use the Echelon equipment.

Ms. Pollicino responded that residents could log in with their own accounts, or can continue as a guest without logging in.

The resident recommended making that clear to the residents because he was under the assumption that he needed his own subscription.

SIXTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of January 31, 2025

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. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 96% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling \$1,738,568.46 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

A resident stated that in Edison East, a section of Filament Boulevard does not seem to have gotten the last layer of asphalt. He questioned if that is on a paving schedule.

Mr. Muhl responded that his understanding is because that road is behind a gate, the homeowner's association would be responsible for the roads in that neighborhood. For roads outside of a gate, the City of Jacksonville is responsible for roadway maintenance.

A resident asked if pickleball courts will be considered going forward.

Mr. Oliver responded that there isn't enough land available for pickleball courts.

The resident then asked if the sales center is still owned by the developer.

Mr. Muhl responded that it is.

A resident stated that it's his understanding that the parcel of land the amenity center sits on is closer to 35 acres and asked if there is a plan to develop the parcel further for sports amenities.

Mr. Muhl responded that there are wetlands within the parcel that make the land unusable to due to the land being protected.

A resident stated that it seems like there's a plan to eventually connect roads to other communities. He asked if that will be coordinated between the CDDs.

Mr. Oliver stated that the roads have been conveyed to the City of Jacksonville, so it would be up to them to coordinate it.

A resident asked if the DOT plans to build sound walls.

Mr. Oliver responded that he does not know. The CDDs have not been involved in that process with other communities.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – March 25, 2025

at 1:00 p.m. at the Southeast Regional

Library

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Blomgren seconded by Mr. Cellar with all in favor the meeting was adjourned.

Secretary/Assistant Secretary Chairman/Vice Chairman





CERTIFICATE OF ACCEPTANCE

In compliance with the terms, conditions and provisions of Lease Number <u>5030073</u> (the "Agreement") by and between the undersigned ("Lessee") and Macrolease Corporation ("Lessor"), <u>Cypress Bluff Community Development District</u> hereby:

- a) Certifies and warrants that the Milestone Level of equipment on the above referenced Agreement (the "Equipment") has been delivered, inspected and fully installed, and is operational as of the date of this email.
- b) Unconditionally and irrevocably accepts all the Equipment for all purposes under the Agreement and all attendant documents.
- c) Restates and reaffirms, as of the Acceptance Date, each of the representations, warranties and covenants given Lessor, under the Agreement and that all obligations thereunder are absolute and irrevocable and Lessee has no defenses or counterclaims against Lessor.
- d) Authorizes and requests Lessor and/or its Assigns to make payments to the sellers of the Equipment on the above referenced Agreement.
- e) Lessee agrees that the Lessor has made and makes no representations or warranties of any kind or nature, directly or indirectly, express or implied, as to any matter whatsoever, including the suitability of such equipment, its durability, its fitness, or any particular purpose, its merchantability, its condition, and/or its quality.

Signed:

The Gyprass, Bluff Community Development District	
By James Perry 7E2739380DF3498 Title:	

SCHEDULE A attached hereto and made a part of Lease Agreement #5030073 dated 10/1/2020 between MACROLEASE CORPORATION, as Lessor and Cypress Bluff Community Development District as Lessee

Equipment Location: 10571 E-Town Parkway, Jacksonville, FL 32256

Vendo	r: Advar	ntage Sport & Fitness
Four	(4)	Precor BP TRM781 P82 Treadmill 120V SN: A594I2820D012, A594I2820D010,
	(.)	A594I2820D024, A594I2820D024, AJYLI30205033, AJYLI30205039, AJYLI30205035
		AJYLI30205034
Two	(2)	Precor BP EFX781 P82 TB Elliptical SN: AAPAI29020D060, AAPAI29020D057, AFBRH25205013,
1440	(2)	ADBRH25205016
Four	(4)	Echelon Connect EX7s Indoor Cycle SN: ECHEX-7S-100778, ECHEX-7S-101026,
	(•)	ECHEX-7S-101035, ECHEX-7S-101010
Four	(4)	Echelon Commercial Subscription – 1 YR
Three	(3)	Echelon Reflect 50in Touch Screen
Three	(3)	Echelon Commercial Subscription – 1 YR
One	(1)	Escape Strong Box w/Dumbbells
One	(1)	Pro Active Kettle Bell Rack / 10EA
Two	(2)	Escape Rubber Kettle Bell 10lb
Two	(2)	Escape Rubber Kettle Bell 15lb
Two	(2)	Escape Rubber Kettle Bell 20lb
Two	(2)	Escape Rubber Kettle Bell 25lb
Two	(2)	Escape Rubber Kettle Bell 35lb
One	(1)	Escape Steady Ball 55cm
One	(1)	Escape Steady Ball 65cm
One	(1)	Escape Steady Ball 75cm
Three	(3)	Escape STAKRS Rings
One	(1)	Escape FS SGL HIIT Hub/2 Sided
One	(1)	Escape WOD Ring - Pair
One	(1)	Escape Battle Rope 1.5in
One	(1)	Escape Rubber Dumbbell 5lb
One	(1)	Escape Rubber Dumbbell 10lb
One	(1)	Escape Rubber Dumbbell 15lb
One	(1)	Escape Rubber Dumbbell 20lb
One	(1)	Escape Rubber Dumbbell 25lb
One	(1)	Escape Olympic Power Bar
One	(1)	Escape Urethane Grip Disc 10lb
One	(1)	Escape Urethane Grip Disc 25lb
One	(1)	Escape Urethane Grip Disc 45lb
One	(1)	Escape Core Bag 11lb
One	(1)	Escape Core Bag 22b
One	(1)	Escape Core Bag 33lb
One	(1)	Escape Bulgarian Bag 11lb
One	(1)	Escape Bulgarian Bag 17lb
One	(1)	Escape Bulgarian Bag 26lb
One	(1)	Escape Bulgarian Bag 37lb
One	(1)	Escape Total Grip Med Ball 6lb
One	(1)	Escape Total Grip Med Ball 8lb
One	(1)	Escape Total Grip Med Ball 10lb
Two	(2)	Escape SBX Slam Ball 11lb
Two	(2)	Escape SBX Slam Ball 22lb
Two	(2)	Escape SBX Slam Ball 33lb
Two	(2)	Escape SBX Slam Ball 44lb
Two	(2)	Escape Studio Kettle Bell 8lb
Two	(2)	Escape Studio Kettle Bell 16lb
Two	(2)	Escape Studio Kettle Bell 24lb
Two	(2)	Escape Studio Kettle Bell 32lb
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SCHEDULE A attached hereto and made part of a Lease Agreement No. <u>5030073</u> dated 10/1/2020 | 8:36 AM PDT between MACROLEASE CORPORATION, Lessor and <u>Cypress</u> Bluff Community Development District, Lessee

Equipment Location: 10571 E-Town Parkway, Jacksonville, FL 32256

Vendor: Advantage Sport & Fitness

Two	(2)	Escape Studio Kettle Bell 40lb
One	(1)	Escape SBX Slam Ball 11lb
One	(1)	Escape SBX Slam Ball 22lb
One	(1)	Escape SBX Slam Ball 33lb
One	(1)	Escape SBX Slam Ball 44lb
One	(1)	TRX Suspension Trainer Club 4

Plus all parts, attachments, appendages, substitutions and modifications thereon.

Cypress Bluff Community Development DistrictsIgned by:		
By: X James Perry 7E27393800F3498		
Printed Name: James Perry	-	
Title: District Manager	_	



PURCHASE OPTION

Cypress Bluff Community Development District (hereinafter referred to as "Lessee"), the Lessee named in a certain Equipment Lease dated 10/1/2020 8:36 AM PD Number 5030073, (the "Lease") with Macrolease Corporation (the "Lessor"), covering certain property described in the Lease hereby agrees that effective as of the expiration of the term of the Lease, and at the option of the Lessee, Lessee will purchase the property described in said Lease, as a whole and not in part, on an as-is, where-is basis, for the sum of \$101.00. Said option shall not be effective until all unpaid rentals and other amounts owing the Lessor have been paid in full. Lessee shall pay for the equipment within five days after electing this Purchase Option.
It is agreed that no modification of this agreement shall be binding upon the parties or either of them unless such modification shall be in writing and executed by the parties hereto. This agreement shall be governed by and construed in accordance with the laws of the State of New York. This agreement shall be binding upon the parties, their successors, legal representatives and assigns.
LESSEE: Cypress Bluff Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32092d by: By: X Printed Name: James Perry Title: District Manager
LESSOR: Macrolease Corporation 185 Express St., Suite 100 Plainview, NYus11803 By: Jo Ann Novello



COVER LETTER

If you have any questions regarding the Conditions to Funding, instructions or the documentation, please contact your sales representative.

Cypress Bluff Community Development District

Date: January 25, 2022 Sales Representative: Stephanie Taylor

To: Marcy Pollicino Representative Phone: (561) 450-8454, Ext. NONE Lease No.: 5030806 Representative Email: staylor@macrolease.com

\$9,964.50 Equipment Cost (including sales tax if applicable)

\$9,964.50 Finance Amount

Returning Executed Documents

Documents are being forwarded to you via DocuSign. We will receive a message once all signers have signed their respective documents.

PAYMENT OF ADVANCE RENTAL and PAYMENTS VIA ACH IS REQUIRED ON THIS TRANSACTION:

Please complete the ACH form included at the end of your documents

Once we receive the DocuSigned documents, above advance rental and any items requested on the attachments page, the PO/LOI will be issued to the vendor.

Amount:	<u>Description:</u>
\$322.00	Advanced Rental (First)
\$295.00	Processing Fee (Non-Refundable)*
\$ 40.57	FL Doc Stamps
\$657.57	BALANCE DUE

Copies of executed documents will be emailed after all signer have signed the documents. Thank you for selecting Macrolease Corporation.

*Processing fees are not intended to represent actual reimbursements.



MACROLEASE CORPORATION ("LESSOR") 185 Express Street, Suite 100, Plainview, NY 11803 (516) 576-9000

Contract No. 5030806

("LESSEE")

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

("SUPPLIER")

Advantage Sport & Fitness

SCHEDULE OF EQUIPMENT LEASED ("Equipment") (include make, year, model, identification and model numbers or marks)
See Schedule A attached hereto.

PLUS ALL PARTS, ATTACHMENTS, APPENDAGES, SUBSTITUTIONS AND MODIFICATIONS THEREON

EQUIPMENT TO BE LOCATED AT: ("Equipment Location")

10571 E-Town Parkway, Jacksonville, FL 32256

1. SCHEDULE OF LEASE PAYMENTS

Lease Term-Number of months: 36 Payment Frequency: Monthly

Total Advance Lease Payment (First): \$657.57

Number of Payments	Lease Payment	Payment Tax	Total Lease Payment
1-36	\$322.00	Exempt	\$322.00

ADDITIONAL PROVISIONS

2. LEASE. Lessor leases to lessee and lessee leases from lessor for the lease term specified above and for any extension or renewal thereof (collectively "Term") and on the terms and conditions stated in this agreement ("Lease") the Equipment identified above and in any schedule ("Schedule") incorporating this Lease by reference that the parties agree in writing to make a part of this Lease. The lease of Equipment described in each schedule shall constitute separate leasing transactions, each of which is referred to herein as a lease.

3. LEASE PAYMENTS. The obligation to make Lease Payments begins on the date (as determined by Lessor) when Lessee receives Equipment equal in value to 90% of the estimated cost to Lessor of the Equipment (the "Milestone Level"). Lessee shall make Lease Payments, in advance, on the date or dates specified by Lessor in a notice to Lessee. Lease Payments shall be paid at the office of Lessor or at any other place specified by the Lessor. Any Security Deposit and/or Advanced Lease Payment is due on signing of the lease specifying such amount. The Lease Payments will be adjusted proportionately upward or downward (by the amount not to exceed 20%) if the actual cost of the Equipment ("Equipment Cost") to Lessor differs from the estimated cost of the Equipment. If any part of payment is more than five days late, Lessee shall pay a late charge of 10% of the payment, all or a portion of which is late (or such lesser rate as is the maximum rate allowable under the applicable law). Lessee agrees that if Lease Payments include the cost of Equipment maintenance and/or service from a third party provider ("Provider"), Lessor shall not be required to perform any of the Provider's obligations with respect to the provision of such maintenance and/or service and Lessee will look solely to Provider for performance of such obligations and Lessee's obligation to make Lease Payment shall remain unconditional.

4. NO WARRANTIES. The Equipment is leased "AS IS". Lessee has selected the Equipment from Supplier prior to requesting Lessor to purchase it and lease it to Lessee. Lessee acknowledges and agrees that Lessor is not a manufacturer or supplier of any Equipment. LESSOR MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR WITH RESPECT TO PATENT OR COPYRIGHT INFRINGEMENT, TITLE, OR THE LIKE, AND ANY AND ALL WARRANTIES ARE HEREBY DISCLAIMED. Lessor transfers to Lessee for the Term the warranties, if any, made by the manufacturer or Supplier to Lessor. Lessee shall comply with and enforce such warranties. Lessor is not liable to Lessee for any modification or rescission of any such warranties.

5. DÉLIVERY AND ACCEPTANCE. Supplier will ship Equipment directly to Lessee. Lessee shall take delivery and upon installation and acceptance of the Equipment will sign and deliver to Lessor the Delivery and Acceptance Receipt submitted by Lessor. Lessee shall be deemed to have irrevocably accepted the Equipment under the lease upon the earlier of: A) delivery to Lessor of the signed Delivery and Acceptance Receipt; or B) 5 days after delivery of the Equipment, if Lessee has not prior to such 5th day, delivered to Lessor written notice of any non-acceptance of the Equipment, specifying the reasons therefore and fully referencing the lease. If Lessee properly rejects the Equipment in accordance with the forgoing, Lessor and Lessee shall be relieved of all obligations or liabilities under the lease, Lessor shall retain any Advance Lease Payment as liquidated damages for loss of a bargain and not as a penalty, and Lessee shall be responsible for paying for the Equipment and fulfilling all other obligations of the buyer under any applicable purchase order. The validity of the lease will not be affected by any delay in Lessee's receipt of the equipment.

Lessee agrees to all terms and conditions of this Lease, that they are a complete and exclusive statement of its agreement with Lessor and that they may be modified only by written agreement signed by an

Lessee agrees to all terms and conditions of this Lease, that they are a complete and exclusive statement of its agreement with Lessor and that they may be modified only by written agreement signed by an executive officer of Lessor and not by course of performance; provided, however, that Lessee authorizes Lessor, without notice, to supply omitted information and correct patient errors in any document executed by or on behalf of Lessee. LESSEE REPRESENTS AND WARRANTS THAT THE EQUIPMENT WILL BE USED FOR BUSINESS PURPOSES ONLY AND NOT FOR PERSONAL, FAMILY OR HOUSEHOLD PURPOSES. LESSEE CERTIFIES THAT IT HAS READ AND RECEIVED A COPY OF THIS LEASE. LESSEE UNDERSTANDS AND AGREES THAT NEITHER SUPPLIER NOR ANY SALESPERSON OR OTHER AGENT OR EMPLOYEE OF SUPPLIER IS AN AGENT OF LESSOR OR HAS ANY AUTHORITY TO SPEAK FOR OR TO BIND LESSOR IN ANY WAY. LESSOR IS NOT AN AGENT OR REPRESENTATIVE OF SUPPLIER. LESSOR AND LESSEE HAVE ENTERED INTO THIS LEASE INTENDING TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH ON THE FRONT AND BACK HEREOF AND ON ALL SCHEDULES. IMPORTANT LIMITATIONS OF LIABILITY ARE CONTAINED ON THE REVERSE SIDE. ALL LEASES HEREUNDER SHALL BE NONCANCELLABLE NET LEASES

6. CONDITION; USE; LOCATION; RETURN. Lessee shall install and keep the Equipment in good working condition, normal wear and tear excepted. Anything that Lessee adds, replaces or attaches to the Equipment immediately becomes part of the Equipment and the property of Lessor. Lessee shall comply with all laws, rules, regulations and orders of any jurisdiction that govern the use of the Equipment or that otherwise applicable to Lessee, including U.S. economic and trade sanctions, and anti-corruption, anti-money laundering and anti-terrorism laws and Lessee will hold Lessor harmless against actual or asserted violations thereof and pay all costs and expenses in connection with or arising from any such actual or asserted violation. Lessee shall at its own expense make any changes or additions to the Equipment needed to comply with any laws or regulations. Unless Lessee has Lessor's prior written permission to move the Equipment, Lessee will keep and use it only at the Equipment Location. On request,

Lessee shall advise Lessor of the exact location of the Equipment. Lessor may for the purpose of inspections, at all reasonable times, enter upon any job, building or place where the Equipment is located and, if in the opinion of Lessor, it is being used or cared for improperty, without notice, remove it. Unless otherwise agreed in writing, on termination or expiration of the Term, Lessee will immediately return the Equipment to Lessor in as good a condition as received, less normal wear and tear, to any place in the United States Lessor designates. Lessee will prepay expenses of crating and shipping by means Lessor designates and will insure the Equipment being shipped for its full replacement value.

7. FINANCE LEASE STATUS. The parties agree that if Article 2A – Leases of the Uniform Commercial Code ("Code") is deemed to apply, each lease will be considered a "finance lease". By executing a lease, Lessee acknowledges either that (a) Lessor has informed or advised Lessee, in writing, either previously or by this Lease of: (i) the identity of the "supplier"; (ii) that Lessee may have rights under the "supply contract", and (iii) that Lessee may contact the supplier for a description of any such rights Lessee may have under the supply contract; or (b) on or before signing such lease. Lessee has reviewed and approved

Rev: 01/2020

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the supply contract covering the Equipment purchased from the supplier. I erms in this Paragraph 7 set off in quotation marks when used for the first time herein shall have the meanings ascribed to such terms by the Code. TO THE EXTENT PERMITTED BY APPLICABLE LAW, LESSEE WAIVES ANY AND ALL RIGHTS AND REMEDIES CONFERRED UPON A LESSEE BY ARTICLE 2A OF THE CODE.

8. LESSEE WARRANTIES; SURVIVAL. Lessee represents, warrants and covenants to Lessor that: (a) unless it is an individual, Lessee is validly existing and in good standing under applicable State law;

- (b) Lessee has the power and authority to enter into this Lease, all leases and all other related documents hereunder (collectively, "Fundamental Agreements"); (c) The person authorized to sign the lease has the authority to grant the powers of attorney set forth in paragraph 9 and 11 below; (d) such Fundamental Agreements are enforceable against Lessee in accordance with their terms; (e) there are no pending or threatened actions or proceedings that could have a material adverse effect on Lessee or any Fundamental Agreement; (f) each Fundamental Agreement shall be effective against all creditors of Lessee under
- applicable law, including fraudulent conveyance and bulk transfer laws, and shall raise no presumption of fraud; and (g) Lessee shall furnish Lessor with such financial statements, opinions of counsel, resolutions, and other documents and information as Lessor may reasonably request. Lessee shall be deemed to have reaffirmed the foregoing warranties each time it executes any Fundamental Agreement. All representations, warranties and covenants made by Lessee under a Fundamental Agreement shall survive the termination of the lease and shall remain in full force and effect. All of Lessor's rights, privileges, and indemnities, to the extent they are fairly attributable to events or conditions occurring or existing on or prior to the termination of the lease, shall survive such termination and be enforceable by Lessor and its successors and assigns. If more than one Lessee is named in a lease, the liability shall be joint and several.
- 9. INSURANCE. Throughout the Term, Lessee shall maintain (i) property insurance insuring the Equipment for its full replacement value against loss, theft, damage and destruction and naming Lessor as LENDER'S Loss Payable; and (ii) general public liability and third-party property insurance naming Lessor as an additional insured. Within 21 days from Lessee's signing a lease, Lessee will provide Lessor with certificates or other evidence of such insurance which shall be in a form, amount and with companies reasonably acceptable to Lessor and shall provide that Lessor shall be given 30 days' prior written notice of any material alteration or cancellation thereof. If Lessee does not provide evidence of property insurance acceptable to Lessor, Lessor may, but will not be required to, buy such insurance from an affiliate of Lessor, and add the cost, including any customary charges or fees associated with the placement, maintenance or service of such insurance (collectively, "Insurance Charge"), to the Lease Payments amount due from Lessee. Lessee agrees to pay the Insurance Charge in equal installments allocated to each remaining Lease Payment (with interest on such allocations up to the maximum rate permitted by applicable law). Nothing in this Lease creates any insurance relationship between Lessor and any other person or party. Lessor is not required to effect any insurance coverage and Lessor may terminate or allow to lapse any coverage without having any liability to Lessee. Lessee hereby appoints Lessor as Lessee's attorney-in-fact to make claims for, receive payment of, and execute and endorse all documents, checks or drafts for loss, theft, damage
- or destruction to the Equipment under any property insurance. In all circumstances, Lessee shall cooperate with Lessor or Lessor's agent with respect to the placement of insurance and processing of claims.

 10.TAXES AND CERTAIN FEES; LESSOR PERFORMANCE; WAIVER. Lessee shall promptly pay all fees, assessments, taxes and charges imposed by any government or governmental unit, subdivision or agency upon the purchase, ownership, possession, leasing, renting, operation, control, use or maintenance of the Equipment, whether assessed against Lessor, Lessee or the Equipment and whether due before, during or after the Lease Term, excluding taxes on or measured by the income of the Lessor. Except for sales and use tax returns, which, if applicable, the Lessor shall prepare and file (but which taxes the Lessee shall pay), all tax returns due, including, without limitation, personal property tax returns, shall be prepared and filed by the Lessee. If Lessee fails to perform its obligations under this Lease to file tax returns or pay the taxes due thereon, then Lessor shall have the right, but not the obligation, to file such returns and pay such taxes (and any penalties and interest that have a different files) personal property tax returns, personal property tax returns and pay such taxes, personal personal files and interest that have a file tax returns the right, but not the obligation, to file such returns and pay, with interest thereon at the rate of eighteen percent (18%) per annum, and to pay Lessor a fee for Lessor's preparation and filing of such tax returns. If Lessor files such returns, Lessor does not have to contest any valuation of the Equipment or the tax imposed. Lessor may perform any act or make any payment that Lessor deems reasonably necessary for the maintenance and preservation of the Equipment or Lessor's interests therein, provided, however, that Lessor's performance of any act or payment shall not be deemed a waiver or release of Lessee from the obligation at issue. All sums so paid by Lessor, together with Lessor's expenses (including legal fees and costs) incurred in connection therewith shall be paid by Lessee to Lessor immediately upon demand. Lessor's failure to require performance in any instance or Lessor's written waiver of any provision of this Lease shall not waive any other breach of the same or any
- 11. TITLE; RECORDING; DOCUMENTATION FEE; NOTICES. Lessor shall hold title to the Equipment. Lessee will keep the Equipment free and clear from any levy, attachment, lien, encumbrance or charge or other judicial process; will give Lessor immediate written notice of any breach of this provision; and will reimburse Lessor for and, at Lessor's request, defend Lessor against any loss or damage caused thereby. Unless otherwise provided, the parties agree that this transaction shall be a true lease. However, if this transaction is deemed to constitute a lease for security, Lessee grants Lessor a purchase money security interest in the Equipment and in all attachments, accessions, additions, substitutions, products, replacements, rentals and proceeds (including insurance proceeds) (collectively, "Collateral"). Lessee shall execute and timely deliver to Lessor financing statements or other documents Lessor deems necessary to perfect or protect Lessor's security interest in the Collateral. Lessee authorizes Lessor to file a copy of this Lease or any Schedule as a financing statement and appoints Lessor (and as an agent for Lessor, such third party filing service company as is noted in Paragraph 1 above, under "Additional Provisions") as Lessee's attorney-in-fact to execute and file, on Lessee's behalf, financing statements covering the Collateral. The Equipment is and will remain personal property no matter what its use or attachment to realty, but Lessee will not let it be attached to realty in any way that might cause it to become part of such realty. Lessee shall pay Lessor's fee for lease documentation and processing and for any governmental filings. All notices shall be given in writing and shall be effective when deposited in the U. S. mail, addressed to a party at its address shown on the front page of this Lease or at any other address
- such party specifies in writing, with first class postage prepaid.

 12. DEFAULT. Any of the following constitutes a Default: (a) Lessee fails to pay any Lease Payment or any other amount owed to Lessor within 5 days after its due date; (b) Lessee fails to perform or observe any other representation, warranty, covenant, condition or agreement under this Lease and any lease or any other agreement with Lessor and fails to cure such breach within 10 days after notice; (c) any representation or warranty made by Lessee hereunder or in any other instrument provided to Lessor by Lessee, proves to be incorrect in any material respect when made; (d) a proceeding under any bankruptcy, reorganization, arrangement of debts, insolvency or receivership law or assignment for benefit of creditors is filed by or against Lessee; (e) Lessee becomes insolvent or fails generally to pay its debts as they become due, or the Equipment is levied against, seized, or a bulk sale of Lessee's inventory or assets is about to or has taken place; (f) Lessee voluntarily or involuntarily dissolves or is dissolved, or terminates or is terminated; (g) Lessee's condition or affairs (financial or otherwise) changes such that in Lessor's sole opinion, Lessor's risk increases with respect to the Lease, the Equipment or any of the liabilities or any security therefor; (h) any guarantor dies or revokes a guaranty required by Lessor; (i) any guarantor of any obligations hereunder is the subject of an event listed in clauses (a) through (g) above; or (j) an institution revokes, refuses to honor, or refuses to renew or extend any letter of credit required by Lessor.

 13. REMEDIES. If a Default occurs, Lessor has the right to exercise any or all of the following remedies: (a) terminate any or all leases with Lessee; (b) declare all Lease Payments and other amounts under any
- such lease(s) immediately due and payable; (c) take possession of, or render unusable, any Equipment under any such lease(s) wherever such Equipment may be located, without demand or notice, without any court order or other process of law and without liability to Lessee for any damages occasioned by such action, and no such action shall constitute a termination of any such lease(s); (d) require Lessee to deliver such Equipment to a location designated by Lessor; (e) proceed by court action to enforce performance by Lessee of any such lease(s) and/or recover all damages and expenses incurred by Lessor by reason of any Default; (f) terminate any other agreement that Lessor may have with Lessee; or (g) exercise any other right or remedy available to Lessor at law or in equity. As liquidated damages for loss of a bargain and not as a penalty, and in lieu of any further Lease Payments under any
- lease(s) so terminated, upon Lessor's demand. Lessee shall pay Lessor's Return (as defined in Paragraph 14 below), calculated as of the loss of a bargain and not as a penalty, and in lieu of any further Lease Payments under any lease(s) so terminated, upon Lessor's demand. Also, Lesse's shall pay Lessor all costs and expenses (including legal fee and costs), incurred by Lessor in enforcing any of the terms or provisions of any such leases(s). Upon repossession or surrender of any such Equipment, Lessor shall have the right to lease, sell or otherwise dispose of such, with or without notice at a public or private sale, and apply the net proceeds thereof (after deducting all expenses (including legal fees and costs) incurred in connection therewith) to the amounts owed to Lessor hereunder; provided, however, that Lessee shall remain liable to Lessor for any deficiency that remains after any sale, lease or other disposal of such Equipment. Lessee agrees that with respect to any notice of a sale required by law to be given, 10 days' notice shall constitute reasonable notice. These remedies are cumulative of every other right or remedy given hereunder or now or hereafter existing at law or in equity, and may be enforced concurrently therewith. Any delay or failure to enforce Lessor's rights hereunder does not prevent Lessor from enforcing any rights at a later time. Lessor, at its option, may apply any security deposit or advance payment monies against Lessee's
- obligations hereunder.

 14. RISK OF LOSS. Lessee bears the risk of loss, theft or damage to the Equipment (collectively, "Loss"), effective upon delivery to Lessee. Lessee will advise Lessor in writing within 10 days of any Loss. Except as provided below, a Loss does not relieve Lessee of the obligation to make Lease Payments and pay other amounts owed under a lease. In the event of Loss, Lessor, at its option, may: (a) require Lessee, where practicable, to restore the Equipment to good condition reasonably satisfactory to Lessor; or (b) require Lessee to pay Lessor its anticipated return ("Lessor's Return"), which shall consist of the following amounts: (i) the Lease Payments (and other amounts) due and owing under the lease at the time of such Loss; plus (ii) all Lease Payments from the date of such Loss to the end of the Term; plus (iii) the Casualty Value of such Equipment, "Casualty Value" is determined by multiplying the Casualty Percentage by the Equipment Sot. Unless another percentage is specified in Additional Provisions in Paragraph 1 above, or otherwise provided hereunder, the "Casualty Percentage" is 20%. In the event that any amount calculated hereunder is required under applicable law to be discounted to present value, it shall be so discounted at a rate of 2% per annum. With respect to Equipment subject to a Loss, upon Lessor's full receipt of such Lessor's Return: (i) the lease shall terminate, (ii) Lessee shall be relieved of its obligations under the lease, and (iii) Lessee shall be relieved of its obligations under the lease, and (iii) Lessee shall be relieved in the date of such that the absence of any liens by, through, or under Lessor.

 15. NONCANCELLABLE NET LEASE. THIS LEASE AND ALL SCHEDULES HERETO SHALL BE NONCANCELLABLE NET LEASES. LESSEE HAS AN UNCONDITIONAL OBLIGATION TO PAY ALL LEASE PAYMENTS AND OTHERS AND OTHER AMOUNTS WHEN DUE. LESSEE IS NOT ENTITLED TO ABATEMENTS, REDUCTIONS, RECOUPMENTS, CROSS-CLAIMS, COUNTERCLAIMS OR ANY OTHER DEFENSES TO
- PAYMENTS AND OTHER AMOUNTS WHEN DUE. LESSEE IS NOT ENTITLED TO ABATEMENTS, REDUCTIONS, RECOUPMENTS, CROSS-CLAIMS, COUNTERCLAIMS OR ANY OTHER DEFENSES AND ANY LEASE PAYMENTS OR OTHER AMOUNTS DUE HEREUNDER, WHETHER THOSE DEFENSES ARISE OUT OF CLAIMS BY LESSEE AGAINST LESSOR, LESSOR'S ASSIGNEE, SUPPLIER, THIS LEASE, ANY SCHEDULE, ANY OTHER LEASE, OR OTHERWISE. NEITHER DEFECTS IN EQUIPMENT, DAMAGE TO IT, NOR ITS LOSS, THEFT, DESTRUCTION OR LATE DELIVERY SHALL TERMINATE THIS OR ANY OTHER LEASE, OR RELIEVE LESSEE OF ITS PAYMENT OBLIGATIONS HEREUNDER.

 16. ASSIGNMENT. LESSEE HAS NO RIGHT TO SELL, TRANSFER, ASSIGN OR SUBLEASE ANY INTEREST IT HAS IN THIS LEASE OR THE EQUIPMENT. LESSOR MAY, WITHOUT NOTICE, SELL, TRANSFER OR ASSIGN ITS INTEREST IN THIS LEASE, THE EQUIPMENT OR ANY LEASE PAYMENTS OR OTHER SUMS DUE HEREUNDER. If Lessor makes any such assignment or transfer, the new
- owner will have all of the Lessor's rights and benefits but none of Lessor's obligations. The rights of the new owner will not be subject to any claims, defenses, or set-offs that Lessee may have against Lessor. Lessee acknowledges that any assignment or transfer by Lessor shall not materially change Lessee's duties or obligations under this Lease nor materially increase the burdens or risks imposed on Lessee 17. CAPTIONS, CONFLICTS, CHOICE OF LAW, VENUE, NON-JURY TRIAL. Captions are for convenience only and do not alter the text. The provisions of this Lease are severable and the remainder shall not
- be affected if any provision is held unenforceable, invalid or illegal. This Lease inures to the benefit of and is binding on successors or permitted assigns of Lessor and Lessee. LESSEE HEREBY AGREES THAT ALL ACTIONS OR PROCEEDINGS ARISING DIRECTLY OR INDIRECTLY FROM OR IN CONNECTION WITH THIS LEASE SHALL BE LITIGATED ONLY IN THE STATE AND COUNTY OF NEW YORK OR SUCH OTHER FORUM AS LESSOR SHALL ELECT AND SHALL BE GOVERNED BY AND SUBJECT TO THE INTERNAL LAWS (AS OPPOSED TO CONFLICTS OF LAW PROVISIONS) AND DECISIONS OF SUCH OTHER FORUM AS LESSOR SHALL ELECT AND SHALL BE GOVERNED BY AND SUBJECT TO THE INTERNAL LAWS (AS OPPOSED TO CONFLICIS OF LAW PROVISIONS) AND DECISIONS OF THE STATE OF NEW YORK. LESSOR AND LESSEE CONSENT TO THE JURISDICTION OF ANY LOCAL, STATE OR FEDERAL COURT LOCATED WITHIN NEW YORK, AND WAIVE ANY OBJECTION RELATING TO IMPROPER VENUE OR FORUM NON CONVENIENS TO THE CONDUCT OF ANY PROCEEDING IN ANY SUCH COURT. AT LESSOR'S SOLE ELECTION AND DETERMINATION, ANY LEGAL, EQUITABLE, OR ARBITRATION ACTION MAY ALSO BE BROUGHT IN ANY OTHER COURT OF COMPETENT JURISDICTION IN ANY STATE IN WHICH LESSOR HAS AN OFFICE AND LESSEE WAIVES ANY OBJECTION RELATING TO IMPROPER VENUE OR FORUM NON CONVENIENS TO THE CONDUCT OF ANY PROCEEDING IN ANY SUCH COURT. LESSEE, ANY GUARANTOR AND LESSOR EXPRESSLY WAIVE ANY RIGHT TO A TRIAL BY JURY SO THAT TRIAL SHALL BE BY AND ONLY TO THE COURT.

 18. ATTORNEY FEES. LESSEE AND ANY GUARANTOR AGREE TO PAY LESSOR'S REASONABLE ATTORNEY FEES AS DAMAGES AND NOT COSTS IN ALL PROCEEDINGS ARISING OUT OF THE LEASE. SUCH PROCEEDINGS INCLUDE, BUT ARE NOT LIMITED TO, ANY CIVIL ACTION, COUNTER-CLAIM, MEDIATION, POST-JUDGMENT COLLECTION, BANKRUPTCY OR APPEAL, REASONABLE ATTORNEY FEES AS DAMAGES AND ADMINIST OF AND LIMITED TO AND ANTENDED FOR
- ATTORNEY FEES ARE HEREBY STIPULATED AND LIQUIDATED BY ALL PARTIES HERETO AT TWENTY-FIVE PERCENT (25%) OF THE TOTAL AMOUNT PLACED BY LESSOR WITH AN ATTORNEY FOR COLLECTION. AT LESSOR'S SOLE OPTION, LESSOR MAY ELECT TO CHARGE LESSEE AND ANY GUARANTOR THE ACTUAL ATTORNEY FEES CHARGED TO LESSOR IN ALL PROCEEDINGS ARISING OUT OF THE LEASE. TO THE EXTENT ANY ACTION IS BROUGHT IN A FORUM WHERE WAIVER OF JURY TRIALS ARE UNENFORCEABLE, A SEPARATE ADDENDUM EXECUTED BY LESSEE AND ANY OBLIGORS SHALL APPLY.
- 19. LIABILITY. Lessee shall indemnify, hold harmless and, if Lessor requests, defend Lessor against all Claims directly or indirectly arising out of or connected with the Equipment, any lease or any related document or instrument. "Claims" means all losses, liabilities, damages, penalties, expenses (including legal fees and costs), claims, actions and suits, whether in contract or in tort, whether caused by Lessor's negligence or otherwise and whether based on a theory of strict liability of Lessor or otherwise, including, but not limited to, matters regarding: (a) the selection, manufacture, purchase, acceptance, rejection, ownership, delivery, lease, possession, maintenance, use, condition, return or operation of Equipment; (b) any latent defects or other defects in Equipment, whether or not discoverable by Lessee; or (c) patent, trademark or copyright infringement.
- 20. CONSTRUCTION OF LEASE AND AMOUNTS DUE HEREUNDER. In the event that this Lease (or any lease made hereunder) is construed to involve a loan of money and any amounts due hereunder are deemed to constitute interest, then without waiving any claim or defense to the contrary, no such amounts due hereunder which are contracted for, charged or collected shall exceed 18% per annum or other lesser maximum rate of interest allowed from time to time by applicable state or federal law (the "Highest Lawful Rate"). Regardless of any provision of this Lease or related agreements to the contrary, the aggregate of all such amounts due hereunder which are contracted for, charged or collected shall under no circumstances exceed the Highest Lawful Rate, and in the event Lessor ever collects, or applies, as interest, any such amounts in excess of the Highest Lawful Rate, such amounts shall be deemed a prepayment of such portion of amounts due hereunder as are deemed to constitute the principal of a loan, and if all amounts so

deemed to constitute principal have been or are thereby paid in full, any remaining excess shall immediately be refunded to Lessee. In determining whether or not amounts deemed to constitute interest contracted

DocuSign Envelope ID: 1160B322-0114-4920-9BD3-5A69783E8B24 tor, charged or collected exceed the Highest Lawful Rate, to the maximum extent permitted by law, (a) amounts due hereunder shall be characterized as principal, or as non-usurious expense, fee or premium rather than interest, (b) amounts deemed to constitute interest due hereunder after acceleration by reason of a default or otherwise, or prepaid, shall not be deemed to constitute interest (but any portion of such amounts deemed to constitute interest contracted for, charged or collected in connection with such acceleration or prepayment may never exceed the Highest Lawful Rate) and (c) all amounts deemed to constitute interest shall be amortized, prorated, allocated and spread, in equal parts, throughout the entire term of this Lease so that the interest rate is uniform throughout the entire term of this Lease. Lessor may from time to time

implement any interest rate ceiling under applicable state or federal law and/or revise the index, formula or provision used to compute the interest rate applicable to this Lease, but not in excess of the Highest Lawful Rate by notice to Lessee if and to the extent permitted by and in the manner provided in such law.

21. SECURITY INTEREST. Even though this is a true lease, Lessor will file a UCC-1 Financing Statement. In the event this Lease is determined to be a lease intended as security, Lessor shall not be the titleholder or owner of the Equipment notwithstanding any provision herein to the contrary, and Lessee hereby grants to Lessor a security interest in the Equipment to secure all of Lessee's obligations hereunder as well as any and all other obligations or liabilities now existing or hereafter created to Lessor or its assigns. Said security interest and related filings shall not be construed as meaning that this Lease is not a "true lease"

22. CREDIT INFORMATION. LESSEE HEREBY AUTHORIZES LESSOR OR ANY AFFILIATE OF LESSOR TO OBTAIN CREDIT BUREAU REPORTS, AND MAKE OTHER CREDIT INQUIRIES, AS LESSOR DEEMS NECESSARY. ON WRITTEN REQUEST, LESSOR WILL INFORM LESSEE WHETHER LESSOR REQUESTED A CONSUMER CREDIT REPORT AND THE NAME AND ADDRESS OF ANY CONSUMER CREDIT REPORTING AGENCY THAT FURNISHED A REPORT. WITHOUT FURTHER NOTICE TO LESSEE, LESSOR MAY USE OR REQUEST SUBSEQUENT CREDIT BUREAU REPORTS TO UPDATE ITS INFORMATION OR IN CONNECTION WITH A RENEWAL OR EXTENSION OF LESSEE'S REQUEST FOR LESSOR'S SERVICES. LESSEE REPRESENTS AND WARRANTS THAT THIS IS A COMMERCIAL AND BUSINESS TRANSACTION AND NOT A CONSUMER TRANSACTION.

LESSEE:

LLOGEL.	
Cypress Bluff Community Development Distric	t
DocuSigned by:	
By: James Perry 7E2739380DF3498	
Printed Name: James Perry	
Title: District Manager	
Date: 1/27/2022 2:21 PM EST	

LESSOR:

Macrolease Corporation

DocuSigned by: Jo Ann Novello Jo Ann Novello

Funding Manager

Accepted at its office listed above: 1/27/2022 | 2:24 PM EST

Title: District Manager

Bluff Community Development District, Lessee
Plus all parts, attachments, appendages, substitutions and modifications thereon.
Cypress Bluff Community Development District
DocuSigned by:
By: James Pury TE2739380DF3498 Printed Name: James Perry



PURCHASE OPTION

Cypress Bluff Community Development District (hereinafter referred to as "Lessee"), the Lessee named in a certain Equipment Lease dated $\frac{1}{27/2022}$ | 2:21 PM EST _____, Number $\underline{5030806}$, (the "Lease") with Macrolease Corporation (the "Lessor"), covering certain property described in the Lease hereby agrees that effective as of the expiration of the term of the Lease, and at the option of the Lessee, Lessee will purchase the property described in said Lease, as a whole and not in part, on an as-is, where-is basis, for the sum of $\underline{\$101.00}$. Said option shall not be effective until all unpaid rentals and other amounts owing the Lessor have been paid in full. Lessee shall pay for the equipment within five days after electing this Purchase Option.

It is agreed that no modification of this agreement shall be binding upon the parties or either of them unless such modification shall be in writing and executed by the parties hereto. This agreement shall be governed by and construed in accordance with the laws of the State of New York. This agreement shall be binding upon the parties, their successors, legal representatives and assigns.

LESSEE:

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

By: James Perry

Printed Name344 ames Perry Title: District Manager

LESSOR:

Macrolease Corporation 185 Express St., Suite 100 Plainview NY 11803

Joann Novello

JOCZEMIENIO DE LO

INSURANCE AUTHORIZATION FORM & CERTIFICATE REQUIREMENTS

BORROWER PLEASE COMPLETE THE TOP SECTION ONLY:

Please complete the information below and return this form along with the Finance Documents.

As per the provisions of our Finance Agreement, you have agreed to provide us evidence of PROPERTY and LIABILITY insurance covering the financed equipment.

Insurance Company Name:

Insurance Co. Full Address:

Co. Full Address: Agent's Name:

Agent's Name: Phone Number: Email: EGIS Insurance & Risk Advisors

Hudson Insurance c/o Florida Insurance Alliance

250 International Parkway Suite 260

Lake Mary, FL 32746 Kristina Rudez

krudez@egisadvisors.com

321-233-9939

We hereby authorize MACROLEASE CORPORATION and/or its assignee to contact our broker for purposes of obtaining the required insurance coverage and endorsements. We understand that we, the Borrower, are responsible for all spremiums.

James Perry

Authorized Signature

James Perry, District Manager

Macrolease will request the insurance certificates

INSURANCE CERTIFICATE REQUIREMENTS

Please include the information listed below on the required Property & Liability Certificates of Insurance.

INSURED:

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

CERTIFICATE HOLDER/ADDITIONAL INTEREST:

Macrolease Corporation and/or Its Assigns 185 Express St., Suite 100 Plainview, NY 11803

- 1. Equipment Locations: 10571 E-Town Parkway, Jacksonville, FL 32256
- 2. Contract ID/Lease Number: 5030806
- 3. Property Coverage must be at least: \$9,964.50
- 4. Property Deductible
- 5. Macrolease Corporation and/or Its Assigns MUST be listed as lender's loss payable and additional insured.

As a bank-owned entity, we require Lender's Loss Payable Status (Loss Payee or Lender's Loss Payee are not acceptable)

Please forward certificates as soon as possible to:

Violeta Tartaglia

Phone: (516) 576-9000, Ext. 22121

Fax: (516) 576-1100

E-Mail: vtartaglia@macrolease.com

Customer Number: 5030298



INVOICE

Macrolease Corporation 185 Express St., Suite 100 Plainview, NY 11803 (516) 576-9000

Date: January 25, 2022 Contract ID Number: 5030806 Customer Number: 5030298 Invoice Number: 5030806

Sales Rep. Name: Stephanie Taylor

Bill To:

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

Attn: Accounts Payable

Amount:	Description:
\$322.00	Advanced Rental (First)
\$295.00	Processing Fee (Non-Refundable)*
\$ 40.57	FL Doc Stamps
\$657.57	BALANCE DUE



Quote Q.000001835

Your Total Fitness Source since 1987

Corporate Office: Advantage Sport & Fitness, Inc. 2255 N Triphammer Rd Ithaca, NY14850-1576 Phone: (607)-257-2107 Fax: (607)-257-2221

Quote Provided by: John Marcotte

jsmarcotte@advantagefitness.com

Phone: 919-943-1699 Fax: 919-882-1864

the state of the s			
Quote Date:	8/11/2021		
Valid Until:	10/10/2021		
Quote Amount:	\$9,964.50		

This quote was produced for:

Ship To:

Cypress Bluff Community Development 1057 Etown Parkway

Jacksonville, FL 32224

Bill To:

Geneva Capital 1311 Broadway St. Alexandria, MN 56308

Marcy Pollicino

Phone: 904-527-1081

Email: recharge@etownjax.com

Angie Glockner

Phone: 919-523-6961 Email: angie@gogc.com

QTY	Product Number	Product Description	MSRP	Discount Price/Unit	Extended Price
		STRENGTH PRODUCT ADDITIONS			1 0 1
		FUNCTIONAL TRAINER			
1	PRE-FTSBP	Precor BP FTS Glide	\$4,395.00	\$3,095.00	\$3,095.00
		SMITH MACHINE			
1	PRE-DPL802	Precor Discovery PL Smith	\$4,850.00	\$3,597.00	\$3,597.00
		BENCH			
1	PRE-DBR119	Precor Discovery Multi Adj Bench	\$1,250.00	\$895.00	\$895.00
		STRENGTH COLORS:			
		Frame: Black Pearl			
		Upholstery: Black			
		OLYMPIC PLATES & COLLARS			
4	YORK-29080	York G2 Rubr Thin Oly - 10lb	\$26.00	\$18.50	\$74.00
6	YORK-29081	York G2 Rubr Thin Oly - 25lb	\$65.00	\$46.50	\$279.00
8	YORK-29083	York G2 Rubr Thin Oly - 45lb	\$117.00	\$84.00	\$672.00
1	ESC-KAMCOL2	Escape Olympic Clamp Collar/pr	\$20.28	\$16.50	\$16.50

NOTE: Quote valid until: 10/10/2021

Estimated Delivery Date: 10-12 weeks from receipt of order confirmation

Payment Terms: As per Approved Purchase Order **Total Discount Applied:** (\$3,316.78)

Product Total After Discount: \$8,628.50 Inbound Freight: \$771.00 Delivery & Installation: \$565,00 Est, Tax \$0.00 TOTAL AMOUNT: \$9,964.50

Customer Acceptance of Quote

Quote #: Q.000001835

Grand Total: \$9,964.50

Pollicino

Quote

Advantage Sport & Fitness Inc.

Page 1 of 2









COMMUNITY MANAGER REPORT 4/22/25 SUBMITTED BY MARCY POLLICINO

RECHARGE UPDATE:

Dog Bite Incident March 2, 2025

Resident Meenakumari Chandrasekar's dog bit (resident) Sanjay Bose in the large dog park. Please see report and email attached for details.

Stucco

The platform beneath the patio area had cracks due to settling. All Weather Contractors repaired stucco on the affected areas. Cost: \$6,590

Platform Stucco:



BEFORE



AFTER



BEFORE



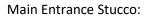
AFTER



BEFORE



BEFORE





BEFORE



AFTER



AFTER



AFTER

Fitness Center Leak

A window corner water leak was detected in the fitness center. All Weather Contractors were contacted. They discovered caulk was missing from the outside window perimeter which allowed water to seep into the wall. The window was caulked (where missing) to prevent further leaks and patched/painted. Cost: \$695



WATER LEAK



FIXED LEAK

Recharge Signs

Two signs at Recharge faded and needed to be replaced. Fast Signs replaced the signs @\$795.



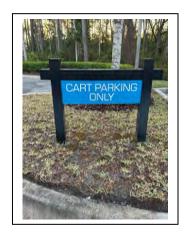
BEFORE



AFTER



BEFORE



AFTER

Comcast

SED Security was troubleshooting the Recharge WiFi connection and discovered two Comcast receivers were not needed. SED disconnected one of the (receiver) boxes. Therefore, Comcast account 8495 74 121 3305083 has been cancelled. This will give the district roughly a \$620 savings per month. Moving forward Recharge will only have one business account with Comcast. The Comcast account number is 8495 74 121 3305281.

Rooftop Patio Tile

Tile on the rooftop patio needed repair including replacement and re-grout. Carpet Image, the original installer, completed the repairs. Cost: \$2,337.66 Quote is attached for reference.



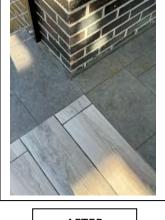
BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

Pool Marcite

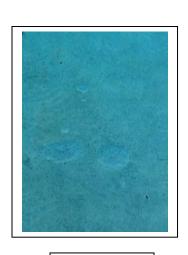
Marcite in the pool was patched under warranty via Village Pools.



BEFORE



AFTER



ALL PATCHES 2022-2024

eTown Parkway

Road cave in happened on eTown Parkway along the bike path across from the Welcome Center headed towards 9B. A service request was submitted to the city of Jacksonville: Request #250408-000439. Mikey White, The PARC Group, was also informed and sent Vallencourt over to investigate. Vallencourt fixed the cave in, and the city request was updated on 4-10-25 to reflect the fix. The city has since cancelled the request.

BEFORE:







AFTER:







UPS Replaced

UPS (Uninterruptible Power Supply) needed to be replaced. This device provides backup power to connected equipment (like security cameras) when the main power source fails. It also protects against power surges, sags or interruptions ensuring devices keep running smoothly. The original quote for SED Security was \$1,971.48. However, the team purchased a UPS device from Amazon and the board chair was able to install. Grand total for replacement \$570, saving the CDD \$1,401.48.

February Amenity Use:

Gym door was opened 2,473 times. Rear gym door was opened 136 times. Main entry gate was opened 2,413 times. Main pool gate was opened 311 times. Side pool gate was opened 92 times.

March Amenity Use:

Gym door was opened 2,521 times. Rear gym door was opened 116 times. Main entry gate was opened 2,308 times. Main pool gate was opened 450 times. Side pool gate was opened 177 times.

EVENTS UPDATE:

Food Truck Friday

Belly Busters and The Boston Butcher food trucks were on site. Music was cancelled due to the cold weather. Trucks reported "ok sales."

Pandan Leaves Pop Up Food Truck

Pandan Leaves food truck (same owner as The Mochi Café @ The Exchange) was on site and SOLD OUT of food!

Adult Trivia

DJ Ross hosted adult trivia night. Aladdin food truck on site. 19 participants.









Dino-Mite Movie Night

Residents met Taco the T-rex and Vivo the baby Raptor. Photo opportunities were available. Vivo also hosted a special story on the yoga lawn. After the dino visit, the movie Ice Age Dawn of the Dinosaur was shown on the activity lawn. Windy City and Sweet Treats food trucks were on site. 100 +/- attended

Reaction on social:



















Broadway Night

Alexandra Blakewell and Christopher Robertson, local thespians, performed Broadway hits on the rooftop patio. Beyond Horizons food truck was on site. 40 +/- attended

Reaction on social:







Adult Comedy Night

First Coast Comedy performed their adult only improv routine. The Stuffed Potato food truck was on site. 37 attended. Residents paid \$20pp. The CDD gained \$140.

Reaction on social:











Annual Donut Run

The annual Donut Run was held in conjunction with Florida Race Day. Racers were able to choose a one mile fun run, 5K or 10K to participate in. All racers received a hat, medal and donuts. Race sold out at 220 participants.



















Wine and Cupcake Pairing Canceled due to lack of RSVP.

Whiskey & Whiskers

"Yappy Hour" hosted in conjunction with David Weekley at the dog park. Residents participated in a whiskey tasting and enjoyed hot dogs, chips, and water. Plus, treats were on hand for our furry friends! 70 +/- attended

Reaction on social:

















Spring Celebration

"Universal Inspired" Egg Hunt Experience! Kids visited "Islands of Adventure" to meet Spider Man and ride the Power Wheels obstacle course, "Volcano Bay" to hunt for Easter eggs through foam (or a no-foam option of a little rubber duck hunt for 3 and under) and "Universal Studios" to meet Hermione from Harry Potter, make a candy potion and grab a drink from the bar (alcohol and non-alcoholic versions available). 200 +/- attended

Reaction on social:



























APRIL EVENTS: Sparks in the Garden

MAY EVENTS: Adult Music Bingo, Food Truck Friday, and Memorial Day

ACTION ITEMS UPDATE

Echelon Subscription

One year subscription is only offered. Subscription renewal cost for four Echelon bikes: \$2,796 See quote attached.

Playground Sign

The ages listed on the playground sign do not match our policies. Teenagers have been playing on the equipment. Fast Signs can update the rules sign @ \$896.84. See quote attached.



Suggested Rules Update:

PLAYGROUND HOURS DAWN TILL DUSK

RESIDENTS AND ACCOMPANIED GUESTS ONLY

PARTICIPATE AT YOUR OWN RISK

NO HORSEPLAY OR FOUL LANGUAGE

NO JUMPING FROM PLAY STRUCTURES

ONLY ONE PERSON AT A TIME ON THE SLIDE

CHILDREN UNDER EIGHT MUST BE ACCOMPANIED BY AN ADULT AND SUPERVISED AT ALL TIMES

CHILDREN THIRTEEN YEARS AND OLDER ARE NOT PERMITTED ON THE EQUIPMENT

NO GLASS, TOBACCO, VAPE, ALCOHOL OR CONTROLLED SUBSTANCES ALLOWED

PLEASE DISPOSE OF TRASH PROPERLY

Landscape Del Webb/Marconi Intersection

The landscape median between Del Webb and Marconi has sparse foliage. The current plant is Asiatic Jasmine, and it is suggested to help fill in with additional Asiatic Jasmine. See photos on the proposal attached. Cost: \$1,230. See quote

attached.

Rooftop Patio Stairs and Drip Edge

The drip edge and louvers will need to be sanded and painted from tile silt.

The rooftop patio stairs should also be repainted as rust is seeping through due to rainwater. It was confirmed with a Sherwin Williams Regional Representative that the current paint on the rooftop patio stairs is the best available (marine grade paint was used in November 2023). The water stems from the seepage into the steel plate. It has been recommended by Investment Painting and Sherwin Williams that we seal the concrete. That should help prevent seepage resulting in rust. Moving forward this line item should be budgeted for every two years due to the elements. See estimates

attached.

COSTS:

Drip Edge & Louvers: \$2,675 Rooftop Patio Stairs: \$6,800

Rooftop Patio Stairs Sealer: \$1,685

FULL JOB GRAND TOTAL: \$11,160

SPLIT JOB COSTS:

Drip Edge & Louvers: \$2,675

Rooftop Patio Stairs Paint & Seal: \$8,485



SAMPLE RUST



SAMPLE RUST



SAMPLE RUST



SAMPLE SILT ON DRIP EDGE



SAMPLE SILT ON LOUVERS

LANDSCAPE REPORT

- 1. Ongoing weeding and trimming at Recharge and along eTown Parkway.
- 2. Shrubs trimmed along perimeter walls.
- 3. Trimmed the Juniper and cut out the dead.
- 4. Mulch added to the playground to bring it up to required standards @ \$750.





5. Mulch added to the small and large dog parks in order to cover dirt near the entrance and bench areas @\$650.



SMALL DOG PARK



LARGE DOG PARK



LARGE DOG PARK

- 6. A lightning strike may have caused the following damage: Phase 1 (9B to Recharge) has 25 decoders @ \$450 each and 25 solenoids @\$75 each that need replacement. Grand total \$13,125*
- 7. Irrigation inspection and repairs have been made (unrelated to the lightning strike). Grand total \$3,425*
- 8. Currently, troubleshooting low irrigation pressure at Recharge along with zones not working.
- 9. Dog park has been detailed.
- 10. Weeds hand pulled in the drift rose median islands.
- 11. Fertilized all plants and rose bushes.
- 12. Spot treated turf weeds.
- 13. Fertilized turf.

^{*}Irrigation repair details have been sent to district (GMS) who has sent all the information to our insurance company.

Date of Incident: March 2 and March 28, 2025

Time of Incident: Do not have the March 2 time of incident. March 28 incident at 10:00AM

Location of Incident: Recharge Dog Park

Involved Parties: MARCH 2, 2025 Meenakumari Chandrasekar (resident) 10256 Silverbrook, Jacksonville, FL 32256 (412)996-2435 meenakumari.chandrasekar@gmail.com

Sanjay Bose (resident) 11216 Strategy Court, Jacksonville, FL 32256 (732)215-6651 bosesa1986@gmail.com

MARCH 28, 2025

Sanjay Bose (see info above) Rupa Pradeep (Meenakumari's dog walker and non-resident) (615)892-7802

Were the police contacted? No

Name of witness: March 2 had witnesses; however, Sanjay did not know their last names.

Description of Incident:

MARCH 2, 2025

The following description of the March 2 dog bite incident was told to Marcy Pollicino, eTown Community Manager, on March 28 by Sanjay Bose in person and Meenakumari Chandrasekar via phone.

SANJAY:

Sanjay Bose and Meenakumari Chandrasekhar were in the large dog park. Meenakumari's dog had a ball. Sanjay asked Meenakumari if the dog could drop the ball so all the other dogs could play with it. Meenakumari did not acknowledge this request. Sanjay said he repeatedly asked her. Since Meenakumari did not take the ball from her dog Sanjay approached the dog and (gently) tried to take the ball from the dog's mouth. The dog refused to let go. The dog eventually dropped the ball, however in doing so he bit Sanjay in the left arm and left leg. Sanjay claims Meenakumari did not apologize for her dog. Both parties agree that Meenakumari did offer her phone number in case of any concerns. Sanjay said he refused to take her number. Sanjay was bleeding from this bite and other dog park patrons helped to clean the wound. Sanjay went to Urgent Care, who said they couldn't treat the wounds. Sanjay then went home. On Friday, March 7, 2025 Sanjay said he woke up in a sweat. He had trouble breathing and was blind. His wife took him to the hospital. Sanjay was admitted to the ICU for infectious disease. The doctor told Sanjay he got severe sepsis from a dog bite infection. The doctor said the dog's mouth must be infected. Sanjay said he was in the ICU for 4 days. (Sanjay would like it to note that the dog did not have a collar on during this incident.)

MEENAKUMARI:

Sanjay Bose and Meenakumari Chandrasekhar were in the large dog park. Meenakumari's dog had a ball in its mouth. Meenakumari acknowledges Sanjay asked for the dog to drop the ball multiple times. However, the dog had the ball and was playing. She felt harassed by Sanjay regarding the ball because he kept asking. Meenakumari said she was shocked when Sanjay approached her dog without asking to take the ball from the dog's mouth. The dog eventually dropped the ball and in doing so bit Sanjay on the arm and leg. Meenakumari offered her phone number in case there were any concerns, but Sanjay refused it. After this incident, the others in the dog park gathered around Sanjay excluding Meenakumari. She feels there is a dog park click that she is not apart of and was uncomfortable (in the dog park). Meenakumari also mentioned she called her vet, and her dog does not have any infections or diseases.

MARCH 28, 2025

Sanjay Bose called Marcy Pollicino over to the large dog park. Sanjay said the dog that bit him was in the dog park. Upon the dog's arrival (Sanjay was already in the dog park), Sanjay asked the woman with the dog (dog walker) to move to the small dog park because her dog bit him a few weeks ago. Sanjay said the dog walker did not want to, but eventually did move.

Rupa Pradeep, dog walker, said Sanjay harassed her upon arrival (to the large dog park) that she needed to move to the small dog park because her dog had bitten him previously. Rupa was not on site for the March 2 incident so she felt she was an innocent party and should not be harassed. Rupa called her husband to keep him on the line because she was scared for her safety when Sanjay was telling her to move to the small dog park. Rupa also called Meenkumari (dog owner) to let her know what happened. Marcy was able to talk to Meenakumari on the phone and get a description of the March 2 dog bite incident. After talking with Meenakumari Marcy proceeded to speak with Sanjay regarding the March 2 dog bite incident as well.

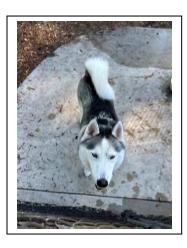
Sanjay has informed Marcy he has retained Farrah and Farrah as his attorney to help recoup medical expenses.

Marcy informed all parties that the dog park is use at your own risk. If anyone feels threatened or harassed to call the Jacksonville Sheriff's Office. Marcy also informed all parties the amenity staff are here to assist and if they do not want to leave the dog park, they can call the office for staff to come out.

POST MEETING ON MARCH 28, 2025

Meenakumari emailed over a concern to have on record. Marcy called Meenakumari and informed her that it would be included it in her report to the district. Meenakumari asked if Marcy was going to contact the Jacksonville Sherriff's Office. Marcy Pollicino said no, and Meenakumari would need to make that decision on her end.

Photo of Meenakumari Chandrasekhar's dog. Photo taken by Marcy Pollicino on March 28, 2025 in the small dog park.



MARCY POLLICINO Employee Name MARCH 28, 2025 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.



eTown Community Manager <recharge@etownjax.com>

Harassment Complaint on Dog Walker (Rupa Pradeep) @ Recharge Dog Park

1 message

meenakumari.chandrasekar <meenakumari.chandrasekar@gmail.com>

Fri, Mar 28, 2025 at 11:51

AM

To: "recharge@etownjax.com" <recharge@etownjax.com>, Rupa Pradeep <rupaepradeep@gmail.com>

Good Morning,

Marcy,

I am writing to formally report a troubling incident that occurred at the dog park today morning (03/28/2025), involving my dog walker and another community member. This individual engaged in a harassing and discriminatory manner, causing significant distress to my dog walker.

On the day of the incident, the dog walker was in the park with my dog and another small dog when the individual entered with his own dog. He immediately approached the dog walker and made several alarming remarks, including claiming that "dogs like that nearly killed him." The dog walker responded by explaining that my dog had been manhandled on March 2, which likely caused the dog to react defensively.

The situation escalated when the individual threatened to involve his legal team, stating they were looking into the matter. He then claimed that my dog had an infectious disease and should not be in the park. The dog walker responded calmly, saying she would confirm with her veterinarian.

Despite the unsettling nature of his comments, the dog walker continued to watch her dog. However, the individual then asked her to move to the other side of the park, which she felt was an unnecessary demand. She complied, but she felt increasingly harassed and discriminated against.

The situation worsened when the individual called the park manager, requesting that the dog walker and her dog be evicted from the park due to an incident on March 2, where he had manhandled my dog to take its ball without permission. This felt like a retaliatory action and left my dog walker feeling mentally distressed and threatened. Given the severity of the harassment and its impact on the dog walker's well-being, I kindly request that the community office look into this matter and take appropriate action to ensure the safety and comfort of all park users. Please let me know how this issue can be addressed, and if any further information is needed. Thank you for your attention to this matter.

Best regards,

Meenakumari Chandrasekar Phone - 4129962435 Carpet Image. SERVICES INC. 3615 Southside Blvd., Jacksonville, FL 32216

Name: Cypress Bluff CDD

Address: City:

Phone: Fax:

Email:

PROJECT

NOTES

PREP

Kyle Varnadore / Estimator

Today's Date: 3/12/2025 Sales Associate: 904-645-5224 Phone Number: Kyle Varnadore

kyle@carpetimageservices.com Email:

Job Scope:

PRODUCT SIZE **MANUFACTURER** STYLE/DESCRIPTION **COLOR QUANTITY PRICE**

> Repair of Balcony tile installtion of

new tile and grout

removal and installtion seal areas of need

"Please feel free to contact me if you have any questions about the proposal." - Kyle Varnadore - 904-687-8130	PROJECT TOTAL:	\$2,337.66		
Deposits not refundable on special orders. Carpet Image services warrants its work against defects in materials and workmanship for a period of one year from date of installation.				
All overages above builders allowance must be paid at time order is placed. All claims expressed or implied must be in writing. We do not cut doors or move major appliances.				
It is understood that the undersigned personally guarantees payment of this contract for the amount shown as TOTAL. I promise to pay pay such TOTAL within 30 days of completion. A 1.5% finance charge will be added to all invoices after 45 days past due.				
Purchaser	Date Ordered			

Date

NOTE TOTAL INCLUDES LABOR RECOMMENDED SETTING MATERIALS WATER PROOFING AND MINOR SUBSTRATE

.



Quote Q.000043482

PARTNERED WITH LIVUNLTD

Corporate Office:	Quote Provided by:		
Advantage Sport & Fitness, Inc.	John Marcotte	Quote Date:	3/4/2025
2255 N Triphammer Rd	jsmarcotte@advantagefitness.com	Valid Until:	4/3/2025
Ithaca, NY14850-1576	Phone: 919-943-1699	Quote Amount:	\$2,796.00
Phone: (607)-257-2107	1 Hone: 313-343-1033	'	
Fax: 919-882-1864			

This quote was produced for:

Ship To:

Recharge Amenity Center 1057 Etown Parkway Jacksonville, FL 32256

Marcy Pollicino

Phone: 904-527-1081

Email: recharge@etownjax.com

Bill To:

Cypress Bluff Community Development 475 W Town Pl Ste 114 St Augustine, FL 32092

Marcy Pollicino

Phone: 904-527-1081

Email: recharge@etownjax.com

Email: roomargo e compaxioon		townjax.com			
QTY	Product Number	Product Description	MSRP	Discount Price/Unit	Extended Price
		ECHELON SUBSCRIPTION			
		1 Year Subscription - 4 Units			
4	ECH-1YRSUBC-3-5RENEWAL	Echelon Comm Subscription 3-5 Units/1yr RENEWAL	\$699.00	\$699.00	\$2,796.00
		4 - Echelon Bikes / No Renewal for Reflect Mirrors			
	NOTE: Quote valid until: 4/3/2025 Estimated Delivery Date: 2-4 weeks from receipt of order confirmation		Total Discou	nt Applied:	(\$0.00)
	-	·			

	Product Total After Discount:	\$2,796.00
Payment Terms:	Inbound Freight:	\$0.00
Payment in Full in Advance to Book Order	Delivery & Installation:	\$0.00
	Est. Tax:	\$0.00
	TOTAL AMOUNT:	\$2,796.00

Customer Acceptance of Quote	Quote #: Q.000043482	Grand Total:	\$2,796.00
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 dealing 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. Buver'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, fallure 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 unleveled 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 unleveled surface or structural

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.

a. 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.

b. 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.

c. 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.

d. 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 merchantiblity 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., 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. CERTIFIFED 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 is 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 warrantied 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.

movement.



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

ESTIMATE EST-97629

fastsigns.com/299 Payment Terms: Net 30

Created Date: 3/31/2025

DESCRIPTION: Playground Rules Sign

Bill To: Cypress Bluff Community Development

475 W. Town Place

Suite 114

St. Augustine, FL 32092

US

Installed: Cypress Bluff Community Development

Marcy Pollicino 10571 E Town Pkwy Jacksonville, FL 32256

US

Requested By: Marcy Pollicino Salesperson: Dominic Byrne Entered By: Dominic Byrne

Email: recharge@etownjax.com

Work Phone: (904) 527-1081 Tax ID: 85-8017634330C-2

NO. **UNIT PRICE AMOUNT Product Summary** QTY 1 **Option 2: Playground Rules Sign - Vinyl Overlay** 1 \$896.84 \$896.84 Premium Printed Decal - Premium Printed 3M180cV3 Vinyl with 1.1 3M8518 UV Laminate Part Qty: 1 Width: 36.00" Height: 40.25" **IN HOUSE INSTALLATION - Installation** 1.2 Part Qty: 1

\$896.84
\$0.00
\$896.84

Signature:	Date:	

4.

Authorization for Extra Work



Job Name:	Cypress Bluff CDD - eTown		LANDSCAPING. INC.
Attention:	Marcy Pollicino		Jacksonville, Florida
RE:	Landscape Enhancements	Phone:	904-250-4868
City, ST:		Work Classifi	ication
<u>Estimator</u>	Todd Murphy	Irrigation	X Tree Trimming
<u>Date:</u>	April 2, 2025	Enhancements	Other

Material and Labor Based on the Following Landscape Enhancements

			-	
DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
			\$	-
			\$	-
2- Median Island Across from Del Webb				-
Install			\$	-
Asiatic Jasmine	1 gal	120	\$ 9.00	\$ 1,080.00
			\$	-





	Part of the second			
			\$	-
			\$	-
Dispatch & Delivery of Materials		1	\$ 150.00	\$ 150.00
			\$	-
			\$	-
			\$	-
		SUB-TOTAL:	\$ 1,230.00	
Tax % (if Applicable)	0.00%	TAX:	\$ -	

	TOTAL:	\$ 1,230.00
APPROVAL INFORMATION:		
Note: Sun State Can Not Warr	anty Any Sod and/or Plant Material	With Out Proper Irrigation Coverage
Authorized By:	Date:	Work Order #:



ESTIMATE	#14529
ESTIMATE DATE	Feb 11, 2025
EXPIRATION DATE	May 22, 2025
TOTAL	\$1,685.00

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
Concrete Sealer on Steps Estimate	1.0	\$1,685.00	\$1,685.00
Pressure wash and seal concrete on steps facing upward with top of the line sealer trice repel water off	dent Seal	Wall that will	
Advanced Reactive Chemistry For Ultimate Surface Protection Guards Against Water, Salt & Freeze/Thaw Damage			
Price includes labor, materials and taxes.			

Services subtotal: \$1,685.00

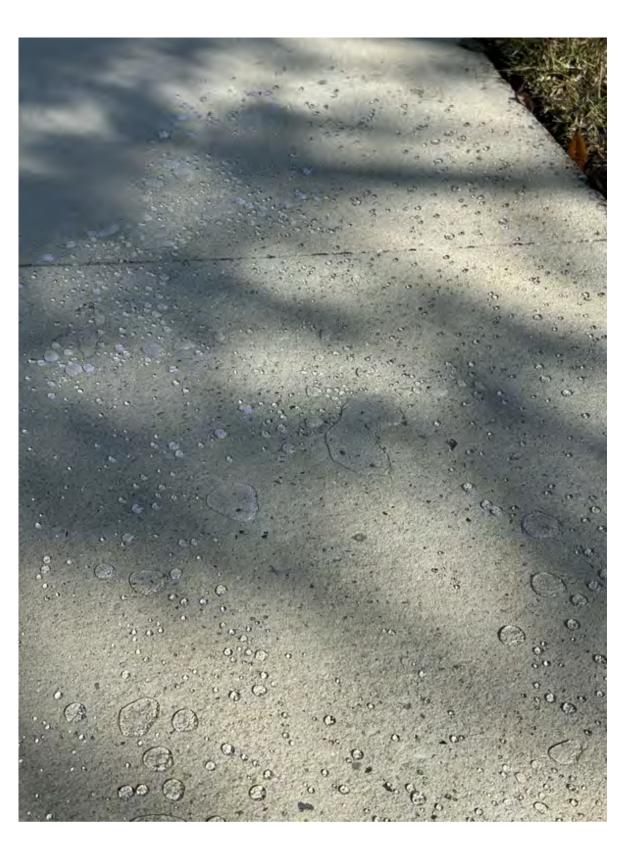
Total \$1,685.00

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 than 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!





ESTIMATE	#14492
ESTIMATE DATE	Feb 11, 2025
EXPIRATION DATE	May 9, 2025
TOTAL	\$2,765.00

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
Commercial Exterior Paint Estimate Drip edges and louvers amenity	1.0	\$2,765.00	\$2,765.00
center.			

Pressure wash areas prior to painting. Paint drip edge around building and louvers around building with Sherwin Williams Pro Industrial Multi Surface Acrylic coating

Mask off areas areas to avoid overspray Application will be a spray finish to give a factory like finish

Price includes labor materials and taxes.

Services subtotal: \$2,765.00

Total \$2,765.00

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 than 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.

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ESTIMATE	#14530
ESTIMATE DATE	Feb 11, 2025
EXPIRATION DATE	May 22, 2025
TOTAL	\$6,800.00

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			
Exterior Painting Estimate Steps on staircase	1.0	\$6,800.00	\$6,800.00			
Sand down rust spot and apply ospho rust reformer to convert rust to a paintable surface. Apply Sherwin Williams rust destroyer primer to surface where rust is/was						
Paint stairs with Sherwin Williams Protective and Marine coating sherloxane 800 coating						
Price includes labor materials and taxes.						

Services subtotal: \$6,800.00

Total \$6,800.00

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 than 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.

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Thank you for your Business!



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Cypress Bluff

Community Development District

Unaudited Financial Reporting March 31, 2025



Cypress Bluff Community Development District Combined Balance Sheet

March 31, 2025

	General		Debt Service	Totals		
	Fund		Fund	Gove	rnmental Funds	
Assets:						
Cash:						
Operating Account	\$ 157,953	\$	-	\$	157,953	
Assessments Receivable	6,304		9,518		15,821	
Due from Other	775		· -		775	
Due from General Fund	-		15,102		15,102	
Investments:						
State Board of Administration (SBA)	708,817		-		708,817	
<u>Series 2019</u>						
Reserve	-		360,826		360,826	
Principal	-		230,000		230,000	
Revenue	-		565,172		565,172	
Interest	-		447		447	
Prepayment	-		5,000		5,000	
<u>Series 2020</u>			0.47.000		0.45.000	
Reserve	-		247,300		247,300	
Principal	-		256		256	
Revenue	-		542,453		542,453	
Interest	-		306		306	
Prepayment	-		10,000		10,000	
Series 2020A						
Reserve	-		211,443		211,443	
Principal	-		165,000		165,000	
Revenue	-		299,364		299,364	
Interest	-		230		230	
Prepayment	-		15,000		15,000	
<u>Series 2021</u>						
Reserve	-		57,625		57,625	
Principal	-		45,000		45,000	
Revenue	-		82,258		82,258	
Interest	-		61		61	
Prepaid Expenses	165		-		165	
Total Assets	\$ 874,014	\$	2,862,361	\$	3,736,375	
Liabilities:						
Accounts Payable	\$ 21,523	\$	-	\$	21,523	
Due to Debt Service 2019	6,807		-		6,807	
Due to Debt Service 2020	4,118		-		4,118	
Due to Debt Service 2020A	3,966		-		3,966	
Due to Debt Service 2021	211		-		211	
Total Liabilites	\$ 36,625	\$	-	\$	36,625	
Fund Balance:						
Nonspendable:						
Prepaid Items	\$ 165	\$	-	\$	165	
Restricted for:						
Debt Service - Series	-		2,862,361		2,862,361	
Unassigned	837,224		-		837,224	
Total Fund Balances	\$ 837,389	\$	2,862,361	\$	3,699,749	
Total Liabilities & Fund Balance	\$ 874,014	\$	2,862,361	\$	3,736,375	

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

		Adopted	Pro	rated Budget	Actual			
		Budget	Thr	u 03/31/25	Thru 03/31/25		Variance	
Revenues:								
METERIAL DE LA CONTRACTOR DE LA CONTRACT								
Special Assessments - Tax Roll	\$	1,063,877	\$	1,043,110	\$	1,043,110	\$	-
Special Assessments - Direct Bill		132,313		132,313		132,313		-
Interest Income		5,000		5,000		7,139		2,139
Other Income		20,000		10,000		9,626		(374)
Total Revenues	\$	1,221,190	\$	1,190,423	\$	1,192,189	\$	1,765
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	12,000	\$	6,000	\$	3,600	\$	2,400
FICA Expense		918		459		275		184
Engineering		5,000		2,500		4,645		(2,145)
Arbitrage		2,400		1,200		600		600
Dissemination Agent		7,590		3,795		3,895		(100)
Attorney		13,000		6,500		3,208		3,292
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		27,607		27,607		(0)
Information Technology		2,809		1,405		1,404		0
Website Maintenance		1,405		702		702		
		500		250				(0) 225
Telephone						25		
Postage		1,500		750		713		37
Printing & Binding		2,500		1,250		793		457
Insurance		6,817		6,817		6,631		186
Legal Advertising		2,500		1,250		946		304
Other Current Charges		500		250		10		240
Office Supplies		600		300		80		220
Dues, Licenses & Subscriptions		175		175		175		-
Total General & Administrative	\$	153,663	\$	92,945	\$	80,305	\$	12,640
Operations & Maintenance								
Ground Maintenance								
Pond Maintenance (Water Quality)	\$	1,500	\$	750	\$	600	\$	150
Landscape Maintenance		408,925		204,463		204,462		0
Landscape Contingency		13,000		6,500		4,072		2,428
Pump Maintenance		3,550		1,775		-		1,775
Water & Sewer		26,720		13,360		16,686		(3,326)
Irrigation Repairs		7,500		3,750		5,930		(2,180)
Pest Control		2,400		1,200		1,104		96
Environmental Permit/Monitoring		20,000		10,000		-		10,000
Other Repairs and Maintenance		5,000		2,500		-		2,500
Subtotal Ground Maintenance	\$	488,595	\$	244,298	\$	232,855	\$	11,443
	4	,		,	-	. ,		,

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Pror	ated Budget	Actual			
	Budget	Thr	u 03/31/25	Thru 03/31/25		Variance	
Amenity Center							
Insurance	\$ 60,517	\$	60,517	\$	56,502	\$	4,015
Amenity Manager	130,127		65,064		65,064		(0)
Pool Maintenance	9,876		4,938		4,938		-
Pool Chemicals	16,649		8,325		8,325		(0)
Facility Attendant	77,761		38,881		38,880		0
Janitorial Services	12,950		6,475		6,475		(0)
Refuse	2,160		1,080		971		109
Security and Gate Maintenance	10,000		5,000		1,260		3,740
Facility Maintenance	20,764		10,382		10,382		0
Elevator Maintenance	5,000		2,500		3,894		(1,394)
Electric	27,060		13,530		10,102		3,428
Cable and Internet	13,200		6,600		6,526		74
Licenses and Permits	1,000		500		-		500
Repairs & Maintenance	45,000		22,500		32,006		(9,506)
Special Events	35,000		17,500		17,517		(17)
Holiday Decorations	1,500		750		1,019		(269)
Fitness Center R&M	18,000		9,000		9,329		(329)
Fitness Equipment Rentals	25,368		12,684		5,074		7,610
Reserve for Amenities	55,000		27,500		16,550		10,950
Mobile Application	9,000		4,500		3,000		1,500
Other Current Charges	3,000		1,500		-		1,500
Subtotal Amenity Center	\$ 578,932	\$	319,725	\$	297,814	\$	21,911
Total Operations & Maintenance	\$ 1,067,527	\$	564,022	\$	530,669	\$	33,353
Total Expenditures	\$ 1,221,190	\$	656,968	\$	610,974	\$	45,993
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$	533,456	\$	581,215	\$	47,759
Net Change in Fund Balance	\$ (0)	\$	533,456	\$	581,215	\$	47,759
Fund Balance - Beginning	\$ -			\$	256,174		
Fund Balance - Ending	\$ (0)			\$	837,389		

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	163,469 \$	849,189 \$	12,333 \$	7,842 \$	10,278 \$	- \$	- \$	- \$	- \$	- \$	- \$	1,043,110
Special Assessments - Direct Bill	-	132,313	-	-	-	-	-	-	-	-	-	-	132,313
Interest Income	261	8	8	1,009	2,843	3,010	-	-	-	-	-	-	7,139
Other Income	2,029	1,553	1,443	1,371	1,574	1,657	-	-	-	-	-	-	9,626
Total Revenues	\$ 2,290 \$	297,343 \$	850,639 \$	14,712 \$	12,259 \$	14,945 \$	- \$	- \$	- \$	- \$	- \$	- \$	1,192,189
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	800 \$	- \$	1,000 \$	800 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,600
FICA Expense	77	61	-	77	61	-	-	-	=	-	-	-	275
Engineering	838	335	2,173	-	-	1,300	-	-	=	-	-	-	4,645
Arbitrage	600	-	=	-	-	=	-	=	=	-	-	-	600
Dissemination Agent	733	633	633	633	633	633	-	-	-	-	-	•	3,895
Attorney	973	468	=	=	1,767	-	-	-	-	-	-	-	3,208
Annual Audit	-	-	=	-	-	-	-	-	-	-	-	-	
Assessment Roll	11,236	-	-	-	-	-	-	-	-	-	-	-	11,236
Trustee Fees	13,758	-	=	-	-	-	-	-	-	-	-	-	13,758
Management Fees	4,601	4,601	4,601	4,601	4,601	4,601	-	-	-	-	-	-	27,607
Information Technology	234	234	234	234	234	234	-	-	-	-	-	-	1,404
Website Maintenance	117	117	117	117	117	117	-	-	-	-	-	-	702
Telephone	-	10	7	7	-	2	-	-	-	-	-	-	25
Postage	187	220	17	17	114	158	-	-	=	-	-	-	713
Printing & Binding	150	152	162	19	130	179	-	-	-	-	-	-	793
Insurance	6,631	-	-	-	-	-	-	-	-	-	-	-	6,631
Legal Advertising	439	97	100	104	104	104	-	-	=	-	-	-	946
Other Current Charges	-	-	10	-	-	-	-	-	-	-	-	-	10
Office Supplies	18	19	13	1	14	15	-	-	=	-	-	-	80
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	=	-	=	-	175
Total General & Administrative	\$ 41,767 \$	7,746 \$	8,067 \$	6,808 \$	8,575 \$	7,342 \$	- \$	- \$	- \$	- \$	- \$	- \$	80,305
Operations & Maintenance													
Ground Maintenance													
Pond Maintenance (Water Quality)	\$ 100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	- \$	- \$	- \$	- \$	- \$	- \$	600
Landscape Maintenance	34,077	34,077	34,077	34,077	34,077	34,077	-	-	-	-	-	-	204,462
Landscape Contingency	-	432	2,240	-	1,400	=	-	-	=	-	-	-	4,072
Pump Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	
Water & Sewer	3,086	1,669	3,488	2,189	3,836	2,419	=	=	Ē	-	-	•	16,686
Irrigation Repairs	-	-	1,158	=	-	4,772	=	-	-	-	-	-	5,930
Pest Control	272	272	-	140	140	280	-	-	=	-	-	-	1,104
Environmental Permit/Monitoring	-	-	-	-	-	=	-	-	=	-	-	-	
Other Repairs and Maintenance	-	-	Ē	-	-	-	-	Ē	Ē	-	-	ē	
	\$ 37,535 \$	36,550 \$	41,063 \$	36,506 \$	39,553 \$	41,648 \$	- \$	- \$	- \$	- \$	- \$	- \$	232,855

Community Development District Month to Month

	0ct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center													
Insurance	\$ 56,502 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	56,502
Amenity Manager	10,844	10,844	10,844	10,844	10,844	10,844	-	-	-	-	-	-	65,064
Pool Maintenance	823	823	823	823	823	823	-	-	-	-	-	-	4,938
Pool Chemicals	1,387	1,387	1,387	1,387	1,387	1,387	-	-	-	-	-	-	8,325
Facility Attendant	6,480	6,480	6,480	6,480	6,480	6,480	-	-	-	-	-	-	38,880
Janitorial Services	1,079	1,079	1,079	1,079	1,079	1,079	-	-	-	-	-	-	6,475
Refuse	161	159	160	159	159	173	-	-	-	-	-	-	971
Security and Gate Maintenance	900	-	180	-	-	180	-	-	-	-	-	-	1,260
Facility Maintenance	1,730	1,730	1,730	1,730	1,730	1,730	-	-	-	-	-	-	10,382
Elevator Maintenance	-	350	-	-	-	3,544	-	-	-	-	-	-	3,894
Electric	2,073	1,559	1,867	1,760	1,742	1,102	-	-	-	-	-	-	10,102
Cable and Internet	1,125	1,126	1,208	1,208	1,252	608	-	-	-	-	-	-	6,526
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	4,679	7,058	2,419	5,762	2,667	9,420	-	-	-	-	-	-	32,006
Special Events	6,453	724	1,916	4,139	2,214	2,071	-	-	-	-	-	-	17,517
Holiday Decorations	315	-	-	704	-	-	-	-	-	-	-	-	1,019
Fitness Center R&M	2,700	1,667	900	1,370	1,521	1,172	-	-	-	-	-	-	9,329
Fitness Equipment Rentals	2,114	2,114	423	322	101	-	-	-	-	-	-	-	5,074
Reserve for Amenities	-	-	-	-	-	16,550	-	-	-	-	-	-	16,550
Mobile Application	750	750	750	750	-	-	-	-	-	-	-	-	3,000
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	\$ 100,115 \$	37,850 \$	32,167 \$	38,518 \$	32,000 \$	57,164 \$	- \$	- \$	- \$	- \$	- \$	- \$	297,814
Total Operations & Maintenance	\$ 137,651 \$	74,400 \$	73,229 \$	75,023 \$	71,553 \$	98,812 \$	- \$	- \$	- \$	- \$	- \$	- \$	530,669
Total Expenditures	\$ 179,418 \$	82,147 \$	81,296 \$	81,831 \$	80,128 \$	106,154 \$	- \$	- \$	- \$	- \$	- \$	- \$	610,974
Excess (Deficiency) of Revenues over Expenditures	\$ (177,128) \$	215,197 \$	769,343 \$	(67,119) \$	(67,869) \$	(91,209) \$	- \$	- \$	- \$	- \$	- \$	- \$	581,215
Net Change in Fund Balance	\$ (177,128) \$	215,197 \$	769,343 \$	(67,119) \$	(67,869) \$	(91,209) \$	- \$	- \$	- \$	- \$	- \$	- \$	581,215

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	Prorated Budget		Actual		
		Budget	Thr	u 03/31/25	Th	ru 03/31/25	1	/ariance
Revenues:								
Special Assessments - Tax Roll	\$	723,124	\$	709,846	\$	709,846	\$	-
Interest Income		5,000		5,000		14,692		9,692
Total Revenues	\$	728,124	\$	714,846	\$	724,538	\$	9,692
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	\$	468,285	\$	462,976	\$	(5,308)
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	5,000	\$	468,285	\$	462,976	\$	(5,308)
Fund Balance - Beginning	\$	335,466			\$	709,565		
Fund Balance - Ending	\$	340,466			\$	1,172,542		

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	ated Budget		Actual		
		Budget	Thr	u 03/31/25	Thr	u 03/31/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	438,802	\$	429,476	\$	429,476	\$	-
Special Assessments - Direct Bill		55,798		55,798		55,798		-
Special Assessments - Prepayments		-		-		4,773		4,773
Interest Income		10,000		10,000		10,845		845
Total Revenues	\$	504,600	\$	495,273	\$	500,891	\$	5,618
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	\$	175,927	\$	181,544	\$	5,618
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Not Change in Found Balance	¢	12.725	¢	175 027	¢.	101 544	÷	F (10
Net Change in Fund Balance	\$	13,735	\$	175,927	\$	181,544	\$	5,618
Fund Balance - Beginning	\$	377,386			\$	625,485		
Fund Balance - Ending	\$	391,121			\$	807,029		

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	Prorated Budget		Actual		
		Budget	Thr	u 03/31/25	Thr	u 03/31/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	416,315	\$	413,632	\$	413,632	\$	-
Special Assessments - Prepayments		-		-		10,291		10,291
Interest Income		5,000		5,000		8,448		3,448
Total Revenues	\$	421,315	\$	418,632	\$	432,371	\$	13,738
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	\$	291,861	\$	305,599	\$	13,738
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	2,773	\$	291,861	\$	305,599	\$	13,738
Fund Balance - Beginning	\$	178,676			\$	391,903		
Fund Balance - Ending	\$	181,449			\$	697,502		

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	Prorated Budget		Actual		
		Budget	Thr	u 03/31/25	Thr	u 03/31/25	Va	riance
Revenues:								
Special Assessments - Tax Roll	\$	22,411	\$	21,974	\$	21,974	\$	-
Special Assessments - Direct Bill		92,039		92,039		92,839		800
Interest Income		2,000		2,000		2,077		77
Total Revenues	\$	116,450	\$	116,012	\$	116,889	\$	877
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	\$	82,169	\$	83,046	\$	877
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	3,764	\$	82,169	\$	83,046	\$	877
Fund Balance - Beginning	\$	44,853			\$	102,242		
Fund Balance - Ending	\$	48,616			\$	185,288		

Community Development District Long Term Debt Report

Series 2019, Special	Assessment Bonds	
Interest Rate:	3.75% - 5.1%	
Maturity Date:	5/1/2048	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	\$ 360,826	
Reserve Fund Balance	360,826	
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, Speci	al Assessment Bonds	
Interest Rate:	3.9% - 5.2%	
Maturity Date:	11/1/2049	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	\$ 247,300	
Reserve Fund Balance	247,300	
Bonds outstanding - 4/15/2020	\$ 7,70	5,000
Less: Principal Payment - 11/1/20	(29	0,000)
Less: Principal Payment - 11/1/21	(13	0,000)
Less: Principal Payment - 11/1/22	(13	5,000)
Less: Principal Payment - 11/1/23	(14	0,000)
Less: Principal Payment - 11/1/24	(14	5,000)
Current Bonds Outstanding	\$ 6.86	5,000

Series 2020A, Special Assessn	nent Bonds (Del V	Vebb Project)	
Interest Rate:	2.7	7% - 3.8%	
Maturity Date:	5	/1/2050	
Reserve Fund Definition	50%	Max Annual Deb	t
Reserve Fund Requirement	\$	211,443	
Reserve Fund Balance		211,443	
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, Spec	ial Assessment Bond	ls		
Interest Rate:	3.7	19951%		
Maturity Date:	5/	1/2051		
Reserve Fund Definition	50% I	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



CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025 Assessment Receipts

				ASSESSED			
	# UNITS	SERIES 2019	SERIES 2020	SERIES 2020A	SERIES 2021		TOTAL NET
ASSESSED TO	ASSESSED	DEBT NET	DEBT NET	DEBT NET	DEBT NET	O&M NET	ASMTS
DRP CND ICI LLC / WEEKLEY	192	-	55,797.54		92,838.64	132,313.39	280,949.57
NET ASSESSMENTS BULK LANDS (1)	192	-	55,797.54	-	92,838.64	132,313.39	280,949.57
TAX ROLL	1,806	723,981.35	438,027.50	421,868.55	22,411.23	1,063,881.03	2,670,169.66
TOTAL DISTRICT	1,998	723,981.35	493,825.04	421,868.55	115,249.87	1,196,194.42	2,951,119.23

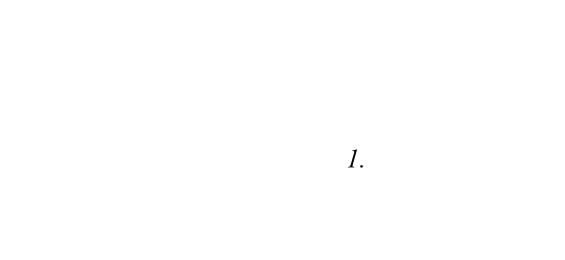
(1) Direct Invoices are due 50% 12/1/24, 25% 2/1/25, 25% 5/1/25

				RECEIPTS			
	BALANCE DUE						
	(DISCOUNTS NOT	SERIES 2019	SERIES 2020	SERIES 2020A	SERIES 2021		TOTAL ASMTS
ASSESSED TO	TAKEN)	DEBT PAID	DEBT PAID	DEBT PAID	PAID	O&M PAID	PAID
DRP CND ICI LLC / WEEKLEY	-	-	55,797.54		92,838.64	132,313.39	280,949.57
BULK LANDS	-	-	55,797.54	-	92,838.64	132,313.39	280,949.57
TAX ROLL	52,131.87	709,846.47	429,475.53	413,632.08	21,973.67	1,043,110.04	2,618,037.79
TOTAL DISTRICT	52,131.87	709,846.47	485,273.07	413,632.08	114,812.31	1,175,423.43	2,898,987.36

	SUMMARY OF TAX ROLL COLLECTIONS						
							TOTAL ASMTS
DUVAL COUNTY DISTRIBUTION	DATE	DEBT PAID	DEBT PAID	DEBT PAID	PAID	O&M PAID	PAID
1	11/6/2024	3,778.53	2,286.11	2,201.77	116.97	5,552.50	13,935.88
2	11/15/2024	37,581.08	22,737.53	21,898.74	1,163.34	55,224.91	138,605.60
3	11/21/2024	33,946.99	20,538.81	19,781.13	1,050.85	49,884.65	125,202.42
4	11/29/2024	35,935.70	21,742.03	20,939.96	1,112.41	52,807.04	132,537.14
5	12/5/2024	40,624.46	24,578.85	23,672.13	1,257.55	59,697.11	149,830.12
6	12/10/2024	501,569.88	303,462.79	292,267.97	15,526.37	737,050.32	1,849,877.33
7	12/19/2024	26,452.57	16,004.49	15,414.08	818.85	38,871.70	97,561.69
8	1/7/2025	9,234.24	5,586.95	5,380.85	285.85	13,569.59	34,057.48
9	1/21/2025	3,857.44	2,333.85	2,247.76	119.41	5,668.46	14,226.93
10	2/6/2025	4,534.98	2,743.78	2,642.56	140.38	6,664.09	16,725.80
11	2/21/2025	1,234.07	746.65	719.10	38.20	1,813.46	4,551.48
12	3/6/2025	4,102.15	2,481.91	2,390.35	126.98	6,028.05	15,129.44
13	3/18/2025	2,704.68	1,636.40	1,576.04	83.72	3,974.50	9,975.35
13	4/3/2025	4,289.70	2,595.38	2,499.64	132.79	6,303.66	15,821.18
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		709,846.47	429,475.53	413,632.08	21,973.67	1,043,110.04	2,618,037.84
% COLLECTED DIRECT INVOICE		0.0%	100.0%	0.0%	100.0%	100.0%	100.0%

% COLLECTED DIRECT INVOICE	0.0%	100.0%	0.0%	100.0%	100.0%	100.0%
% COLLECTED TAX ROLL	98.0%	98.0%	98.0%	98.0%	98.0%	98.0%

C.



Community Development District

Check Run Summary February 28, 2025

Fund	Date	Check No.	Amount
Payroll	2/26/25	50264-50267	\$ 738.80
		Subtotal	\$ 738.80
General Fund	2/11/25 2/28/25	1516-1521 1522-1530	\$ 30,745.96 37,275.44
		Subtotal	\$ 68,021.40
			·
Total			\$ 68,760.20

PR300R	PAYROLL CHECK REGISTER	RUN	2/26/25 PAGE	1
CHECK #	EMP # EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50264	7 EDWARD J MUHL JR	184.70	2/26/2025	
50265	2 JOHN S HEWINS JR	184.70	2/26/2025	
50266	8 KIRK S BLOMGREN	184.70	2/26/2025	
50267	6 WILLIAM J CELLAR	184.70	2/26/2025	
	TOTAL FOR REGISTER	738.80		

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: February 25, 2025 Meeting

	Name	In Attendance	Fee
1	Joe Muhl Chairman		YES-\$200
2	John Hewins Vice Chairman		YES - \$200
3	Kirk Blomgren Assistant Secretary		YES - \$200
4	William Cellar Assistant Secretary		YES - \$200
5	Robert Feist Phone Assistant Secretary		NO

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

Approved for Payment:

District Manager Signature

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/17/25 PAGE 1
*** CHECK DATES 02/01/2025 - 02/28/2025 *** CYPRESS BLUFF-GENERAL FUND

CHECK DATES	02/01/2025 - 02/26/2025 ****	BANK A CYPRESS 1	BLUFF CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACC	 T# SUB SUBCLASS	JENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
2/11/25 00081	2/05/25 149296 202502 320-572	00-47200		*	100.00	
	FEB LAKE MAINT POND 1	CLEAR WATERS	INC			100.00 001516
2/11/25 00126	6/19/24 21MAR25 202410 320-572	00-49400		*	900.00	
	3/21 1HR 2 PERSON IMPR	ALEXANDER J (GRINDELAND			900.00 001517
2/11/25 00005	2/01/25 97 202502 310-5130	00-34000		*	4,601.17	
	2/01/25 97 202502 310-513	00-52100		*	117.08	
	FEB WEBSITE ADMIN 2/01/25 97 202502 310-513	00-35200		*	234.08	
	FEB INFO TECH 2/01/25 97 202502 310-513	00-31300		*	632.50	
	FEB DISSEM AGENT SRVCS 2/01/25 97 202502 310-513	00-51000		*	13.52	
	OFFICE SUPPLIES 2/01/25 97 202502 310-5130	00-42000		*	114.34	
	POSTAGE 2/01/25 97 202502 310-5130	00-42500		*	130.35	
	COPIES 2/01/25 97 202502 320-5720	00-47300		*	750.00	
	PEOPLEVINE-AMEX DEC 20:	GOVERNMENTAL	MANAGEMENT SERVIC	CES		6,593.04 001518
2/11/25 00061	8/06/24 12810459 202502 320-572	00-49400		*	395.00	
	3// MOVIE NIGHT	PROGRESSIVE 1	ENTERTAINMENT			395.00 001519
2/11/25 00065	1/29/25 105774 202501 320-572	00-46500		*	414.00	
	QIRLI PREVENI MAINIENAI	SOUTHEAST FI	TNESS REPAIR			414.00 001520
	2/01/25 424274 202502 320-572	00-45000		*	10,843.92	
	2/01/25 424274 202502 320-572			*	6,480.08	
	FEB FACILITY ATTENDANT 2/01/25 424274 202502 320-5720	00-46800		*	823.00	
	2/01/25 424274 202502 320-572	00-46200		*	1,079.17	
	FEB JANITORIAL 2/01/25 424274 202502 320-572			*	1,730.33	
	FEB MAINTENANCE 2/01/25 424274 202502 320-5720	00-46810		*	1,387.42	
	FEB POOL CHEMICALS	VESTA PROPER	TY SERVICES INC			22,343.92 001521

CYBL CYPRESS BLUFF OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHEC *** CHECK DATES 02/01/2025 - 02/28/2025 *** CYPRESS BLUFF-GENERAL FUND BANK A CYPRESS BLUFF CDD	K REGISTER	RUN 3/17/25	PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/28/25 00120 2/21/25 2025-574 202502 320-57200-46000 FILTER CHANGE BREEZEWAY ALDRIDGE & SONS PLUMBING	*	308.00	308.00 001522
2/28/25 00103 2/10/25 3291 202502 320-57200-46000 RPLC SOLAR PANEL BATTERY HARBINGER	*	2,291.22	2,291.22 001523
HARBINGER			
2/28/25 00002 2/13/25 25-00720 202502 310-51300-48000 2/13 NTC OF BOS MTG	*	103.50	
JACKSONVILLE DAILY RECORD			103.50 001524
2/28/25 00065 2/14/25 105889 202502 320-57200-46500 REPAIR-PARTS AT SHOP	*	260.00	
SOUTHEAST FITNESS REPAIR			260.00 001525
2/28/25 00012 2/05/25 16720 202502 320-57200-46100 FEB LANDSCAPE MAINT/AREA1	*	25,549.00	
SUN STATE NURSERY			25,549.00 001526
	*	1,808.08	
2/28/25 00012 2/05/25 16721 202502 320-57200-46100 FEB LANDSCAPE MAINT/AREA2		,	
SUN STATE NURSERY			1,808.08 001527
0.400.405.00010	*		
2/28/25 00012 2/05/25 16722 202502 320-57200-46100 FEB LANDSCAPE MAINT/AREA3	*	6,720.00	
QIM QTATE MIDQEDV			6,720.00 001528
OUN STATE MONDENT	*		- -
2/28/25 00055 2/17/25 62026658 202502 320-57200-47000 FEB PEST CONTROL	*	140.04	
TURNER PEST CONTROL LLC			140.04 001529
	*		
2/28/25 00037 1/31/25 424782 202501 320-57200-49400 VALENTINES DAY CANDY	*	27.93	
1/31/25 424782 202501 320-57200-46000	*	67.67	
VESTA PROPERTY SERVICES INC			95.60 001530
TOTAL FOR BANK A		68,021.40	

CYBL CYPRESS BLUFF OKUZMUK

TOTAL FOR REGISTER

68,021.40

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

Thank you for your business.

Invoice

DATE	INVOICE#
2/5/2025	149296

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		F	RATE	AMOUNT
Lake Mgmt.	Pond 1	FEB 05 2			100.00	100.00

Clearwaterslakemgmt.com

Total

\$100.00



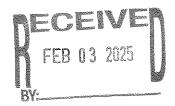
INVOICE#: 21MAR25

Date: 19JUN24

First Coast Comedy, LLC d.b.a. First Coast Comedy PO Box 330472 Atlantic Beach, FL 32233-9998 Phone (425) 954-5618

Bill to:

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



Terms:

First Coast Comedy 60 minute 2 Person Improv Comedy Show

Salesperson	Requisitioner	Terms
David Bogan	Marcy Pollicino	Pay by check

Quantity	Description	Unit Price	Total
1	First Coast Comedy 60 minute 2 Person Improv Comedy Show March 21, 2025 at 7pm	\$900.00	\$900.00

Please make checks payable to 'First Coast Comedy, LLC'. If mailing a check, please mail to, Alex Grindeland, First Coast Comedy, PO Box 330472, Atlantic Beach, FL 32233-9998.. If you have any questions concerning this invoice, contact David Bogan at, dave@firstcoastcomedy.com or Alex Grindeland at, alex@firstcoastcomedy.com

Thank you for your business!

Governmental Management Services, LLC

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

Invoice

Invoice #: 97

invoice Date: 2/1/25 Due Date: 2/1/25

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 - February 2025 Website Administration - February 2025 Information Technology - February 2025 Dissemination Agent Services - February 2025 Office Supplies Postage Copies AMEX Purchase 12/12/24 - PeopleVine		4,601.17 117.08 234.08 632.50 13.52 114.34 130.35 750.00	4,601.17 117.08 234.08 632.50 13.52 114.34 130.35 750.00
FEB 0.6 2025			
	Total	<u> </u>	\$6 593 04

Total	\$6,593.04	
Payments/Credits	\$0.00	
Balance Due	\$6,593.04	



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: 8/6/2024

Invoice # 12810459

Terms: Prior to event date

PO#

Customer name: Cypress Bluff CDD (e-Town)

Event type: Movie Night

Billing address:

10571 eTown Parkway, Jacksonville, Fl. 32256 Marcy Pollicino

5:00 to 5:30pm

Wk: 527-1081 Cell: 904-710-9348

E-mail/ fax:

mpollicino@vestapropertyservices.com

Original contact person: At event contacts with cell:

Event date: Friday, March 7, 2025

Hours of event:

6:30pm till end

Same

Approximate set up time:

Same

Location name and address: Where to set up at location:

Same

Power within 75':

Hours of service:

NA

Set up-grass or pavement:

Grass

Water within 75': N/A

Covered area for entertainer:

NA

Notes:

SERVICES NEEDED:

24' inflatable Movie Screen

Reg. Rate \$ Reg. Total \$

450.00 450.00 Your Cost \$

395.00 395.00

Your Total \$

Total Savings \$

55.00

Sub Total: 395.00 S Sales Tax: Invoice Total: 395.00 \$ 50 % Deposit required \$ 395.00 Balance due at set up \$ Payments received \$ **Current Balance** 395.00 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 a		Date	·
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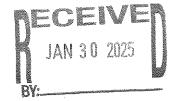


Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218 Invoice #105774

Invoice Date: 1/29/2025

Account #100411
Cypress Bluff Etown Amenity Center

Invoice



Billing Location Information

Billing Address

10571 Etown Pkwy

Jacksonville, FL 32256

Billing Contact

Marcy Pollicino

Main Number

(904) 422-5294

Mobile Number

(904) 527-1081

Email

recharge@Etownjax.Com

Service Information

Services	Qty	Rate	Price
10571 E Town Pkwy, Jacksonville, FL 32256			
1/29/2025 PM: Quarterly Quarterly scheduled preventative maintenance	1.00 Ea	\$0.00 / 1 Ea	\$0.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Multi-Station	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: PM: Single-Station	1.00 Ea	\$5.00 / Ea	\$5.00
— Product: PM: Spin Bike, Rowing Machine	4.00 Ea	\$20.00 / Ea	\$80.00
Product: PM: Treadmill	4.00 Ea	\$30.00 / Ea	\$120.00
— Product: Travel <60 miles w/t	1.00 Ea	\$90.00 / Ea	\$90.00
— Product: PM: Dumbbell Set, Weight Set	2.00 Ea	\$22.00 / Ea	\$44.00
		Subtotal:	\$414.00
		Tax:	\$0.00
		Total:	\$414.00
· · · · · · · · · · · · · · · · · · ·		Amount Paid:	\$0.00
		Balance Due:	\$414.00

Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.

Thank you for your business!

Billing Recei	pt - Please Return With Payment Rer	mittance	
Bill To:	Marcy Pollicino 10571 Etown Pkwy	Account	[100411] Cypress Bluff Etown Amenity Center
	Jacksonville, FL 32256	Invoice #	105774
		Date	Wednesday, January 29, 2025
Remit To:	Southeast Fitness Repair	Amount Paid	
	14476 Duval Place West #208 Jacksonville, FL 32218	Check Number	

Payment is due within 30 days of invoice date. Thank you for your payment!



Invoice

Invoice # Date 424274 02/01/2025

Terms

Due Date

03/01/2025

Memo

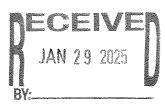
Monthly Fees

Bill To

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

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300

Jacksonville FL 32202



նեն:(ejiinitinu) Amenity Manager	(Suppositiv)	बहेस(६) 10,843.92	10,843.92
Facility Attendant Pool Maintenace Janitorial	**************************************	6,480.08 823.00 1,079.17 1,730.33	6,480.08 823.00 1,079.17 1,730.33
Maintenance Pool Chemicals		1,387.42	1,387.42

Total

22,343.92

INVOICE

Aldridge & Sons Plumbing Contractors, Inc PO Box 600921 Jacksonville, FL 32260-0921 admin@aldridgesonsplumbing.com +1 (904) 287-3855



Cypress Bluff CDD:eTown
Bill to
Cypress Bluff CDD
475 West Town Place

Ship to Cypress Bluff CDD eTown 10571 eTown Parkway Jacksonville, FL 32256

Invoice details

St Augustine, FL

Invoice no.: 2025-57445

Terms: Net 30

Invoice date: 02/21/2025 Due date: 03/23/2025 Service Technician: Zach Dennis

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/18/2025	14 Plumbing Commercial	Ticket: filter change in breezeway across restroom			
2.		14 Plumbing Commercial	Called out to change the water cooler filter in the breeze way. Did so and had a look at the pool shower per Marcy. We found the diverter valve leaking. As it is discontinued, we'll attempt to locate a replacement valve that will fit the		\$308.00	\$308.00
			existing tower.			

Note to customer THANKS, ANITA



\$308.00

Harbinger

2756 Park St Jacksonville, FL 32205

TEB 14 2025 FEB 14 2025

INVOICE

BILL TO

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

ETOWN JAX 11003 ETOWN PARKWAY JACKSONVILLE, FL 32256 USA INVOICE

3291 02/10/2025

TERMS DUE DATE

DATE

Due on receipt 02/10/2025

SALES REP Kitty Lev

DESCRIPTION		QTY	RATE	AMOUNT
PROVIDE LABOR TO REMOVE (4) EXISTING BATTERIES AND REPLACE (4) NEW 12 VOLT BATTERIES FOR SOLAR PANEL AT ENTRANCE (GATE SIDE OF STREET)	9B	1	1,197.50	1,197.50
(4) 12 VOLT SOLAR PANEL BATTERIES.		1	1,093.72	1,093.72
Sales Tax calculated by AvaTax on Mon Feb 10 05:15:56 UTC 2025			0.00	0.00
********PLEASE NOTE CHANGE OF ADDRESS. SEND ALL PAYMENTS TO 2756 PARK STREET, JACKSONVILLE, FL 32205***********************************				
Contact Harbinger to pay.	SUBTOTAL			2,291.22
Thank you for your business. If you have any questions please contact:	TAX			0.00
Michelle May mmay@harbingersign.com	TOTAL			2,291.22
· · -	BALANCE DUE			\$2,291.22

Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

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

INVOICE

February 13, 2025

Date

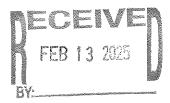
Attn: Courtney Hogge

GMS, LLC

475 West Town Place, Ste 114

Saint Augustine

FL 32092



Serial # 25-00720D PO/File #	\$103.50
	Payment Due
Notice of Meeting of the Board of Supervisors	
	\$103.50
Cypress Bluff Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 2/13	Payment Due Upon Receipt
County Duval	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 # 25-00720D on your check or remittance advice

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

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, February 25, 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 armsely come before it

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 of such Meeting.

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.CorpessBluffCDD com

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
Feb. 13 00 (25-00720D)



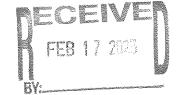
Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218

Invoice #105889

Invoice Date: 2/14/2025

Account #100411 Cypress Bluff Etown Amenity Center

Invoice



Billing Location Information

Billing Address

10571 Etown Pkwy Jacksonville, FL 32256 **Billing Contact**

Marcy Pollicino

Main Number

(904) 422-5294

Mobile Number

(904) 527-1081

Email

recharge@Etownjax.Com

Service Information

Services	Qty	Rate	Price
10571 E Town Pkwy, Jacksonville, FL	32256		
2/14/2025 Repair - Parts at Shop ~Manufacturer: Precor ~Equipment Type: Treadmill ~S/N: A594I2820D009 & A594I2820D024 ~Console SN: AJYL130205034 & AJY13 Replace: Ethernet cable		\$75.00 / hour	\$75.00
— Product: Travel <60 miles w/t	1.00 Other	\$90.00 / Other	\$90.00
— Product: Part	2.00 Ea	\$10.00 / Ea	\$20.00
— Product: Labor over 1 hour	1.00 Ea	\$75.00 / Ea	\$75.00
2/14/2025 Diagnosis or Repair The knobs on my Echelon bikes are not properly. Only Bike 4 (the one with the lais functioning properly.) From left to right Bike 1 and Bike 3 have minimal resistance resistance comes on when you turn it was the load is much lighter than it should be knob on Bike 2 doesn't work at all to createsistance.	arge screen : ce. The ay upbut And the	\$0.00 / hour	\$0.00



Amount Paid:

\$0.00

Balance Due:

\$260.00

Payment is due within 30 days of invoice date.

Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.

Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:

Marcy Pollicino

10571 Etown Pkwy

Jacksonville, FL 32256

Account

[100411] Cypress Bluff Etown

Amenity Center

Invoice #

105889

Date

Friday, February 14, 2025

Remit To:

Southeast Fitness Repair

14476 Duval Place West #208

Jacksonville, FL 32218

Amount Paid

Check Number

Payment is due within 30 days of invoice date.

Thank you for your payment!



Maintenance Invoice

Invoice#: 16720

Date: 02/05/2025

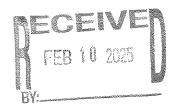
Billed To: Cypress Bluff CDD 2

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
February 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



Maintenance Invoice

Invoice#: 16721

Date: 02/05/2025

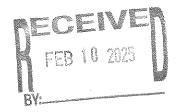
Billed To: Cypress Bluff CDD 2

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
February Landscape Maintenance	1.00	1,808.08	1,808.08



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

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

Amount Due

1,808.08



Maintenance Invoice

Invoice#: 16722

Date: 02/05/2025

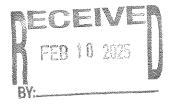
Billed To: Cypress Bluff CDD 2

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
February 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



[415357]

Suite 114

Cypress Bluff CDD 475 W Towne Pl

Saint Augustine, FL 32092

Bill To:

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fox: 904-353-1499 • Toll Free: 808-225-5305 • turnerpeat.com

Service Sinellewares

INVOICE:

620266585

DATE:

02/17/2025

ORDER:

620266585

Locations

Turner Pest Control LLC

Atlanta, GA 31192-2503

P.O. Box 952503

904-355-5300

[415357]

904-710-9348

Recharge at E-town Amenity Center

10571 E-town Pkwy Jacksonville, FL 32256-5841

						alamakan periodokan kangan samungan pengan
100mm00m	02/17/2025	1(1)1111 04:29 PM	ANTS, ROACH, WASP	Teadini(elsi)		04:29 PM
	1920/25/16		NET 30	Last Service Map Gods 02/17/2025		Nmc≥©101 04:58 PM
Land Carlo State of America		rvijo -		== {9raspeription		Pilite
	CPCM		Commercial Pest Contro	I - Monthly Service		\$140.04
					SUBTOTAL TAX AMT. PAID TOTAL	\$140.04 \$0.00 \$0.00 \$140.04
					AMOUNT DUE	\$140.04
				EEB 18 285	TECHNICIAN S	SIGNATURE
					9	
					CUSTOMER'S	IGNATURE

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 accraced expenses in the event of collection.

Thereby acknowledge the satisfactory completion of all very less tendered and agree to pay the cost of services to specified above.



Invoice

Invoice # Date 424782 01/31/2025

Terms

Due Date

03/01/2025

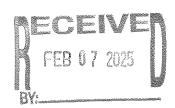
Memo

Bill To

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

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300

Jacksonville FL 32202

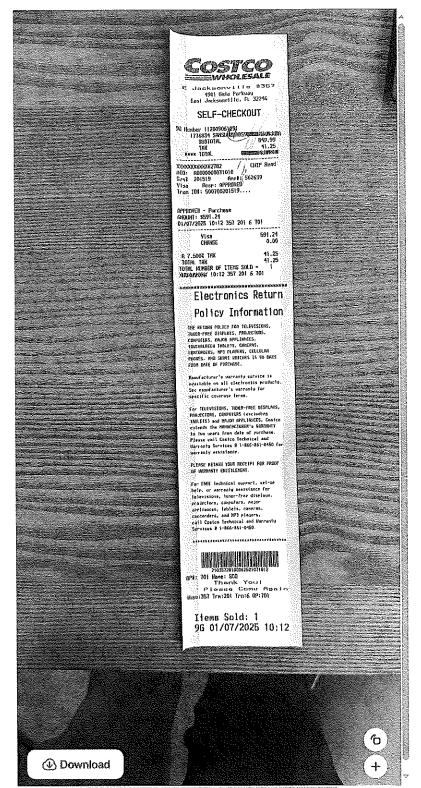


म् अस्ति स्वा र्गिका	Grander Side Amerija .	and a stripping of the
Billable Expenses Marcy Pollicino - 2025-01-19 - COSTCO WHSE #0357 - Candy for Valentines	27.93	a and supplement of the
Day event Marcy Pollicino - 2025-01-08 - COSTCO WHSE #0357 - Tablet for security cameras. **This item returned same day as we got the old tablet working. Marcy Pollicino - 2025-01-08 - COSTCO WHSE #0357 - Tablet for security cameras. **This item returned same day as we got the old tablet working. Hammerhead Standard Debris Bag With Cleat, Taylor 2Oz(60Ml) Sol #3 Total Billable Expenses	(591.24)	automorphic a company
	591.24	The control of the latest designation of the
	67.67 95.60	and the view are not reconstructed from
		1

Total

95.60







-\$591.24

Transaction Details

Merchant Category

Wholesale Clubs

Authorization Time

January 8, 2025 at 08:20 AM

Posted Time

January 8, 2025 at 08:20 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

#1 QeuVNFM1 oPWLa0EFkHG4Pfh

Electronic Receipt

Transaction Purpose

Last updated by Navan

Description

Ехрепае Туре

Participants

Cardholder Marcy Pollicino

Job Trile

Management

Department

District Services

Region

Northeast

Subsidiary

Vesta

Cost Center

Cypress Bluff

Phone Number

+19047109348

Email

mpollicino@vestapropertyservices.com



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

Bill To

Vesta Property Svcs 245 Riverside Ave Ste 300 Jacksonville, FL 32202-4929

USA

904-355-1831

Ship To

Vesta Property Svcs 8297 Philips Hwy

Jacksonville, FL 32256-8201

USA

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

Invoice

Number Invoice date Page Date and time

Sales order

CIN036120 1/31/2025 1 of 1 1/31/2025 SO-000046516

Our reference Payment Invoice account Payment ID

Your reference

donald novak Lindsey Landregan 1% 10th, 20th

C01340900 HXUS017025614

Item number	Description	Quantity	Unit	Unit price	Amount
HH1506COMP	Hammerhead Standard Debris Bag With Cleat	1.00	EA	37.41	37.41
	Quantity: 1 Warehouse: 134 License plate: 1340029199	· (mone			
	Quantity: 1.00 Packing slip No.: PKS036384 Ship date: 1/31	1/2025			
R0003-C	Taylor 2Oz(60Ml) Sol #3	2.00	EA	12.77	25.54
	Quantity: 2 Warehouse: 134 License plate: 1340029199				
	Quantity: 2.00 Packing slip No.: PKS036384 Ship date: 1/31	1/2025			
R0870-I	Taylor DPD Powder 10 Grams	2.00	EA	14.54	29.09
	Quantity: 2 Warehouse: 134 License plate: 1340029199				
	Quantity: 2.00 Packing slip No.: PKS036384 Ship date: 1/3	1/2025			
R0871-C	Taylor Fas-DPD Titrating Reagent (Chlorine) 2Oz	2.00	EA	18.23	36.47
	Quantity: 2 Warehouse: 134 License plate: 1340029199				
	Quantity: 2.00 Packing slip No.: PKS036384 Ship date: 1/33	1/2025			

Sales subtotal amount	Total charges	Net amount	Sales tax	Total
128.51	0.00	128.51	9.64	138.15 USD

Due date: 3/20/2025

When payment before 2/10/2025, 1.29 USD is granted in cash discount.

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

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Cypress Bluff

Community Development District

Check Run Summary March 31, 2025

Fund	Date	Check No.	Amount		
Payroll			\$	-	
		Subtotal	\$	<u>-</u>	
General Fund					
	3/11/25	1531-1541	\$	32,374.39	
	3/14/25	1542-1546		12,123.89	
	3/21/25	1547-1556		78,021.66	
	3/27/25	1557-1562		1,830.51	
		Subtotal	\$	124,350.45	
Total			\$	124,350.45	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/14/25 PAGE 1 *** CHECK DATES 03/01/2025 - 03/31/2025 *** CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

	BANK A CYPRE	SS BLUFF CDD			
CHECK VEND#INVOICE DATE DATE INVOICE YR	EXPENSED TO MO DPT ACCT# SUB SUBCLA	VENDOR NAME SS	STATUS	AMOUNT	CHECK AMOUNT #
3/11/25 00081 3/05/25 150082 202 MAR LAKE MA	503 320-57200-47200		*	100.00	
	CLEAR WAT	ERS INC			100.00 001531
3/11/25 00127 2/25/25 2025-04- 202	502 320-57200-49400		*	525.00	
4/12 2HR EA	STER EGG HUNT FIRST COA	ST FOAM PARTY LLC			525.00 001532
3/11/25 00123 2/25/25 1782 202	502 320-57200-49400		*	815.00	
4/12 2HR EA	STER EVENT GIRLY-GIR 	L PARTEAS			815.00 001533
3/11/25 00005 3/01/25 98 202	503 310-51300-34000		*	4,601.17	
MAR MANAGME 3/01/25 98 202	503 310-51300-52100		*	117.08	
MAR WEBSITE 3/01/25 98 202	503 310-51300-35200		*	234.08	
MAR INFO TE 3/01/25 98 202	503 310-51300-31300		*	632.50	
MAR DISSEM . 3/01/25 98			*	15.48	
OFFICE SUPP 3/01/25 98 202	LIES 503 310-51300-42000		*	157.54	
POSTAGE 3/01/25 98 202			*	179.40	
COPIES 3/01/25 98 202	503 310-51300-41000		*	1.52	
TELEPHONE		TAI. MANAGEMENT SERVICE	70		5,938.77 001534
	GOVERNMEN				
3/11/25 00038 3/01/25 9308383 202 3/5 DJ ROSS	503 320-57200-49400 FOR TRIVIA		*	300.00	
	FOR TRIVIA LIVE ENTE	RTAINMENT SOLUTIONS			300.00 001535
3/11/25 00143 3/03/25 161 202	503 320-57200-46400		*	535.00	
4/13 MOTOR .	KEISHA MC	CLOUD			535.00 001536
3/11/25 00064 2/25/25 BP640184 202	502 330-57200-46500		*	116.70	
UNIFORMS & 1	NAME TAGS PROFORMA				116.70 001537
3/11/25 00012 2/27/25 16763 202	502 320-57200-46110		*	650.00	
DOG PARK MU	LCH AREA 1 SUN STATE	NURSERY			650.00 001538

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/14/25 PAGE 2 *** CHECK DATES 03/01/2025 - 03/31/2025 ***

CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

	BA	ANK A CYPRESS BLUFF CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/11/25 00012	2/27/25 16767 202502 320-57200-4 PLAYGROUND MULCH AREA 1	16110	*	750.00	
	FLATOROUND MOLCH AREA I	SUN STATE NURSERY			750.00 001539
3/11/25 00157	2/26/25 25-402 202502 320-57200-4 4/18 MUSIC PERFORMANCE		*	300.00	
		TIM FLUHARTY			300.00 001540
3/11/25 00037	3/01/25 424893 202503 320-57200-4 MAR AMENITY MANAGER		*	10,843.92	
	3/01/25 424893 202503 320-57200-4 MAR FACILITY ATTENDANT		*	6,480.08	
	3/01/25 424893 202503 320-57200-4 MAR POOL MAINTENANCE		*	823.00	
	3/01/25 424893 202503 320-57200-4 MAR JANITORIAL	16200	*	1,079.17	
	3/01/25 424893 202503 320-57200-4	16600	*	1,730.33	
	MAR MAINTENANCE 3/01/25 424893 202503 320-57200-4 MAR POOL CHEMICALS		*	1,387.42	
		VESTA PROPERTY SERVICES INC			22,343.92 001541
	3/12/25 192281 202503 320-57200-4		*	6,590.00	
	STUCCO REPAIRS	ALL WEATHER CONTRACTORS INC			6,590.00 001542
3/14/25 00095	3/07/25 3536518 202501 310-51300-3 JAN GENERAL COUNSEL		*	1,767.07	
		KUTAK ROCK LLP			1,767.07 001543
3/14/25 00102	2/13/25 10040185 202503 320-57200-4 ELEVATOR MAINTENANCE			3,544.20	
	ELEVATOR MAINTENANCE	OTIS ELEVATOR COMPANY			3,544.20 001544
3/14/25 00037	2/28/25 425249 202502 320-57200-4	 16500	*	76.63	
	GLOVES/HOSE NOZZLES	VESTA PROPERTY SERVICES INC			76.63 001545
3/14/25 00062			*	72.99	
	2/10/25 25225076 202502 320-57200-4 CRED JANITORIAL SUPPLIES	16500	*	72.98-	
	3/05/25 25276664 202503 320-57200-4 JANITORIAL SERVICES	16500	*	145.98	
		W.B. MASON CO., INC.			145.99 001546

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/14/25 PAGE 3 *** CHECK DATES 03/01/2025 - 03/31/2025 ***

CYPRESS BLUFF-CDD

BANK A CYPRESS BLUFF CDD

	BANK A CYPRESS BLUFF CDD			
CHECK VEND#INVOICE EXPENSED TO. DATE DATE INVOICE YRMO DPT ACCI	VENDOR NAME T# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/21/25 00137 3/17/25 192372 202503 320-5720	00-46000	*	695.00	
DEMO AND INVESTIGATION	ALL WEATHER CONTRACTORS INC			695.00 001547
3/21/25 00006 2/28/25 218545 202502 310-5130	00-31100	*	1,300.00	
FEB ENGINEERING SERVICE	ES ENGLAND THIMS & MILLER INC.			1,300.00 001548
3/21/25 00002 3/13/25 25-01303 202503 310-5130	00-48000	*	103.50	
3/13 NTC OF BOS MTG	JACKSONVILLE DAILY RECORD			103.50 001549
3/21/25 00012 3/14/25 16809 202503 320-5720	00-46100		25,549.00	
MAR LANDSCAPE MAINT/ARE	EA1 SUN STATE NURSERY			25,549.00 001550
3/21/25 00012 3/14/25 16810 202503 320-5720			1,808.08	- <u>-</u>
MAR LANDSCAPE MAINT/ARE	EA2			1,808.08 001551
3/21/25 00012 3/14/25 16811 202503 320-5720				
MAR LANDSCAPE MAINT/ARE	EA3		·	6,720.00 001552
3/21/25 00013 3/16/25 03162025 202503 300-2070	SUN STATE NURSERY		583.85	
FY25 DEBT ASSESS SE 202	21			593 95 001553
	THE BANK OF NEW YORK MELLON			
3/21/25 00013 3/16/25 03162025 202503 300-2070 FY25 DEBT ASSESS SE 201	19		18,860.73	
	THE BANK OF NEW YORK MELLON			18,860.73 001554
3/21/25 00013 3/16/25 03162025 202503 300-2070 FY25 DEBT ASSESS SE 202	2.0	*	11,411.23	
				11,411.23 001555
3/21/25 00013 3/16/25 03162025 202503 300-2070 FY25 DEBT ASSESS SE 202	00-10020	*	10,990.27	
FIZO DEBI ASSESS SE ZUZ	THE BANK OF NEW YORK MELLON			10,990.27 001556
3/27/25 00042 3/24/25 45246 202503 320-5720	00-46700	*	180.00	
3RD QTR FIRE ALARM MONI	TT DYNAMIC SECURITY PROFESSIONALS,IN	īC.		180.00 001557
3/27/25 00018 3/18/25 299-9723 202503 320-5720	00-46000	*	745.77	
AMEN CNTR RPL SIGN PANE	ELS FAST SIGNS #171701			745.77 001558

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHE *** CHECK DATES 03/01/2025 - 03/31/2025 *** CYPRESS BLUFF-GENERAL FUND BANK A CYPRESS BLUFF CDD	ECK REGISTER	RUN 4/14/25	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
3/27/25 00018 3/18/25 299-9731 202503 320-57200-46000 ETOWN BLVD BANNERS RPR	*	175.00	
FAST SIGNS #171701			175.00 001559
3/27/25 00103 3/20/25 3414 202503 320-57200-46000 SYNCH 3 SIGN TIMER SCHEDS	*	359.00	
HARBINGER			359.00 001560
3/27/25 00055 1/06/25 62015321 202501 320-57200-47000 JAN FIRE ANT CONTROL	*	140.04	
TURNER PEST CONTROL LLC			140.04 001561
3/27/25 00066 3/03/25 20064 202503 320-57200-46500 DISINFECTANT WIPES CASE	*	230.70	
WIPES LLC			230.70 001562
TOTAL FOR BANK A	A	124,350.45	
TOTAL FOR REGIST	TER	124,350.45	

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

Thank you for your business.

Invoice

DATE	INVOICE#
3/5/2025	150082

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		DESCRIPTIO	ON	RATE	AMOUNT
Lake Mgmt.	Pond I	MAR 05 2025		100.00	100.00

Clearwaterslakemgmt.com

Total

\$100.00

INVOICE



First Coast Foam Party LLC

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

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

Invoice No#: 2025-04-12-01 Invoice Date: Feb 25, 2025 Due Date: Apr 12, 2025



\$525.00 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**

#	ı	ě	M	S	&	D	ES	C	R	P	Ī	Ю	N	

PRICE AMOUNT(\$) 1 2 hour FOAM party Easter egg hunt 4/12/2025 10-12. \$525.00 \$525.00 \$525.00 Subtotal \$0.00 Shipping \$525.00 USD TOTAL

NOTES TO CUSTOMER

Thank you for allowing us to party with you! The above party is going to be a one cannon, two hour event scattering a light layer of fun FOAM for kids to search for Easter eggs in. 03/30/2024 10-12.

TERMS AND CONDITIONS

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

INVOICE

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

Invoice No#: 1782

Invoice Date: Feb 25, 2025

Due Date: Apr 4, 2025

\$815.00 AMOUNT DUE

BILL TO

Cypress Bluff CDD

Marcy Pollicino

mpollicino@vestapropertyservices.com

ITEMS & DESCRIPTION

PRICE AMOUNT(\$)

\$890.00

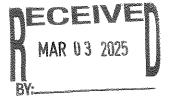
1 Easter Event Saturday, April 12·10:00am – 12:00pm \$320 Bunny (mascot plus assistant) \$320 Spiderman (performer plus assistant) \$200 Harry Potter -or- Hermonie \$50 Cauldron rental \$890 total

Subtotal \$890.00

Other discount -\$75.00

Shipping \$0.00

\$890.00



TOTAL \$815.00 USD

NOTES TO CUSTOMER

Thank you for choosing Girly-Girl Parteas for your celebration!

TERMS AND CONDITIONS

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

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

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

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

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

Governmental Management Services, LLC

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

invoice

\$5,938.77

Balance Due

Invoice #: 98

Invoice Date: 3/1/25 Due Date: 3/1/25

Case:

P.O. Number:

Bill To:

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

	Description	Hours/Qty	Rate	Amount
Nebsite Adminis nformation Tech	es - March 2025 tration - March 2025 nology - March 2025 gent Services - March 2025		4,601.17 117.08 234.08 632.50 15.48 157.54 179.40 1.52	4,601.17 117.08 234.08 632.50 15.48 157.54 179.40
	SY:	AND COMMENTAL AND COMMENT AND COMMENTAL AND		
		Total Payment	s/Credits	\$5,938.77 \$0.00



INVOICE

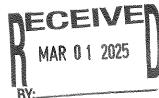
Attention: Cypress Bluff Community Development District Address: 10571 E-Town Pkwy, Jacksonville, FL 32256

Invoice Number: 9308383

11925 Alden Trace Blvd N Jacksonville FL 32246

[Diesing sidorge	and mile GHO is an		- Pri	
DJ Ross for Trivia	3/5/2025	indicate and the second control of the secon	\$	300.00

Final Balance Due



\$ 300.00

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

filini file flotor Club

Invoice #0000161

Issue Date: May 19, 2024 Due Date: Apr 13, 2025

Mini-Me Motor Club Jacksonville, Florida United States MMMC@minimemotorclub.com Phone: 904-878-1426 Company ID: 830705764

BM to:

Cypress Bluff CDD 10571 eTowne Parkway Jacksonville, 32256 Additional Customer Info: recharge@etownjax.com Phone: 904-527-1081



Product or Service	Quantity	Price	Line Total
Mini-Me Event You are getting: - 2+ attendants for maintaining organization for timed rides -Best for large parties with 25+ kiddosSingle and double seated cars	1	\$535.00	\$535.00

Subtotal	\$535.00
Tax breakdown	
Tax Exempt (0%)	\$0.00
Tax total	\$0.00
Invoice Total	\$535.00
Amount Paid	\$0.00
Balance Due	\$535.00

Event date April 12, 2025 10am-12pm.

Cancellation policy: We do require a \$50 deposit using a Visa or MasterCard. This deposit is credited towards your total bill. ALL DEPOSITS or PAYMENTS ARE NON- REFUNDABLE. IF you cancel for ANY reason you will receive a CREDIT that can be used for up to 3 months. Your invoice will be updated to reflect the cancellation and you will have (1) opportunity to use the deposit / full payment made at the time of the order. For further detail call 904-878-1426.



Email: julie.cafarella@proforma.com

Proforma NorthPoint Telephone: 904-330-0162

Original Bill

Bill Number BP64018440A Bill Date 2/25/2025 Due Date

3/26/2025

Terms Net 30

Sales Order SP64018440 Sales Person Blair Wygle

Shipped To

Marcy Pollicino 10571 eTown Parkway JACKSONVILLE, FL 32256

Recharge Amenity Center

Sold To

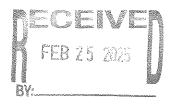
Marcy Pollicino Cypress Bluff Community Development 475 W Town PL Suite 114 SAINT AUGUSTINE, FL 32092 Phone: 904-527-1081 Recharge@etownjax.com

Item #	Item Descr	iption	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Port Authority Digi Heathe Polo.	r Performance	1	1	0	36.5000	Each	=	\$36.50
C	Color: <u>Dress Blue Nvy</u> : 1	- L							
	Sport-Tek Women's Posi- Sleeve	JV Pro Long	2	2	0	28.0000	Each	-	\$56.0
	Color: <u>TrueNavy</u> : 2 - M								
Line-Item Total	Freight Amount	Tax Amount	Sub Tot	al	Deposits	Credits/D	iscounts	Amou	nt Due:
\$92.50	\$24.20	-	9	116.70		-			\$116.70 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	BP64018440A	2/25/2025	\$116.70	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



Maintenance Invoice

Invoice#: 16763

Date: 02/27/2025

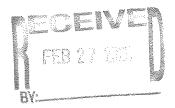
Billed To: Cypress Bluff CDD 2 GMS

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
Dog Park Mulch	1.00	650.00	650.00



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

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

Amount Due

650.00



Maintenance Invoice

Invoice#: 16767

Date: 02/27/2025

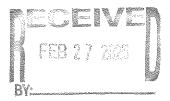
Billed To: Cypress Bluff CDD 2

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
Installation of Playground Mulch.	1.00	750.00	750.00



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

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

Amount Due

750.00

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

Tim Fluharty 1275 Eutaw Pl Jacksonville, FL 32207 Invoice SPARKS

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

Invoice #: 25-402

issued:

2/26/2025

Due:

4/18/2025

Invoice Total:

item Description		Price Cuentily		Tokell
eTown Music Performance		\$300.00 1	\$0.00	\$300.00
Notes:	DECEIVE MAR 03 2025	Subtotal		\$300.00
4/18/25	MAR 03 2025	Discount		\$0.00
		Tax		\$0.00
	BY	Shipping		\$0.00
		Balance Due		\$300.00



Invoice

Invoice # Date 424893 03/01/2025

Terms

Due Date

03/31/2025

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

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300

Jacksonville FL 32202



State (Sinforce and State Control of the State Cont	eret (chillis) in a m	edikation in the second	<u>/13.14(4)31(31</u> (3)
Amenity Manager	1	10,843.92	10,843.92
Facility Attendant	1	6,480.08	6,480.08
Pool Maintenace	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





Invoice

Date:	Invoice #:
3/12/2025	192281

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

Rep	Work Order
	Rep PM SCOTT HAINES

ltem	Description	Amount
	Final Billing Etown Recharge Center Attn:Marci Pollicino – Vesta Property Services 2 17 25 Re:stucco repairs -10571 E Town Parkway 32256 >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 isssues are found where the drywall is removed we will show proper authority before pricing Total Price \$6,590.00	\$6,590.00

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:	\$6,590.00
Sales Tax:	\$0.00
Invoice Total:	\$6,590.00
Payments and Credits:	\$0.00
Total Due:	\$6,590.00

KUTAK ROCK LLP

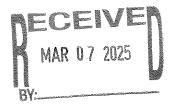
TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 7, 2025

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



Reference: Invoice No. 3536518 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. 3536518

4123-1

Re: Gener	ral Counsel			
For Professio	nal Legal Services	s Rendered	I	
01/04/25	J. Johnson	0.50	192.50	Monitor legislative process relating to matters impacting special districts
01/21/25	K. Buchanan	0.70	245.00	Review and finalize project completion resolution
01/28/25	K. Buchanan	3.20	1,120.00	Prepare for and attend board meeting
01/28/25	J. Gillis	0.30	52.50	Confer with staff regarding Capitol Conversations legislative update email list
01/30/25	K. Buchanan	0.30	105.00	Review open items
TOTAL HOU	JRS	5.00		

KUTAK ROCK LLP

Cypress Bluff CDD March 7, 2025 Client Matter No. 4123-1 Invoice No. 3536518 Page 2

TOTAL FOR SERVICES RENDERED \$1,715.00
DISBURSEMENTS
Travel Expenses 52.07

TOTAL DISBURSEMENTS <u>52.07</u>

TOTAL CURRENT AMOUNT DUE \$1,767.07



Service Contract INVOICE

CUSTOMER NO.:

66614678 2/13/2025 **ETOWN SWIM & FITNESS**

INVOICE NO.:

DATE:

100401857535

DUE DATE: 3/15/2025

ACCOUNT SUMMARY

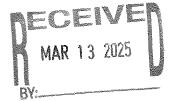
BUILDING ADDRESS

ETOWN SWIM & FITNESS 10571 ETOWN PKWY JACKSONVILLE FL 32256-5892

CONTRACT: 120512 | TAJ06137

Maintenance Service from 3/1/2025 to 2/28/2026

\$3,544.20



NET SERVICE CONTRACT AMOUNT

\$3,544.20

Sales Tax

\$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE

\$3,544.20

IMPORTANT MESSAGES

To automate your payment, opt in to paperless billing, or to change your billing address, please visit https://otis. payinvoicedirect.com or scan the QR code below.



ACH Payment Information:

Bank Name: JP Morgan Chase Acct Name: Otis Elevator Company

Acct #: 55-20622 Routing #: 071000013

SZIKONTZEWO

AR Rep's Email:

Aishwarya.AdhiP@otis.com

AR Rep's Phone#: 1-860-676-6901

OTISLINE®: 1-800-233-6847

100

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

PAYMENTS NOT RECEIVED BY THE DUE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%)
PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS. A PROCESSING FEE WILL BE APPLIED TO CREDIT CARD PAYMENTS.

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

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

CUSTOMER NO.: DUE DATE:

66614678 3/15/2025

INVOICE NO.:

100401857535

TOTAL SERVICE CONTRACT AMOUNT:

\$ 3,544,20

MAKE CHECK PAYABLE TO:

CYPRESS BLUFF COO 475 WEST TOWN PLACE SAINT AUGUSTINE FL 32092

Otis Elevator Company PO Box 730400 Dallas TX 75373-0400



Service Contract SERVICE NOTIFICATION

Page 2 of 2

CUSTOMER NO.:

66614678

2/13/2025

INVOICE NO.:

DATE:

100401857535

ETOWN SWIM & FITNESS

To: <u>Customer</u>
CYPRESS BLUFF COO
475 WEST TOWN PLACE
SAINT AUGUSTINE FL 32092

Re: Price Adjustment Notification (NOT AN INVOICE)

Building ETOWN SWIM & FITNESS 10571 ETOWN PKWY JACKSONVILLE FL 32256-5892

Dear Valued Customer:

Please accept this letter as notification of an adjusted contractual price, in accordance with the provision for the adjustment in price set forth in the contract entered for the maintenance of your equipment. This is the result of an increase in the material price index and/or the mechanic's straight time hourly labor rate.

The adjusted contract price becomes effective on March 1, 2025 and remains in effect until February 28, 2026.

Below is an explanation of how the adjusted price was calculated. The new contract price indicated below is for all units on the contract and does not reflect a credit for any suspended units. We hope to continue to build a strong customer relationship and assure you of our quality service, please do not hesitate to contact us if you have any questions.

Price Adjustment Calculation

Contract #	Price before adjustment	Adjustment %	Current adjusted price
120512	\$3,426,12	3,446 %	\$3,544.20

Price before adjustment and current adjusted price is based on bill frequency of your contract at the time of the adjustment.

Adjustment Percentage is rounded to 3 decimal places.

Best Regards



Invoice

Invoice # Date 425249 02/28/2025

Terms

Due Date

03/31/2025

Memo

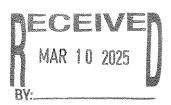
Bill To

Suite 300

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

Vesta Property Services, Inc. 245 Riverside Avenue

Jacksonville FL 32202



Market the first of the second	Chemiles Section	-1941/11/198
Billable Expenses Marcy Pollicino - 2025-02-09 - COSTCO WHSE#1615 - Disposable gloves		76.63
and hose nozzles Total Billable Expenses		76.63
	<u> </u>	

Total 76.63



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ATE WOT HE SOMMETTE PRINT St. Alguerica, P. 72007 VS Marmor 172009061291 TOOTUME STONE AND ESSET 19.77 6 1241493 8L BLOVES 1241493 8L BLOVES 1241493 8L BLOVES 1241492 L BLOVES 1241492 L BLOVES 12.99 6 12.99 h 71,35 SUBJUTAL. 4. 54 ink. 11:54:45

RANKAKKAKAKAKACA405 Tran Tak: 503000000718...

334- IIII.

MPRINTO - Furchase 19.616 : THE SWIT 02/08/2025 14:54 3615 4 134 619

> 76,63 Yisa 0.00 CHANGE

ទី គឺមិ n & 500% TWW 4.69 TOTAL TAK TOTAL NUMBER OF TITLES SOLE -RESULTSONS 14:04 1615 4 134 615

Items Sold: 5 V3 02/08/2025 14:04





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

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



Invoice Number	252250761
Customer Number	C2943565
Invoice Date	02/10/2025
Due Date	03/12/2025
Order Date	02/06/2025
Order Number	S150435863
Order Method	PHONE

15210 1 AB 0:593 E0188X 10292 D13959380083 S2 P10686057 0001:0001

իրիսիմըներիներինիկիիիինիորանրիմ

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
HE	RX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	1	CT	72.99	72.99

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL: ORDER TOTAL: 0.00

Total Due:

72.99

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	252250761	
Invoice Date	02/10/2025	
Terms	Net 30	
Total Due	72.99	

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





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

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

Credit Number	CM3475076
Customer Number	C2943565
Credit Date	02/13/2025
Customer Reference	Orig Sales ID: S149747629;
Order Date	02/06/2025
Order Number	S150435815
Order Method	PHONE

Delivery Address

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

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

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

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	-1	CT	72.98	-72.98

SUBTOTAL:

TAX & BOTTLE DEPOSITS TOTAL:

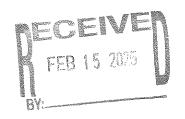
ORDER TOTAL:

Credit Amount:

-72.98 -72.98



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



Remittance Section		
Customer Number	C2943565	
Credit Number	CM3475076	
Credit Date	02/13/2025	
Terms	Net 30	
Credit Amount	-72.98	

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

CREDIT MEMO



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

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

Invoice Number	252766646
Customer Number	C2943565
Invoice Date	03/05/2025
Due Date	04/04/2025
Order Date	03/04/2025
Order Number	S151108154
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,8K,100/CT	2	CT	72.99	145,98

SUBTOTAL:

145.98

TAX & BOTTLE DEPOSITS TOTAL:

Remittance Section Customer Number

Invoice Number

Invoice Date

0.00 145.98

ORDER TOTAL: Total Due:

145.98

C2943565 252766646

03/05/2025

Net 30

145.98

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	Terms	
	Total Due	
	PLEASE REFERENCE IN MAKING PAYMENT. PAY	

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

ER WHEN BSITE OR SEND PAYMENT TO:

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







Date: Invoice #: 3/17/2025 192372

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

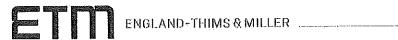
Bill To	
Cypress Bluff CDD	
475 West Town Place Vesta Property Services	
Suite 114	
St Augustine, FL 32092	
Email	Terms
mpollicino@vestapropertyservices.com	Due Upon Receipt

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

Item	Description	Amount
	Final Billing Etown Recharge Center Attn:Marci Pollicino — Vesta Property Services 3 5 25 Re:demo and investigation -10571 E Town Parkway 32256	\$695.00
	>saw cut and remove up to 3 sq ft of drywall on the fitness wall at the bottom of the window per management location >after the drywall is removed we will investigate for any leak issues or damages where the drywall is removed >we will send photos and a written bid to make any repairs needed found from the investigation if needed >if no damages are found from the investigation and we feel like we can install new drywall where removed for the investigation then we will install new drywall and finish to match the existing texture as close as possible and paint to match >includes caulking the bottom of the window in the managers office in location per manager >clean up job site	
	Total Price \$695,00 MAR 1 7 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:	\$695.00
Sales Tax:	\$0.00
Invoice Total:	\$695.00
Payments and Credits:	\$0.00
Total Due:	\$695.00



etminc.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 February 28, 2025

Invoice No:

218545

Total This invoice

\$1,300.00

Project

13102,26002

Cypress Bluff CDD-District Engineer (WA#3)

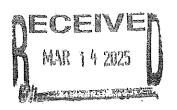
Tasks this month included:

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

Professional Services rendered through February 22, 2025

Labor

		Hours	Rate	Amount	
Executive VP/Chief Engineer					
Weeber, Bradley	2/1/2025	2.00	335,00	670,00	
Engineering Intern					
Makoleo, Mariam	2/1/2025	4.50	140.00	630.00	
Totals		6.50		1,300.00	
Total Labor					1,300.00
			Total This	Invoice	\$1,300.00



Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

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

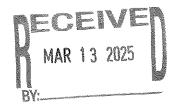
INVOICE

March 13, 2025

Date

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

FL 32092



	4100.50
Serial # 25-01303D PO/File #	\$103.50
	Payment Due
Notice of Meeting of the Board of Supervisors	
	\$103.50
Cypress Bluff Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 3/13	Payment Due Upon Receipt
County Duval	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 # 25-01303D on your check or remittance advice.

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

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

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, March 25,
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 reportly come before it

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 Ser-

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.

man business nouts, and win 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

ing 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
Mar. 13 00 (25-01303D)



Maintenance Invoice

Invoice#: 16809

Date: 03/14/2025

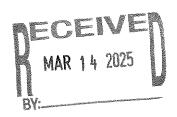
Billed To: Cypress Bluff CDD 2

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
March Landscape Maintenane			
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



Maintenance Invoice

Invoice#: 16810

Date: 03/14/2025

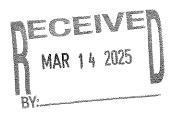
Billed To: Cypress Bluff CDD 2

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
March Landscape Maintenance	1.00	1,808.08	1,808.08



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



Maintenance Invoice

Invoice#: 16811

Date: 03/14/2025

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
March Landscape Maintenance	1.00	6,720.00	6,720.00



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

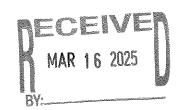
9362 Phillips Highway Jacksonville FL 32256 (904) 260-0811

Amount Due

6,720.00

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

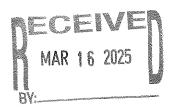
General Fund



Check Request

Date	Amount	Authorized By
March 16, 2025	\$583.85	Oksana Kuzmuk
	Payable to:	
	The Bank of New York Mellon #13	
Date Check Needed:	Budget Category:	
ASAP	001.300.20700.1003	0
	Intended Use of Funds Requested:	
	FY25 Debt Assessment SE 2021	
		, was the same of
(Attach support	ing documentation for request.)	

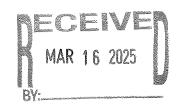
General Fund



Check Request

Date	Amount	Authorized By
March 16, 2025	\$18,860.73	Oksana Kuzmuk
	Payable to:	
A - 2-10-10-10-10-1	The Bank of New York Mellon #13	3
Date Check Needed:	Budget Category:	- Marie - Mari
ASAP	001.300.20700.1000	00
	Intended Use of Funds Requested:	
	FY25 Debt Assessment SE 2019	
(Attach supporti	ng documentation for request.)	

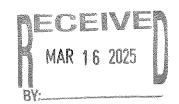
General Fund



Check Request

Date	Amount	Authorized By
March 16, 2025	\$11,411.23	Oksana Kuzmuk
	Payable to:	
	The Bank of New York Mellon #13	
Date Check Needed:	Budget Category:	
ASAP	001.300.20700.10010	0
	Intended Use of Funds Requested:	
	FY25 Debt Assessment SE 2020	
	1.4 (PACASAMI)	
(Attach support	ing documentation for request.)	

General Fund



Check Request

Date	Amount	Authorized By		
March 16, 2025	\$10,990.27	Oksana Kuzmuk		
	Payable to:			
	The Bank of New York Mellon #13			
Date Check Needed:	Budget Category:			
ASAP	001.300.20700.1002	0		
Intended Use of Funds Requested:				
	FY25 Debt Assessment SE 2020A	. 444.400 (100.400)		
(Attach supporti	ng documentation for request.)			

Dynamic Security Professionals, Inc.

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

Invoice

Date	Invoice #
3/24/2025	45246

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
	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 2nd Quarter MAR 2 4 2025 BY	60.00	180.00
Гhank you for your busi	ness.	Subtotal	\$180.00
		Sales Tax (7.5%)	\$0.00
		Total	\$180.00
		Payments/Credits	\$0.00
		Balance Due	\$180.00



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

INVOICE 299-97232

fastsigns.com/299

Completed Date: 3/18/2025

Payment Terms: Net 30

Payment Due Date: 4/17/2025

Created Date: 3/12/2025

DESCRIPTION: Amenity Center Replacement Sign Panels

Bill To: E Town Development Inc

4314 Pablo Oaks Court Jacksonville, FL 32224

US

Installed: E Town Development Inc

Marcy Pollicino

10571 eTown Parkway Jacksonville, FL 32256

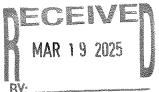
US

Ordered By: Marcy Pollicino

Email: recharge@etownjax.com

Work Phone: (904) 527-1081 Tax ID: 858017634330c2 **Salesperson:** Dominic Byrne Entered By: Dominic Byrne

NO. F	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1 /	Amenity Center Replacement Sign Panels	2	\$372.885	\$0.00	\$745.77
HQ OUTPUT TO RIGID MATERIAL - Premium Printed with 3M8518 UV Laminate Mounted to 6mil ACM		M180cV3 Vinyl			
	Part Qty: 1 Width: 34.00" Height: 10.00" Sides: 1				
1.2	IN HOUSE INSTALLATION - Installation Part Qty: 1				
	1011 403. 1		C	atotal:	\$745.7



Subtotal:	\$745.77
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$745.77
Amount Paid:	\$0.00
BALANCE DUE:	\$745.77

Thank you for your business.

This FASTSIGNS location is independently owned and operated.



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

INVOICE 299-97315

fastsigns.com/299

Completed Date: 3/18/2025

Payment Terms: Net 30

Payment Due Date: 4/17/2025

Created Date: 3/17/2025

DESCRIPTION: eTown Boulevard Banner Repairs

Bill To: Cypress Bluff Community Development

475 W. Town Place

Suite 114

St. Augustine, FL 32092

US

Installed: Cypress Bluff Community Development

Marcy Pollicino

8535 Baymeadows Rd

Ste 7

Jacksonville, FL 32256

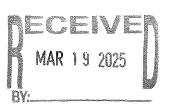
US

Ordered By: Marcy Pollicino

Email: recharge@etownjax.com

Work Phone: (904) 527-1081 Tax ID: 85-8017634330C-2 **Salesperson:** Dominic Byrne Entered By: Dominic Byrne

NO. Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1 eTown Boulevard Banner Repairs	1	\$175.00	\$0.00	\$175.00
1.1 IN HOUSE INSTALLATION -				
Part Qty: 1				
	******	6.64		#47F 00



Subtotal:	\$175.00
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$175.00
Amount Paid:	\$0.00
BALANCE DUE:	\$175.00

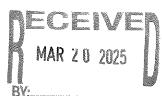
Thank you for your business.

This FASTSIGNS location is independently owned and operated.

Harbinger

2756 Park St Jacksonville, Ft. 32205





INVOICE

BILL TO
VESTA PROPERTY SERVICES
245 RIVERSIDE AVE
SUITE 300
JACKSONVILLE, FL 32202

SHIP TO
ETOWN JAX
11103 E Town Parkway
Jacksonville, FL 32256

INVOICE DATE TERMS

DUE DATE

3414 03/20/2025 Due on receipt 03/20/2025

SALES REP Jill Riley

DESCRIPTION		QTY	RATE	AMOUNT
REPAIRS LABOR: CONFIRM & SYNCHRONIZE 3 SIGN TIMER SCHEDULES. ON 6PM; OFF 1AM; ON 5AM; OFF 7AM.		2	179.50	359.00
Sales Tax calculated by AvaTax for 28813-V3 at Thu Mar 20 06:13:23 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.	SUBTOTAL	THE COLUMN TWO IS NOT THE THE THE THE THE THE THE THE THE TH	no come time time come tan come tan for me derivati for all to a first a first of the time time to	359.00
Thank you for your business. If you have any questions please contact:	XAT			0.00
Michelle May mmay@harbingersign.com	TOTAL			359.00
	BALANCE DUE			\$359.00



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

Service Slip/Invoice

620153219 INVOICE: DATE:

01/06/2025 ORDER: 620153219

Bill To: [415357]

Cypress Bluff CDD 475 W Towne PI 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

		DY	procession of the format of the first of the	
Wey7(#19)#1(#	* littings	Tappel Ped	Jedmiern	Time In
01/06/2025	11:23 AM	FIRE ANT	Demonstrate (1 Table and Marie and Carlotte	11:23 AM
Ponobre	as Order	Terms	Lasi Savice - Mac Sod	e Time Out
		NET 30	01/06/2025	11:33 AM

Turner Pest Control LLC

Atlanta, GA 31192-2503

P.O. Box 952503

904-355-5300

Sarvice	Description		- Philife
LANDOFA	TURNERGREEN - GUARANTEED FIRE ANT CONTROL		\$140.04
		SUBTOTAL	\$140.04
		TAX	\$0.00
		AMT. PAID	\$0.00
		TOTAL	\$140.04
		AMOUNT DUE	\$140.04

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.

Wipes LLC

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



INVOICE

BILL TO

475 West Town Place

Suite 114

St Augustine, FL 32092

SHIP TO

ReCHARGE Amenity Center

10571 eTown Parkway

Jacksonville, FL 32256

SHIP DATE

TRACKING#

03/03/2025 **UPS**

95

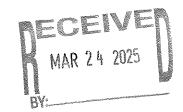
INVOICE

DATE

20064 03/03/2025

1ZX51V3903471745 TERMS DUE DATE Due on receipt 03/03/2025

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	2	98.96	197.92
Shipping	Freight Cost	2	16.39	32.78
Sales Tax	Sales Tax calculated by AvaTax for 52431-V3 at Wed Mar 5 07:59:48 UTC 2025	1	0.00	0.00
		ng n		5557777777777777



SUBTOTAL 230.70 TOTAL 230.70

BALANCE DUE

\$230.70

Pay invoice