Cypress Bluff Community Development District

June 24, 2025

AGENDA

June 17, 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**, **June 24**, **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 May 20, 2025 Board of Supervisors Meeting
- IV. Discussion of the Fiscal Year 2026 Budget
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager
 - 1. Report
 - 2. Rooftop Patio Countertop Options
 - 3. Fitness Equipment Upgrade Options
 - 4. Proposal for Tree Removals
- VI. Financial Reports
 - A. Financial Statements as of May 31, 2025

- B. Assessment Receipts Schedule
- C. Check Register
- VII. Discussion of Security Matters and Consideration of Security Proposals*
- VIII. Other Business
 - IX. Supervisor's Requests and Audience Comments
 - X. Next Scheduled Meeting July 22, 2025 at 1:00 p.m. at the Southeast Regional Library

XI. Adjournment

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

THIRD ORDER OF BUSINESS

MINUTES OF MEETING CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, May 20, 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 Muhl	Chairman
John Hewins	Vice Chairman
Kirk Blomgren	Supervisor
Robert Feist	Supervisor
Also present were:	
Matt Biagetti	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Darrin Mossing	GMS, LLC
Marcy Pollicino	General Manager

The following is a summary of the discussions and actions taken at the May 20, 2025 meeting.

Vesta Property Services

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Public Comment

There were no comments at this time.

THIRD ORDER OF BUSINESS

Dana Harden

Approval of Minutes of the April 22, 2025 Meeting

Mr. Biagetti presented the minutes of the April 22, 2025 meeting to the board. He asked

for any questions, comments, or concerns. Hearing none, he asked for a motion to approve.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the minutes of the April 22, 2025 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS Acceptance of the Fiscal Year 2024 Audit Report

Mr. Biagetti presented the fiscal year 2024 audit report. The audit states the financial statements have been presented fairly with no findings of deficiencies and is in compliance. He noted this is a clean audit and asked for any questions.

Mr. Muhl asked what the district did not meet. Mr. Biagetti stated it did not meet the "Emergency Situations." Mr. Mossing stated this would happen if they did not pay their bills because they did not have enough assessments, however the district did not have any financial emergencies and it is good they do not have this item marked.

On MOTION by Mr. Hewins seconded by Mr. Blomgren with all in favor, the Fiscal Year 2024 Audit Report, was approved.

FIFTH ORDER OF BUSINESSDiscussion of the Capital Reserve Study

Mr. Biagetti provided an overview of the Capital Reserve study. He stated this is a general outline that lists the district's assets and gives an overview of what will need to be repaired or replaced in the next 30 years.

Mr. Muhl asked if the numbers on the study made their way into the budget. Mr. Biagetti stated they had, and they have allocated \$100,000 into the Capital Reserves specifically for the Amenities along with an additional \$20,000.

Mr. Muhl asked if the required annual contributions of \$59.77 on page 1-1 can be updated to differentiate between the regular Residential Units versus the Active Adult Units.

Mr. Mossing suggested having the report updated every few years.

The Board requested to have the Capital Reserve Study updated in 3 years.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date

Mr. Biagetti presented the resolution and the proposed budget to the board. He noted once the budget is approved, the board can decrease the assessments, however the budget cannot be increased. The first increase on the budget is for the Facility Attendant line item for about \$20,000. In 2025, there was no budget for security, and they added one for 2026. He added repairs has been increased due to the numbers they have seen.

Mr. Muhl asked if the budget shows the plans for the Capital Reserves. Mr. Biagetti stated it does, and they are adding \$120,000 to the reserve this year.

Mr. Blomgren asked how the overages get applied at the end of the year. Mr. Biagetti stated it will stay in the account.

Mr. Feist asked what "Lake Maintenance" was. Mr. Biagetti stated it is for the pond maintenance.

Mr. Biagetti stated they are suggesting July 22, 2025 for the public hearing date for the adoption of the budget. He noted the hearing must be at least 60 days after approval.

On MOTION by Mr. Muhl seconded by Mr. Feist with all in favor, Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for July 22, 2025, was approved as presented.

SEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Buchanan stated there will be a legislative session summary coming soon. She noted nothing has been finalized yet.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager- Report on the Number of Registered Voters (2,845)

Mr. Biagetti stated there are currently 2,845 registered voters in the district. He reminded the Board members that they will need to file the financial disclosure Form 1 by July 1st with the Commission on Ethics, and they will also need to complete four hours of ethics training by December 31st.

D. General Manager- Report

Ms. Pollicino provided an overview of the report. She stated on May 10th, a teen resident held a party with an estimated 50 people at Recharge between 10 p.m. and 2 a.m. She noted trash was left in the loft, drivers were out of control and there was vomit on the walls and toilet in the bathroom. There were two toilet paper holders that were taken off the stalls and needed to be replaced. The costs will be \$60 for the three hours it took to clean, \$125 for the

toilet paper holders and \$1,500 to pressure wash the parking lot. She noted the facility is now clean, the toilet paper holders have been replaced, and the teen's amenity privileges have been revoked.

Mr. Muhl asked what the facility's hours are. Ms. Pollicino stated the gym is open from 4 a.m. to midnight. He stated the board needs to talk about changing the hours.

Mr. Hewins stated he does not think changing the hours will prevent things like this happening.

Ms. Pollicino stated she has reached out to the security team to see about changing their cameras. She is looking to receive costs for a new and updated monitoring system and adding a license plate reader to the system.

Ms. Buchanan stated security is exempt from public records, meaning they must hold a closed session when speaking about matters of security. They must add a closed session to the agenda of a meeting.

Ms. Pollicino noted Vesta has been providing Amenity Attendants to watch the areas on busy days.

Ms. Harden stated Vesta has a 24-hour number in the case of emergencies.

Ms. Pollicino continued the overview of her report. She stated the pool shower had a steady leak and was under warranty. However, the manufacturer discontinued the model and sent a different one at no additional cost. She added the playground signs have been updated to reflect the policies and the cost was \$799.29. Recharge received a full pressure was on April 29th and during the clean, water seeped into the second-floor fire panel and set off alarms. This resulted in a full replacement for \$6,587.91. VAK PAK conducted the quarterly maintenance pool inspection on May 2nd, and no issues were noted.

Ms. Pollicino presented the two possible 2026 budget items list on page 170 of the agenda package. The first is a fresh powder coat on the pool furniture tables and end tables for \$3,500 and the second is to change the pool gate to a push button exit for \$4,100. This would prevent residents from using the back gate instead of the front gate when entering the pool. She added she believed the rooftop patio stairs need to be sealed and painted. She asked if they would like to add these to the budget.

Mr. Muhl asked if these will fit into the budget. Mr. Biagetti stated we are almost maxed out for the repairs and maintenance.

4

Cypress Bluff CDD

The board decided to add this into the budget next year.

Ms. Pollicino stated they are in the process of getting the fitness equipment subscription reinstated and it will be done by the next meeting. She added they are in the process to talk to other companies to decide if they want to keep subscription-based fitness equipment.

Ms. Pollicino proceeded with the landscape report. She noted there is an authorization for extra work for a pipe that needs to be fixed, due to not getting enough pressure. She SunSet has performed an inspection and determined it to be the district's irrigation lines. These lines will need to be replaced. She asked for approval to replace the line for \$4,995.

Mr. Biagetti noted they are high on their irrigation budget as well, however there is a landscape contingency. He added this will be necessary for the plant life and there is room in the budget.

On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor, replacing the District's irrigation lines with SunState for \$4,995, was approved.

Ms. Pollicino stated they have had on-going weeding and trimming at Recharge and along the eTown Parkway and all small weeds have been sprayed with herbicide. She noted the irrigation repairs have been completed. The staff detailed Recharge and completed raking the Playground mulch. She noted the Viburnums was treated with growth regulator and the turf weeds on the roundabout islands were treated with herbicide.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of April 30, 2025

Mr. Biagetti presented the financial statements as of April 30, 2025. Copies of which were provided in the agenda package. He noted they are trending positively to the budget.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments are 99.2% collected was included in the agenda package.

C. Check Register

A copy of the check register for April, totaling \$106,082.38 was included in the agenda package for the Board's review.

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

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS There were no comments at this time.	Supervisor's Comments	Requests	and	Audience
TENTH ORDER OF BUSINESS	Next Schedule 1:00 p.m. at th	0		<i>,</i>

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



Community Development District

Approved Budget FY 2026

Presented by:



Table of Contents

1-2	General Fund
3-6	Narratives
7	Debt Service Fund Series 2019
8	Amortization Schedule Series 2019
9	Debt Service Fund Series 2020
10	Amortization Schedule Series 2020
11	Debt Service Fund Series 2020A
12	Amortization Schedule Series 2020A
13	Debt Service Fund Series 2021
14	Amortization Schedule Series 2021
15	Assessment Schedule
16	Capital Reserve Fund

Community Development District

Approved Budget

General Fund

	 Adopted Budget	ctuals Thru	Pro	ojected Next	Pro			approved Budget
Description	FY 2025	5/31/25		4 Months	_	9/30/25		FY 2026
REVENUES:								
Special Assessments	\$ 1,196,190	\$ 1,192,407	\$	3,787	\$	1,196,194	\$	1,339,699
Interest income	5,000	11,999		2,500		14,499		10,200
Other Revenues (Event Fees)	20,000	13,331		6,669		20,000		20,000
TOTAL REVENUES	\$ 1,221,190	\$ 1,217,738	\$	12,956	\$	1,230,694	\$ 1	L,369,899
EXPENDITURES:								
Administrative								
Supervisor Fees	\$ 12,000	\$ 4,800	\$	4,000	\$	8,800	\$	12,000
FICA Expense	918	367		306		673		918
Engineering	5,000	4,645		4,000		8,645		9,500
Arbitrage Rebate	2,400	1,200		1,200		2,400		2,400
Dissemination Agent	7,590	5,160		2,430		7,590		7,969
Attorney	13,000	3,992		9,008		13,000		13,000
Annual Audit	6,500	6,600		-		6,600		6,700
Assessment Roll Administration	11,236	11,236		-		11,236		11,798
Trustee Fees	20,500	22,158		-		22,158		23,000
Management Fees	55,214	36,809		18,404		55,214		57,974
Information Technology	2,809	1,873		936		2,809		2,949
Website Maintenance	1,405	937		468		1,405		1,475
Telephone	500	44		456		500		500
Postage & Delevery	1,500	996		150		1,146		1,500
Printing & Binding	2,500	964		150		1,114		2,500
Insurance General Liability	6,817	6,631		-		6,631		7,460
Legal Advertising	2,500	1,153		1,347		2,500		2,500
Other Current Charges	500	10		500		510		500
Office Supplies	600	81		519		600		600
Dues, Licenses & Subscriptions	175	175		-		175		175
TOTAL ADMINISTRATIVE	\$ 153,663	\$ 109,832	\$	43,874	\$	153,706	\$	165,418
Operations & Maintenance								
<u>Grounds Maintenance</u>								
Lake Maintenance	\$ 1,500	\$ 800	\$	400	\$	1,200	\$	1,500
Landscape Maintenance	408,925	272,617		136,308		408,925		417,103
Landscape Contingency	13,000	5,906		5,000		10,906		13,000
Pump Maintenance Water & Sewer	3,550	-		2,500		2,500		3,550
water & Sewer Irrigation Repairs	26,720 7,500	20,967 12,515		9,000 2,500		29,967 15,015		32,500 10,000
Pest Control	2,400	12,515		2,300		2,400		2,400
Environmental Permit/Monitoring	20,000			20,000		20,000		20,000
Other Repairs and Maintenance	5,000	-		2,500		2,500		5,000

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY 2025		tuals Thru 5/31/25		ojected Next 4 Months	Pro	ojected Thru 9/30/25		Approved Budget FY 2026
Amenity Expenditures									
Insurance	\$ 60,517	\$	56,563	\$	-	\$	56,563	\$	61,650
Amenity Manager (Vesta)	130,127		86,751		38,371		125,122		134,031
Pool Maintenance (Vesta)	9,876		6,584		3,292		9,876		10,172
Pool Chemicals (Vesta)	16,649		11,099		5,550		16,649		17,148
Facility Attendant (Vesta)	77,761		51,841		25,920		77,761		98,500
Janitorial Services (Vesta)	12,950		8,633		4,317		12,950		13,339
Refuse	2,160		1,315		845		2,160		3,000
Security and Gate Maintenance	10,000		1,910		8,090		10,000		10,000
Security Patrol	-		-		-		-		20,000
Facility Maintenance (Vesta)	20,764		13,843		6,921		20,764		21,387
Elevator Maintenance	5.000		3.894		1.106		5.000		5,000
Electric	27,060		14,112		6,000		20,112		25,500
Cable and Internet	13,200		8,263		3,200		11,463		10,200
Licenses and Permits	1,000		-,		1,000		1,000		1,000
Repairs & Maintenance	45,000		48,796		31,204		80,000		80,000
Special Events	35,000		20,969		14,031		35,000		35,000
Holiday Decorations	1,500		1,019		481		1,500		1,500
Fitness Center R&M	18.000		12.919		7.081		20,000		20,000
Fitness Equipment Rentals	25,368		5,074				5,074		20,000
Reserve for Amenities	55,000		19,450		35,550		55,000		100,000
Mobile Application	9,000		3,750		5,250		9,000		9,000
Other Current Charges	3,000		1,398		1,500		2,898		3,000
TOTAL AMENITY EXPENDITURES	\$ 578,932	\$	378,185	\$	199,707	\$	577,892	\$	679,427
Capital Reserve									
Capital Reserve Funding	\$ -	\$	-	\$	-	\$	-	\$	20,000
TOTAL CAPITAL RESERVE	\$ -	\$	-	\$	-	\$	-	\$	20,000
TOTAL EXPENDITURES	\$ 1,221,190	\$	802,345	\$	422,665	\$	1,225,010	\$ 1	L,369,899
		•		•	(100 - 1			•	
EXCESS REVENUES (EXPENDITURES)	\$ -	\$	415,393	\$	(409,710)	\$	5,683	\$	•

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Other Revenues (Event Fees)

Income received from resident rental of Rooftop patio, amenity access fobs, fitness class, etc.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer, England-Thims & Miller, Inc will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2019, 2020, 2020A and 2021 Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

The District's legal counsel, Kutak Rock LLP will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau and Associates currently serves as the District's Independent Auditor.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Trustee Fees

The Trustee at The Bank of New York Mellon administers the District's Series 2019, 2020, 2020A, and 2021 Special Assessment Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.
Expenditures – Field

Lake Maintenance

Maintenance costs to maintain lakes and control vegetation and algae. The District currently uses Clear Waters, Inc. and Aerostar SES for storm water inspection services.

Landscape Maintenance

The District has contracted with Sun State Nursery & Landscaping Estimated costs related to maintain the common areas of the District.

Vendor	Decription	<u>Monthly</u>	Annual
Sun State Nursery & Landscaping	E-Town Area 1, 2 & 3	\$ 34,759	\$ 417,103

Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

Pump Maintenance

Estimated costs related to maintain the irrigation pumps in the District.

Water & Sewer

Estimated costs for irrigation by the district for water, sewer and irrigation billed by JEA.

Account #	Location	<u>Monthly</u>	Annual
Fire Sprinkler 1	10571 E-Town PY	\$ 70	\$ 840
P405621600-Water	11399 Square ST Apt IR01	900	10,800
88781372-Water	10571 E-Town PY	100	1,200
88634656-Irrigation	10571 E-Town PY	1,400	16,800
88781372-Sewer	10571 E-Town PY	130	1,560
	Contingency		1,300
	Total	\$ 2,600	\$ 32,500

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Field (continued)

Pest Control

The estimated costs for Turner 's Pest Control to provide monthly pest control services.

Vendor	Decription	<u>Monthly</u>	Annual
Turner Pest Control	Pest Contol	\$ 200 \$	2,400

Environmental Permit/Monitoring

An Environmental Resource Permit (ERP) is required for development or construction activities to reduce increased flooding, protect the water quality of Florida's lakes and streams from stormwater pollution, and protect wetlands and other surface waters.

Other Repairs & Maintenance

Estimated costs for other repairs and maintenance incurred by the district.

Expenditures – Amenity

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Amenity Manager (Vesta)

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

Pool Maintenance (Vesta)

The District has contracted with Vesta to maintain the Amenity swimming pools.

Pool Chemicals (Vesta)

The District has contracted with Vesta for purchase and delivery of pool chemicals for the maintenance of the Amenity Center swimming pools.

Facility Attendant (Vesta)

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

Janitorial Services (Vesta)

The District utilizes the services of Vesta Property Services to provide janitorial services.

Refuse

This item includes Waste Pro Management picking up trash from the receptacles at the Amenity Center.

<u>Vendor</u>	Decription	<u>Monthly</u>	<u>Annual</u>
Waste Pro	Refuse	\$ 250	\$ 3,000

Security and Gate Maintenance

Estimated maintenance costs of the security cameras and gate.

Security Patrol

Estimates costs for security patrols and mileage reimbursement on District property for off-duty patrols.

Facility Maintenance (Vesta)

The District utilizes the services of Vesta Property Services to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Elevator Maintenance

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Center elevator.

Electric

JEA provides for electric services for the District. The cost of electric associated with the Recreation Facilities:

Account #	Location	<u>Monthly</u>	Annual
22970659	10923 E-Town PY Apt IR01	\$ 30	\$ 360
23679519	11145 Square ST Apt IR01	140	1,680
24059037	11399 Square St Apt IR02	30	360
22972246	10505 E-Town PY Apt IR01	30	360
21277318	10571 E-Town PY	750	9,000
23408499	11399 Square St Apt IR03	1,100	13,200
	Contingency	45	540
	Total	\$ 2,125	\$ 25,500

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity (continued)

Cable and Internet

The District has contracted with Comcast for cable and internet in the Amenity Center.

Account #	Location	<u>Monthly</u>	Annual
8495741213305280	10571 E-Town Pkwy (Fitness)	\$ 850	\$ 10,200

Licenses and Permits

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Special Events

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Fitness Center R&M

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Fitness Center.

Reserve for Amenities

Establishment of general reserve to fund future replacement.

Mobile Application

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District.

Other Current Charges

Represents miscellaneous costs incurred by the District.

Expenditures - Reserves

General Reserves

Establishment of general reserve to fund future replacements of Capital items.

Community Development District

Approved Budget

Debt Service Series 2019 Special Assessment Bonds

	 Adopted Budget	Ac	ctuals Thru	Proj	ected Next	Pr	ojected Thru	1	Approved Budget
Description	FY 2025		5/31/25	4	Months	_	9/30/25		FY 2026
REVENUES:									
Special Assessments	\$ 723,124	\$	721,404	\$	2,577	\$	723,981	\$	723,981
Interest Earnings	5,000		22,625		5,000		27,625		5,000
Carry Forward Surplus ⁽¹⁾	335,466		402,739		-		402,739		411,604
TOTAL REVENUES	\$ 1,063,590	\$	1,146,768	\$	7,577	\$	1,154,345	\$	1,140,586
EXPENDITURES:									
Interest - 11/1	\$ 246,562	\$	246,562	\$	-	\$	246,562	\$	241,313
Principal Prepayment - 11/1	-		15,000		-		15,000		
Interest - 5/1	246,562		246,179		-		246,179		241,313
Principal - 5/1	230,000		230,000		-		230,000		240,000
Principal Prepayment - 5/1	-		5,000		-		5,000		
TOTAL EXPENDITURES	\$ 723,124	\$	742,741	\$	-	\$	742,741	\$	722,626
Other Sources/(Uses)									
Interfund transfer In/(Out)	\$ -	\$	-	\$	-	\$	-	\$	
TOTAL OTHER SOURCES/(USES)	\$ •	\$	•	\$	-	\$	-	\$	
TO TAL EXPENDITURES	\$ 723,124	\$	742,741	\$	-	\$	742,741	\$	722,626

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 236,363

Cypress Bluff Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2019 Special Assessment Bonds

Period	Outstanding Coupons Balance		Principal	Interest	Annual Debt Service
11/01/25	\$ 9,800,000			\$ 241,313	\$ 241,313
05/01/26	9,800,000	4.125%	240,000	241,313	
11/01/26	9,560,000		·	236,363	717,676
05/01/27	9,560,000	4.125%	250,000	236,363	
11/01/27	9,310,000			231,207	717,570
05/01/28	9,310,000	4.125%	260,000	231,207	
11/01/28	9,050,000			225,844	717,051
05/01/29	9,050,000	4.125%	275,000	225,844	
11/01/29	8,775,000			220,173	721,017
05/01/30	8,775,000	4.900%	285,000	220,173	
11/01/30	8,490,000			213,190	718,363
05/01/31	8,490,000	4.900%	300,000	213,190	
11/01/31	8,190,000			205,840	719,030
05/01/32	8,190,000	4.900%	315,000	205,840	
11/01/32	7,875,000			198,123	718,963
05/01/33	7,875,000	4.900%	330,000	198,123	
11/01/33	7,545,000			190,038	718,160
05/01/34	7,545,000	4.900%	345,000	190,038	
11/01/34	7,200,000			181,585	716,623
05/01/35	7,200,000	4.900%	365,000	181,585	
11/01/35	6,835,000			172,643	719,228
05/01/36	6,835,000	4.900%	385,000	172,643	
11/01/36	6,450,000			163,210	720,853
05/01/37	6,450,000	4.900%	400,000	163,210	
11/01/37	6,050,000			153,410	716,620
05/01/38	6,050,000	4.900%	420,000	153,410	
11/01/38	5,630,000			143,120	716,530
05/01/39	5,630,000	4.900%	445,000	143,120	
11/01/39	5,185,000			132,218	720,338
05/01/40	5,185,000	5.100%	465,000	132,218	
11/01/40	4,720,000			120,360	717,578
05/01/41	4,720,000	5.100%	490,000	120,360	
11/01/41	4,230,000			107,865	718,225
05/01/42	4,230,000	5.100%	515,000	107,865	
11/01/42	3,715,000			94,733	717,598
05/01/43	3,715,000	5.100%	545,000	94,733	
11/01/43	3,170,000			80,835	720,568
05/01/44	3,170,000	5.100%	570,000	80,835	
11/01/44	2,600,000			66,300	717,135
05/01/45	2,600,000	5.100%	600,000	66,300	
11/01/45	2,000,000			51,000	717,300
05/01/46	2,000,000	5.100%	635,000	51,000	
11/01/46	1,365,000			34,808	720,808
05/01/47	1,365,000	5.100%	665,000	34,808	
11/01/47	700,000			17,850	717,658
05/01/48	700,000	5.100%	700,000	17,850	717,850
Total		\$	9,800,000	\$ 6,964,050	\$ 16,764,050

Community Development District

Approved Budget

Debt Service Series 2020 Special Assessment Bonds

Description		Adopted Budget FY 2025	ctuals Thru 5/31/25	jected Next Months	Pr	ojected Thru 9/30/25	I	Approved Budget FY 2026
REVENUES:								
Special Assessments	\$	494,600	\$ 492,266	\$ 1,559	\$	493,825	\$	493,825
Prepayments		-	4,773	-		4,773		-
Interest Earnings		10,000	16,109	4,000		20,109		10,000
Carry Forward Surplus ⁽¹⁾		367,386	376,535	-		376,535		394,377
TOTAL REVENUES	\$	871,986	\$ 889,683	\$ 5,559	\$	895,242	\$	898,202
EXPENDITURES:								
Interest - 11/1	\$	174,346	\$ 174,346	\$ -	\$	174,346	\$	171,259
Principal - 11/1		145,000	145,000	-		145,000		150,000
Interest - 5/1		171,519	171,519	-		171,519		168,334
Principal Prepayment - 5/1		-	10,000	-		10,000		-
TOTAL EXPENDITURES	\$	490,865	\$ 500,865	\$ -	\$	500,865	\$	489,593
Other Sources/(Uses)								
Interfund transfer In/(Out)	\$	-	\$ -	\$ -	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$ -	\$ -	\$	-	\$	-
TOTAL EXPENDITURES	\$	490,865	\$ 500,865	\$ -	\$	500,865	\$	489,593
EXCESS REVENUES (EXPENDITURES)	\$	381,121	\$ 388,818	\$ 5,559	\$	394,377	\$	408,609
⁽¹⁾ Carry Forward is Net of Reserve Rec	nuirome	ont		Interest	t Du	e 11/1/26	\$	1(0.224
Surry 101 ward 15 feet of Reserve Rec	1 un cine	.110				e 11/1/26	\$	168,334 155,000
				rincipa	Du	. 11/1/20	\$,
							\$	323,334

Cypress Bluff Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2020 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 6,855,000	3.900%	\$ 150,000	\$ 171,259	\$ 321,259
05/01/26	6,705,000			168,334	+,
11/01/26	6,705,000	4.350%	155,000	168,334	491,667.50
05/01/27	6,550,000	100070	100,000	164,963	171,007100
11/01/27	6,550,000	4.350%	160,000	164,963	489,925.00
05/01/28	6,390,000	1.55070	100,000	161,483	105,525.00
		4.2500/	170,000	161,483	402.065.00
11/01/28	6,390,000	4.350%	170,000	,	492,965.00
05/01/29	6,220,000	4.25.00/	175 000	157,785	400 570 00
11/01/29	6,220,000	4.350%	175,000	157,785	490,570.00
05/01/30	6,045,000	4.25.00/	105 000	153,979	402.057.50
11/01/30	6,045,000	4.350%	185,000	153,979	492,957.50
05/01/31	5,860,000	F 0000/	100.000	149,955	400.010.00
11/01/31	5,860,000	5.000%	190,000	149,955	489,910.00
05/01/32	5,670,000	F 0000/	200.000	145,205	400 410 00
11/01/32	5,670,000	5.000%	200,000	145,205	490,410.00
05/01/33	5,470,000	F 0000/	210.000	140,205	400 410 00
11/01/33	5,470,000	5.000%	210,000	140,205	490,410.00
05/01/34	5,260,000	F 0000/	220.000	134,955	400.010.00
11/01/34	5,260,000	5.000%	220,000	134,955	489,910.00
05/01/35	5,040,000	=	225 000	129,455	100.010.00
11/01/35	5,040,000	5.000%	235,000	129,455	493,910.00
05/01/36	4,805,000	-		123,580	
11/01/36	4,805,000	5.000%	245,000	123,580	492,160.00
05/01/37	4,560,000	-		117,455	
11/01/37	4,560,000	5.000%	255,000	117,455	489,910.00
05/01/38	4,305,000	=	250.000	111,080	100 1 (0.00
11/01/38	4,305,000	5.000%	270,000	111,080	492,160.00
05/01/39	4,035,000	-		104,330	
11/01/39	4,035,000	5.000%	285,000	104,330	493,660.00
05/01/40	3,750,000	-		97,205	
11/01/40	3,750,000	5.000%	295,000	97,205	489,410.00
05/01/41	3,455,000	-		89,830	100 110 00
11/01/41	3,455,000	5.200%	310,000	89,830	489,660.00
05/01/42	3,145,000	-		81,770	
11/01/42	3,145,000	5.200%	325,000	81,770	488,540.00
05/01/43	2,820,000	-		73,320	
11/01/43	2,820,000	5.200%	345,000	73,320	491,640.00
05/01/44	2,475,000	-		64,350	
11/01/44	2,475,000	5.200%	360,000	64,350	488,700.00
05/01/45	2,115,000	-		54,990	
11/01/45	2,115,000	5.200%	380,000	54,990	489,980.00
05/01/46	1,735,000	= 00004	100.000	45,110	100 000 00
11/01/46	1,735,000	5.200%	400,000	45,110	490,220.00
05/01/47	1,335,000	F 00001	100.000	34,710	100 100 00
11/01/47	1,335,000	5.200%	420,000	34,710	489,420.00
05/01/48	915,000	F 00001	11F 000	23,790	100 500 60
11/01/48	915,000	5.200%	445,000	23,790	492,580.00
05/01/49	470,000	F 00001	480.000	12,220	10111000
11/01/49	470,000	5.200%	470,000	12,220	494,440.00
Total			\$ 6,855,000	\$ 5,251,374	\$ 12,106,374

Community Development District

Approved Budget

Debt Service Series 2020A Special Assessment Bonds (Del Webb Project)

	Adopted Budget	Ac	ctuals Thru	Proj	ected Next	Pro	ojected Thru	I	Approved Budget
Description	FY 2025		5/31/25	4	Months	_	9/30/25		FY 2026
REVENUES:									
Special Assessments	\$ 416,315	\$	420,367	\$	1,502	\$	421,869	\$	421,869
Special Assessments - Prepayments	-		10,291		-		10,291		-
Interest Earnings	5,000		13,147		2,000		15,147		5,000
Carry Forward Surplus ⁽¹⁾	178,676		178,995		-		178,995		192,758
TOTAL REVENUES	\$ 599,991	\$	622,799	\$	3,502	\$	626,301	\$	619,627
EXPENDITURES:									
Interest - 11/1	\$ 126,771	\$	126,771	\$	-	\$	126,771	\$	124,259
Interest - 5/1	126,771		126,771		-		126,771		124,259
Principal - 5/1	165,000		165,000		-		165,000		175,000
Principal Prepayment - 5/1	-		15,000		-		15,000		-
TOTAL EXPENDITURES	\$ 418,543	\$	433,543	\$	-	\$	433,543	\$	423,518
Other Sources/(Uses)									
Interfund transfer In/(Out)	\$ -	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$	-	\$	-	\$	-	\$	
TOTAL EXPENDITURES	\$ 418,543	\$	433,543	\$	-	\$	433,543	\$	423,518
EXCESS REVENUES (EXPENDITURES)	\$ 181,449	\$	189,256	\$	3,502	\$	192,758	\$	196,109

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 121,524

Cypress Bluff Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2020A Special Assessment Bonds (Del Webb Project)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 6,815,000		\$	124,259	\$ 124,259
05/01/26	6,815,000	3.125%	175,000	124,259	+,
11/01/26	6,640,000			121,524	420,783.13
05/01/27	6,640,000	3.125%	180,000	121,524	
11/01/27	6,460,000		,	118,712	420,236.25
05/01/28	6,460,000	3.125%	185,000	118,712	120,200120
11/01/28	6,275,000	0.12070	100,000	115,821	419,533.13
05/01/29	6,275,000	3.125%	190,000	115,821	117,555.15
11/01/29	6,085,000	5.12570	190,000	112,853	418,673.75
05/01/30	6,085,000	3.125%	195,000	112,853	410,075.75
11/01/30	5,890,000	5.125%	195,000	109,806	417,658.13
05/01/31	5,890,000	3.625%	205,000	109,806	417,050.15
11/01/31	5,685,000	5.025%	203,000	109,800	420,895.63
05/01/32	5,685,000	3.625%	210,000	106,090	420,095.05
11/01/32	5,475,000	3.02370	210,000	100,090	418,373.75
05/01/33	5,475,000	3.625%	220,000	102,284	410,373.73
11/01/33	5,255,000	3.02370	220,000	98,296	420,580.00
05/01/34	5,255,000	3.625%	225,000	98,296	420,300.00
11/01/34	5,030,000	5.02570	223,000	94,218	417,514.38
05/01/35	5,030,000	3.625%	235,000	94,218	417,514.50
11/01/35	4,795,000	5.02570	233,000	89,959	419,176.88
05/01/36	4,795,000	3.625%	245,000	89,959	11,170.00
11/01/36	4,550,000	0.02070	215,000	85,518	420,476.88
05/01/37	4,550,000	3.625%	255,000	85,518	120,170.00
11/01/37	4,295,000	5.62570	200,000	80,896	421,414.38
05/01/38	4,295,000	3.625%	260,000	80,896	121,11100
11/01/38	4,035,000	0.02070	200,000	76,184	417,080.00
05/01/39	4,035,000	3.625%	270,000	76,184	,
11/01/39	3,765,000		, , , , , , , , , , , , , , , , , , , ,	71,290	417,473.75
05/01/40	3,765,000	3.625%	280,000	71,290	,
11/01/40	3,485,000		,	66,215	417,505.00
05/01/41	3,485,000	3.800%	290,000	66,215	,
11/01/41	3,195,000		,	60,705	416,920.00
05/01/42	3,195,000	3.800%	305,000	60,705	
11/01/42	2,890,000			54,910	420,615.00
05/01/43	2,890,000	3.800%	315,000	54,910	
11/01/43	2,575,000			48,925	418,835.00
05/01/44	2,575,000	3.800%	330,000	48,925	
11/01/44	2,245,000			42,655	421,580.00
05/01/45	2,245,000	3.800%	340,000	42,655	
11/01/45	1,905,000			36,195	418,850.00
05/01/46	1,905,000	3.800%	355,000	36,195	
11/01/46	1,550,000			29,450	420,645.00
05/01/47	1,550,000	3.800%	365,000	29,450	
11/01/47	1,185,000			22,515	416,965.00
05/01/48	1,185,000	3.800%	380,000	22,515	
11/01/48	805,000			15,295	417,810.00
05/01/49	805,000	3.800%	395,000	15,295	
11/01/49	410,000			7,790	418,085.00
05/01/50	410,000	3.800%	410,000	7,790	417,790.00
Total		\$	6,815,000 \$	3,784,729	\$ 10,599,729

Community Development District

Approved Budget

Debt Service Series 2021 Special Assessment Bonds

		Adopted Budget	Ac	tuals Thru	Proj	ected Next	Pro	ojected Thru	I	Approved Budget
Description		FY 2025		5/31/25	4	Months	_	9/30/25	FY 2026	
REVENUES:										
Special Assessments	\$	114,450	\$	115,170	\$	80	\$	115,250	\$	115,250
Interest Earnings		2,000		3,348		750		4,098		2,000
Carry Forward Surplus ⁽¹⁾		44,853		44,617		-		44,617		51,279
TOTAL REVENUES	\$	161,303	\$	163,135	\$	830	\$	163,965	\$	168,529
EXPENDITURES:										
Interest - 11/1	\$	33,843	\$	33,843	\$	-	\$	33,843	\$	33,326
Interest - 5/1		33,843		33,843		-		33,843		33,326
Principal - 5/1		45,000		45,000		-		45,000		45,000
TOTAL EXPENDITURES	\$	112,686	\$	112,686	\$	-	\$	112,686	\$	111,651
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$		\$	-	\$	-	\$	
TOTAL EXPENDITURES	\$	112,686	\$	112,686	\$	-	\$	112,686	\$	111,651
EXCESS REVENUES (EXPENDITURES)	\$	48,616	\$	50,449	\$	830	\$	51,279	\$	56,877
⁽¹⁾ Carry Forward is Net of Reserve Requ	liromon	F				Intoroc	+ Duz	11/1/26	\$	32 808

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 32,808

Cypress Bluff Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 1,870,000			\$ 33,326	\$ 33,326
05/01/26	1,870,000	2.300%	45,000	33,326	
11/01/26	1,825,000			32,808	111,133.75
05/01/27	1,825,000	2.875%	50,000	32,808	
11/01/27	1,775,000			32,089	114,897.50
05/01/28	1,775,000	2.875%	50,000	32,089	
11/01/28	1,725,000		,	31,371	113,460.00
05/01/29	1,725,000	2.875%	50,000	31,371	110,100100
11/01/29	1,675,000	2.07070	50,000	30,652	112,022.50
05/01/30	1,675,000	2.875%	50,000	30,652	112,022.30
11/01/30	1,625,000	2.07 5 70	50,000	29,933	110,585.00
05/01/31	1,625,000	2.875%	55,000	29,933	110,505.00
11/01/31	1,570,000	2.07070	55,000	29,143	114,075.63
05/01/32	1,570,000	3.300%	55,000	29,143	111,075.00
11/01/32	1,515,000	0.00070	00,000	28,235	112,377.50
05/01/33	1,515,000	3.300%	55,000	28,235	112,577.50
11/01/33	1,460,000	5.50070	55,000	27,328	110,562.50
05/01/34	1,460,000	3.300%	60,000	27,328	110,002.00
11/01/34	1,400,000	5.50070	00,000	26,338	113,665.00
05/01/35	1,400,000	3.300%	60,000	26,338	110,000,000
11/01/35	1,340,000	0.00070	00,000	25,348	111,685.00
05/01/36	1,340,000	3.300%	65,000	25,348	111,000100
11/01/36	1,275,000		,	24,275	114,622.50
05/01/37	1,275,000	3.300%	65,000	24,275	111,022.00
11/01/37	1,210,000	5.50070	00,000	23,203	112,477.50
05/01/38	1,210,000	3.300%	70,000	23,203	,
11/01/38	1,140,000		,	22,048	115,250.00
05/01/39	1,140,000	3.300%	70,000	22,048	,
11/01/39	1,070,000			20,893	112,940.00
05/01/40	1,070,000	3.300%	70,000	20,893	,
11/01/40	1,000,000		,	19,738	110,630.00
05/01/41	1,000,000	3.300%	75,000	19,738	.,
11/01/41	925,000			18,500	113,237.50
05/01/42	925,000	4.000%	75,000	18,500	,
11/01/42	850,000			17,000	110,500.00
05/01/43	850,000	4.000%	80,000	17,000	
11/01/43	770,000		,	15,400	112,400.00
05/01/44	770,000	4.000%	85,000	15,400	
11/01/44	685,000		,	13,700	114,100.00
05/01/45	685,000	4.000%	85,000	13,700	
11/01/45	600,000			12,000	110,700.00
05/01/46	600,000	4.000%	90,000	12,000	
11/01/46	510,000			10,200	112,200.00
05/01/47	510,000	4.000%	95,000	10,200	
11/01/47	415,000			8,300	113,500.00
05/01/48	415,000	4.000%	100,000	8,300	
11/01/48	315,000			6,300	114,600.00
05/01/49	315,000	4.000%	100,000	6,300	
11/01/49	215,000			4,300	110,600.00
05/01/50	215,000	4.000%	105,000	4,300	
11/01/50	110,000			2,200	111,500.00
05/01/51	110,000	4.000%	110,000	2,200	112,200.00
Total		\$	1,870,000	\$ 1,089,248	\$ 2,959,248

Community Development District

Non-Ad Valorem Assessments Comparison

2025-2026

Neighborhood	O&M Units	Annual Maintenance Assessments									
		FY 2026	FY 2025	Increase/	(decrease)						
Active Adult Residential	519 1479	\$391.89 \$841.74	\$368.62 \$745.01	\$23.28 \$96.74	6.31% 12.98%						
Total	1998										

Community Development District

Approved Budget

Capital Reserve Fund

Description	Adopt Budg FY 202	et	s Thru 1/25	ted Next onths	cted Thru 30/25	pproved Budget FY 2026
REVENUES:						
Interest Income Capital Reserve Funding Carry Forward Balance	\$	- - -	\$ -	\$ -	\$ -	\$ 500 20,000 -
TOTAL REVENUES	\$	-	\$ -	\$ -	\$ -	\$ 20,500
EXPENDITURES:						
Repairs and Replacements	\$	-	\$ -	\$ -	\$ -	\$ 16,000
TOTAL EXPENDITURES	\$	-	\$ -	\$ -	\$ -	\$ 16,000
Other Sources/(Uses)						
Transfer in/(Out)	\$	-	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$	-	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$	-	\$ -	\$ -	\$ -	\$ 16,000
EXCESS REVENUES (EXPENDITURES)	\$	-	\$ -	\$ -	\$ -	\$ 4,500

Capital Reserve Study

Description	-	Y 2026 rve Study
Reserves Beginning of Year	\$	-
Contributions		119,428
Interest Income		3,103
Expenditures		(16,000)
Anticipated Balance	\$	106,530

Description	 2026 udget
Reserves Beginning of Year	\$ -
Contributions	20,000
Interest Income	500
Expenditures	(16,000)
Anticipated Balance	\$ 4,500

Variance Reserve Study Vs Actual (\$102,030)

FIFTH ORDER OF BUSINESS

D.

1.



COMMUNITY MANAGER REPORT 6/24/25 SUBMITTED BY MARCY POLLICINO

RECHARGE UPDATE:

Incident May 25

One male teenager hopped the main gate at 12:12am and proceeded to open the gate for a teenage girl. The pair then both hopped the pool gate and swam for 45 minutes. According to a post on Facebook, a resident was in the parking lot at this time and called the police. The police arrived as the teenagers were leaving. The police said they were residents and sent them home. See incident report attached.

Incident June 3

Clubhouse attendant on duty became aware of a party scheduled at Recharge for 8:30pm (after pool close). The clubhouse attendant stayed late (until 10pm) to ensure a party was not held. The attendant caught two male teenagers in the pool at 8:25pm and five male teenagers trying to use the rooftop patio at 8:47pm. See incident report attached.

Incident June 8

Teenagers held a party at Recharge starting around 9pm and ending at 10pm. No damage was incurred with the exception of fast food trash left in the parking lot. A minor resident was identified. See incident report attached.

After Hours Emergency Number

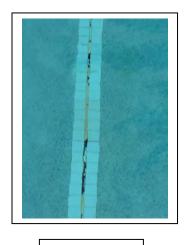
The Vesta Property Services emergency after hours number has been posted in the fitness center. The number is (904)747-0181.

Pool Inspection

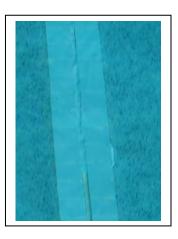
Recharge pool passed the Florida State Health Department inspection on May 16, 2025. See report attached.

Pool Expansion Joints

The Vesta Property Services team patched the expansion joints with pool putty. Cost: \$118



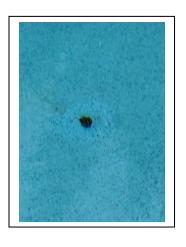
BEFORE



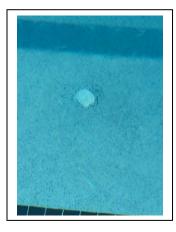
AFTER

Pool Rust

There was rust on the bottom of the pool. Village Pools determined there is no steel protruding from the bottom. Village Pools cleaned the area and patched it with pool putty. The team will monitor to determine if rust comes back. If it does a full drain and repair will be required. If the patch holds Village Pools may be able to place a plaster patch without draining the pool.



RUST



PATCH

eTOWN PARKWAY UPDATE

Cave In

There was a cave in within the landscape median along eTown Parkway in front of the Gate gas station. Mikey White, The PARC Group, sent Vallencourt out to troubleshoot. Vallencourt determined the cave in was not a result of the roadway storm drain infrastructure. After consulting with Sun State, the cave in may have been residual (from the previous cave in at this location). Sun State roped off the area and will be filling with dirt.



CAVE IN



CAVE IN

May Amenity Use: Gym door was opened 2,940 times.

Rear gym door was opened 82 times.

Main entry gate was opened 3,288 times.

Main pool gate was opened 1,310 times.

Side pool gate was opened 139 times.

EVENTS UPDATE:

Food Truck Friday

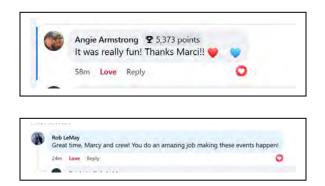
Rob & Julie performed on the rooftop patio. Jammas Jax was on site for dinner. 50 +/- attended



Memorial Day

We gathered in gratitude for our freedom while enjoying live music by The Good Souls (with a surprise performance by Rob & Julie), mini golf, cornhole, bubbles and cotton candy! E&W BBQ and Tikiz Shaved Ice on site for lunch. 200 +/- attended

Social Media Reaction:















Adult Only Swim Cancelled due to a rainstorm.

<u>Sloth Paint</u> Residents met a sloth and then painted one! Residents paid \$50pp for this experience. 20 registered.













Tropical Vibes

Local musician Shaun Bennett played his steel drum poolside. Unfortunately, a storm interrupted the event periodically. Photos were not taken at this event. 50 +/- attended with attendance falling off due to rain.

Mister Softee Food Truck

Mister Softee was on site for Father's Day. Truck performed ok (stormy weather).

<u>JUNE EVENTS</u>: DJ Poolside, Pandan Leaves Food Truck Pop Up <u>JULY EVENTS</u>: Adult Swim, 4th of July, DJ Poolside, Steel Drum Music

ACTION ITEMS UPDATE

Rooftop Patio Countertop

Part of the rooftop patio countertop lip fell off. The porcelain stone is unable to be repaired, and the color is now obsolete, resulting in two repair choices. Proposals are attached.







CHOICE ONE

Modify the visual appearance of the countertop.

All Weather Contractors

Demo the existing porcelain stone countertop lip. Scrap and smooth for an even finish. The top porcelain counter will remain and will now show a black edge bottom. Cost: \$495

CHOICE TWO Demo the existing countertop and replace.

Universal Stone Demo and replace countertop with a 20mm Gray Matte Fabrication Porcelain Cost: \$8,500

Fitness Center Equipment Upgrade Costs

All quotes are attached with the exception of the Advantage Fitness Maintenance Plan because they are our current vendor.

Current equipment vendor: Advantage Fitness

ROWER AND RECUMBENT BIKE ONLY	COST
Precor Recumbent Bike	\$5,495
Assault Air Rower Elite	\$1,199
Freight	\$375
Delivery and Install	\$420
GRAND TOTAL	\$7,489

*Lease not offered under \$10K (Bike and Rower Only)

FULL EQUIPMENT UPGRADE	COST
Precor Recumbent Bike	\$5,495
Assault Air Rower Elite	\$1,199
Freight	\$375
Delivery and Install	\$420
GRAND TOTAL	\$7,489
Precor Pulldown/Row	\$3,095
Precor Leg Extension Curl	\$3,195
Precor Leg Press	\$6,495
Precor Bench	\$695
Precor Weight Rack	\$975
Freight	\$1,875
Delivery and Install	\$2,440
GRAND TOTAL	\$33,748

FINANCE FOR \$36,049	COST
36 Months	\$1,207
48 Months	\$938
60 Months	\$776

MAINTENANCE PLAN	COST
Billed Per Visit	\$414
4x Per Year	\$1,460

Commercial Fitness

ROWER AND RECUMBENT BIKE ONLY	COST
Matrix Endurance Touch Recumbent	\$7,495
Matrix RowerX with Magnetic Resistance	\$1,950
Delivery and Install	\$385
Freight	\$558
GRAND TOTAL	\$10,388

FINANCE FOR \$10,388	COST
5 Annual Payments	\$2,480.56
20 Quarterly Payments	\$648.25

FULL EQUIPMENT UPGRADE	COST
Matrix Endurance Touch Recumbent	\$7,495
Matrix Endurance Touch Upright Cycle	\$6,899
Matrix Indoor Cycle CXC plus console	\$2,120
Matrix Rower X	\$1,950

Matrix Bench	\$799
Matrix Dumbbell Flat Rack	\$995
Matrix Versa Duals Ext & Curl STD Stack	\$3,467.74
Matrix Versa Duals Lat Row STD Stack	\$3,350.00
Matrix Versa Duals Leg Press	\$4,295
Matrix Versa Duals Multi Press	\$3,350
Delivery and Install	\$1,250
Freight	\$2,703
GRAND TOTAL	\$38,674

FINANCE FOR \$38,674	COST
5 Annual Payments	\$9,164
20 Quarterly Payments	\$2,394.75

MAINTENANCE PLAN	COST
Billed Per Visit	\$365
4x Per Year	\$1,460

First Place Fitness

ROWER AND RECUMBENT BIKE ONLY	COST
R1000 Recumbent Bike with 10" Touch Screen Display	\$2,983.50
VR500 Rower - with Connect 22 Inch Tablet With Mounting Bracket.	\$2,103.75
First Floor Delivery + Installation Fee	\$550.00
GRAND TOTAL	\$5,637.25

FINANCE FOR \$5,637.25	COST
24 months	\$299.45
36 months	\$211.96
48 months	\$168.61
60 months	\$142.85
* 1 time \$295 documentation fee	\$295.00

FULL EQUIPMENT UPGRADE	COST
R1000 Recumbent Bike with 10" Touch Screen Display	\$2,983.50
SPR Spin Bike - with Connect 22 Inch Screen	\$2,448.00
U1000 Upright Bike w/10" TS Display	\$2,516.85
VR500 Rower - with Connect 22 Inch Tablet With Mounting Bracket.	\$2,103.75
BFID5 Commercial Bench	\$428.40
SRDB353 Tier Shelf Dumbbell Rack	\$650.25
Seated Leg Extension & Leg Curl 200LB Weight Stack	\$2,142.00
Lat Pull & Low Row 200LB Weight Stack	\$2,142.00
CHS-29 Leg Press Calf Raise	\$2,142.00
Multi Press (Shoulder & Chest) 200LB Weight Stack	\$2,142.00
First Floor Delivery + Installation Fee	\$2,750.00

GRAND TOTAL	\$22,448.75
**Bodycraft cardio equipment and Spirit strength equipment	

FINANCE FOR \$22,448.75	COST
24 months	\$1,148.03
36 months	\$805.46
48 months	\$635.30
60 months	\$533.83
* 1 time \$295 documentation fee	\$295.00

MAINTENANCE PLAN	COST
Billed Hourly	\$149.95
Average Per Visit (2 hours)	\$299.99

LANDSCAPE REPORT

- 1. Ongoing weeding and trimming at Recharge and along eTown Parkway.
- 2. Sprayed all small weeds with Herbicide.
- 3. Hand pulled weeds in flower beds.
- 4. 64 pallets of sod were replaced throughout eTown due to winter freeze. This type of sod replacement is not part of our contract. However, Sun State replaced it with good faith. Moving forward, if sod is damaged from cold temperatures, the district will pay for replacement. The sprinkler schedule was increased for two weeks due to the (new) sod placement.
- 5. Four dead trees in the dog park are recommended for removal. See proposal with photos attached. Cost: \$1,400
- 6. Sprayed dog park with Herbicide.
- 7. Raked playground mulch.
- 8. Recharge building and pool area received new mulch.
- 9. Planted liriope in the pool area. This was a replacement from plants lost in the winter freeze.
- 10. Installed a 550 ft pipe for the pool deck irrigation water line. Cost: \$4,995
- Jasmine has been filled between Marconi and Del Webb. The district paid for 120 plants; however, Sun State installed 220 plants in good faith. It will take time for the Jasmine to fill in and cover this area completely. Cost: \$1,230.









BEFORE

AFTER

BEFORE

AFTER

Time of Incident: 12:12 am

Date of Incident: May 25, 2025

Location of Incident: Recharge

Name of Individual: Do not have.

Phone Number: Do not have.

CBCDD Resident: Possible

Were the police contacted? By a resident.

Name of witness: Do not have.

Work Phone Number: NA

Description of Incident: Please be advised one teenage boy hopped the main gate at 12:12am and then proceeded to open the gate for a teenage girl. The two then proceeded to hop over the pool gate. They swam for roughly 45 minutes. According to a post on Facebook, a resident was in the parking lot and called the police. The police arrived at 1:06am when the pair was leaving. The resident (who called the police) commented on Facebook that the police didn't do anything because the kids were residents. The police sent them home.

It is important to note Vesta staff left at midnight.

Also, please note there were multiple cars driving in and out of the parking lot around 10:00-11:45pm last night. Some cars had the music cranked up. The cars didn't stay long.

Also, around 10pm the Vesta staff caught teens hopping the main gate to use the bathroom and sent them away.

Trash was found in the parking lot next day. Trash included vape wrappers, condom, and food wrappers.

Marcy Pollicino Employee Name May 25, 2205 Date

Time of Incident: 8:30pm

Date of Incident: June 3, 2025

Location of Incident: Recharge

Name of Individual: Minor Resident

Phone Number: NA

CBCDD Resident: Yes

Were the police contacted? No

Name of witness: DeWitt Hughes

Work Phone Number: (904)527-1081

Description of Incident: At 7:47pm DeWitt Hughes, Clubhouse Attendant, called Community Manager, Marcy Pollicino, to inform he had encountered a male teenager (who used to be his neighbor) who was being dropped off at Recharge (by his mother) for a pool party that was scheduled for 8:30pm. The teenager informed DeWitt it was on Snapchat there was going to be a pool party at eTown at 8:30pm. DeWitt proceeded to inform him of our policies (no swimming after pool close at 8pm and no parties without renting space; rental slots end at 5:30pm). Marcy asked DeWitt to stay an extra hour to ensure no other teenagers showed up.

At 8:25pm DeWitt caught two male teenagers letting themselves into Recharge and the pool area by reaching their arm/hand to open the gate. VIZpin was not used. DeWitt called Marcy who instructed to remove them from the pool deck and inquire if they were residents. One of the teenagers said he was however, Marcy could not find him in the homeowner profile system; and he did not have VIZpin. The teenager did give a name of a woman who lived in eTown. The teenagers decided to leave. Marcy called the woman who said that was her son. Marcy informed the resident of the incident that happened and said she was more than happy to add him to her profile and give VIZpin access, however he has to understand he cannot go swimming after hours. The mother informed Marcy she would talk to her son and call tomorrow to take care of adding him.

At 8:47pm five non-resident teenagers showed up to hang out on the rooftop patio. DeWitt informed them they are not allowed to do this. The teenagers said they do it all the time. DeWitt explained you have to be a resident to use Recharge. The teenagers left. Marcy asked DeWitt to stay until 10pm to ensure no one else came. DeWitt agreed and all was quiet.

Marcy Pollicino	June 3, 2205
Employee Name	Date

Date of Incident: June 8, 2025

Time of Incident: 8:29pm-10pm

Location of Incident: Recharge

Name of Individual: Minor Resident

Phone Number:

CBCDD Resident: Yes

Were the police contacted? No

Name of witness:

Work Phone Number:

Description of Incident: At 8:29pm a minor resident enters Recharge with a friend. 8:51pm an unidentified male teenager hopped the Recharge fence and proceeded to use a chair to prop open the main entry gate. Teenagers came and went until 10pm. The gathering was large scale with an estimated 40-50 in attendance. The minor resident was shown at the party with his friend. The group was on the rooftop patio and at 9:21pm entered the pool deck. No one swam, however the teenagers hung out on the pool deck. Around 10pm the teenagers left. At 10:07pm a police car followed a red car into the Recharge parking lot, spoke to the car and followed them out.

Although the minor resident did not prop open the main gate he was seen at the party throughout the night.

No damage was incurred with the exception of fast food trash in the parking lot.

Marcy Pollicino Employee Name June 9, 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.

STATE OF FLORIDA DEPARTMENT OF HEALTH COUNTY HEALTH DEPARTMENT PUBLIC POOL AND BATHING PLACE INSPECTION REPORT



1 of 2

Facility Information

Permit Number: 16-60-2040783 Name of Facility: E-Town Amenity Pool Address: 10571 ETown Parkway City, Zip: Jacksonville 32256

Type: Public Pool > 25000 Gallons Owner: Cypress Bluff CDD Person In Charge: Cypress Bluff CDD Phone: (904) 229-5294 PIC Email: Pool Operator: Anderson, David - Vesta Property Services Phone: Na

Inspection Information

Purpose: Routine Inspection Date: 5/16/2025

Additional Information

22. Free Chlorine 7.5
 23. pH 7.4
 24. Chlor. Stablilizer
 33. Flowmeter 400
 34. Thermometer

VOLUME 115903 POOL LOAD 80 FLOW RATE 400 NIGHT SWIM No FILTER TYPE SP

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

Violation Markings

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Client Signature:

111-

Form Number: DH 920 04/16

16-60-2040783 E-Town Amenity Pool

RESULT: Satisfactory

Correct By: None Re-Inspection Date: None

Begin Time: 09:43 AM End Time: 10:18 AM

STATE OF FLORIDA DEPARTMENT OF HEALTH COUNTY HEALTH DEPARTMENT PUBLIC POOL AND BATHING PLACE INSPECTION REPORT



2 of 2

General Comments

SATISFACTORY

Contact your inspector at jessica.bertrand@flhealth.gov with any questions.

VGB expires 11/2025

Email Address(es): No Email Addresses Available

DOH Web Page For Pools: http://www.floridahealth.gov/environmental-health/swimming-pools/index.html

Violations Comments

No Violation Comments Available

Inspection Conducted By: Jessica Bertrand (4092) Inspector Contact Number: Work: (904) 253-1280 ex. Print Client Name: Date: 5/16/2025

Inspector Signature:

M

Client Signature:

Form Number: DH 920 04/16

16-60-2040783 E-Town Amenity Pool

2.



Universal Stone of Jacksonville

11366 Trade Court Units 4 and 5 Jacksonville, Florida 32256 Phone: (904) 588 - 2047 Email: hectorarodriguez@universalstoneofjacks onville.com Website: http://www.universalstoneofjacksonville.c om

Héctor A Rodriguez

(904) 588 - 2047 hectorarodriguez@universalstoneofjacksonville.cor

Powered by



eTown Community Center

10571 E Town Parkway Jacksonville, Florida 32256 recharge@etownjax.com (904) 527 - 1081

ESTIMATE

Estimate #:	EST-000584 (Porcelain Countertop		
	Fabrication and Installation for		
	Roof Top Area)		
Estimate Date:	May. 22nd, 2025		
Expiration Date:	Jun. 1st, 2025		
Assigned To:	Héctor A Rodriguez		
Status:	Sent		

Porcelain 20mm\$8,500.0Porcelain 20mm Gray Matte Fabrication and Installation for Roof Top Countertops. Mitter Edge 3" all Around, High Strength Exterior Glue Included (2 Slabs Included).\$8,500.00/Sq. F	Y TOTAL
	•
Labor Total = 1 Sq. Ft. \$8,500.0	\$8,500.00

Subtotal	\$8,500.00
Total	\$8,500.00

Or as low as \$184.39/month (for 60 months) *

With **Wisetack**

Pay Over Time



Approve Estimate

Request Revisions



WE LOVE REFERRALS !!

Did You Know We Have A Client Referral Program?

We'll give you \$200 for every customer you send our way! Just make sure they tell us you referred them & we'll take care of the rest!

CONTRACT & TERMS

This AGREEMENT is made this **22nd** day of **May** between **Marcy Pollicino** (hereinafter called the Client), and **Héctor A Rodriguez** of **Universal Stone of Jacksonville** (hereinafter called the Contractor).

WHEREAS the client is desirous of having certain works (as described in the Schedule hereto), carried out on the premises located at **10571 E Town Parkway, Jacksonville, Florida 32256**.

IT IS HEREBY AGREED that:

1. TERMS AND CONDITIONS

- a. The Contractor shall carry out and complete all works indicated in the schedule to this contract in good substantial and workmanlike manner.
- b. The Contractor shall complete the works within the time specified under the Contract Period, or any such extension of time as may be agreed upon by the Client thereafter.
- c. Any works not included in the schedule of works shall be deemed to be VARIATIONS TO CONTRACT and all terms and conditions of the original contact shall apply.
- d. The Client agrees to pay to the Contractor the Total sum of \$8,500.00 per the terms of invoices sent (each invoice will have it's own respective due date).

2. The Client shall extend the Contract period by a fair and reasonable amount of time if the Contractor:

- a. Has to spend extra time on the work as a result of variations in the schedule of work.
- b. Cannot finish on time for reasons beyond their control, including, but not limited to any delays caused by the Client.

3. VARIATIONS TO THE CONTRACT

- a. The Client reserves the right to vary the contract, during the period of this Contract and it is only the Client that can change the work details of this Contract.
- b. The Contractor is bound to carry out any such variations as directed by the Client. The Client agrees to reasonably compensate the Contractor for any additional labor required of the Contractor as a result of variations made by the Client.

4. SUB-CONTRACTING

Sub-contracting of the works is not permitted without the consent of the Client, unless this was agreed upon prior to the commencement of such work.

5. MATERIALS

- a. All materials supplied by the Client shall remain the property of the Client.
- b. Where the Contractor supplies materials and the Contract does not include the supply of the same, the Contractor shall provide invoices to show the extent of supply and the Client is bound by this contract to reimburse the Contractor in the sum stated on the invoices submitted.

6. TERMINATION OF THE CONTRACT

- a. The Client may terminate this Contract if the Contractor:
 - i. is absent regularly in the performance of his contractual obligations; or
 - ii. does not meet the agreed date of completion; or
 - iii. is incompetent or negligent in the execution of his contractual obligations; or
 - iv. if the works executed are of an unacceptable quality and standard and the Contractor does not correct the matter upon notice of the same.
- b. The Contractor may terminate this Contract if the Client:
 - i. fails to pay any amount due, without giving a reasonable explanation;
 - ii. Prevents or obstructs the Contractor from the performance of his contractual obligations

7. EFFECT OF TERMINATION ON COMPENSATION

a. In the event that the Client terminates the Contract, he will be obligated to pay the sums due to the Contractor

for any work that's been completed.

- b. In the event that the Contractor terminates this Contract, the Client will be obligated to pay for the works properly executed.
- c. Both the Client and Contractor may terminate this Agreement, and any obligations stated hereunder, with reasonable cause, by providing written notice of a material breach of the other party; or any act exposing the other party to liability to others for personal injury or property damage.

8. BUSINESS LICENSES, PERMITS, AND CERTIFICATES

The Contractor represents and warrants that all employees and personnel associated shall comply with federal, state, and local laws requiring any required licenses, permits, and certificates necessary to perform the Services under this Agreement.

9. FEDERAL AND STATE TAXES

Under this Agreement, the Client shall not be responsible for withholding FICA, Medicare, Social Security, or any other federal or state withholding taxes from the Contractor's payments to employees or personnel or make payments on behalf of the Contractor; Make federal or state unemployment compensation contributions on the Contractor's behalf; and the payment of all taxes incurred related to or while performing the Services under this Agreement, including all applicable income taxes and, if the Contractor is not a corporation, all applicable self-employment taxes. Upon demand, the Contractor shall provide the Client with proof that such payments have been made.

10. INDEMNIFICATION

The Contractor shall indemnify and hold the Client harmless from any loss or liability from performing the Services under this Agreement.

11. CONFIDENTIALITY

The Contractor acknowledges that it will be necessary for the Client to disclose certain confidential and proprietary information to the Contractor in order for the Contractor to perform their duties under this Agreement. The Contractor acknowledges that disclosure to a third party or misuse of this proprietary or confidential information would irreparably harm the Client. Accordingly, the Contractor will not disclose or use, either during or after the term of this Agreement, any proprietary or confidential information of the Client without the Client's prior written permission except to the extent necessary to perform services on the Client's behalf.

Proprietary or confidential information includes, but is not limited to: The written, printed, graphic, or electronically recorded materials furnished by Client for Contractor to use; Any written or tangible information stamped "confidential," "proprietary," or with a similar legend, or any information that Client makes reasonable efforts to maintain the secrecy of business or marketing plans or strategies, customer lists, operating procedures, trade secrets, design formulas, know-how and processes, computer programs and inventories, discoveries, and improvements of any kind, sales projections, and pricing information; and information belonging

12. NO PARTNERSHIP

This Agreement does not create a partnership relationship between the Client and the Contractor. Unless otherwise directed, the Contractor shall have no authority to enter into contracts on the Client's behalf or represent the Client in any manner.

13. SEVERABILITY

This Agreement shall remain in effect in the event a section or provision is unenforceable or invalid. All remaining sections and provisions shall be deemed legally binding unless a court rules that any such provision or section is invalid or unenforceable, thus, limiting the effect of another provision or section. In such case, the affected provision or section shall be enforced as so limited.

14. ASSIGNMENT AND DELEGATION

The Contractor may assign rights and may delegate duties under this Agreement to other individuals or entities acting as a subcontractor ("Subcontractor"). The Contractor recognizes that they shall be liable for all work performed by the Subcontractor and shall hold the Client harmless of any liability in connection with their performed work.

The Contractor shall be responsible for any confidential or proprietary information that is shared with the Subcontractor in accordance with Sections XVI & XVII of this Agreement. If any such information is shared by the Subcontractor to third (3rd) parties, the Contractor shall be made liable.

15. GOVERNING LAW

This Agreement shall be governed under the laws in the State of Florida.

16. BREACH WAIVER

Any waiver by the Client of a breach of any section of this Agreement by the Contractor shall not operate or be construed as a waiver of any subsequent breach by the Contractor.

17. INDEPENDENT CONTRACTOR STATUS

The Contractor, under the code of the Internal Revenue Service (IRS), is an independent contractor, and neither the Contractor's employees or contract personnel are, or shall be deemed, the Client's employees. In its capacity as an independent contractor, Contractor agrees and represents: Contractor has the right to perform services for others during the term of this Agreement; Contractor has the sole right to control and direct the means, manner, and method by which the Services required by this Agreement will be performed. Contractor shall select the routes taken, starting and ending times, days of work, and order the work is performed; Contractor has the right to hire assistant(s) as subcontractors or to use employees to provide the services required under this Agreement. Neither Contractor, nor the Contractor's employees or personnel, shall be required to wear any uniforms provided by the Client; The Services required by this Agreement shall be performed by the Contractor; Neither Contractor nor Contractor's employees or personnel, and the Client will not hire, supervise, or pay assistants to help the Contractor; Neither Contractor nor Contractor's employees or perform the services required by this Agreement; and Neither the Contractor nor Contractor's employees or personnel shall be required by the Services required by this Agreement; and Neither the Contractor nor Contractor's employees or personnel shall be required by the Services required by this Agreement; and Neither the Contractor nor Contractor's employees or personnel shall be required by the Services required by this Agreement; and Neither the Contractor nor Contractor's employees or personnel shall be required by the Services required by this agreement.

18. LIABILITY INSURANCE

The Contractor agrees to bear all responsibility for the actions related to themselves and their employees or personnel under this Agreement. In addition, the Contractor agrees to obtain comprehensive liability insurance coverage in case of bodily or personal injury, property damage, contractual liability, and cross-liability ("Liability Insurance").



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

CGC1523954 CMC1250093 CFC1432682 CCC1334999

Etown Recharge Center

Attn:Marci Pollicino – Vesta Property Services 5 29 25 Re:demo tile -10571 E Town Parkway 32256

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

>demo the existing remaing loose tile at the face of the bartop on the 2^{nd} floor per management

>we will demo the 3 sides only (not the rear side by the handrail)

>we will scrape off the adhesive that was used to attach the tile that was removed >clean up job site

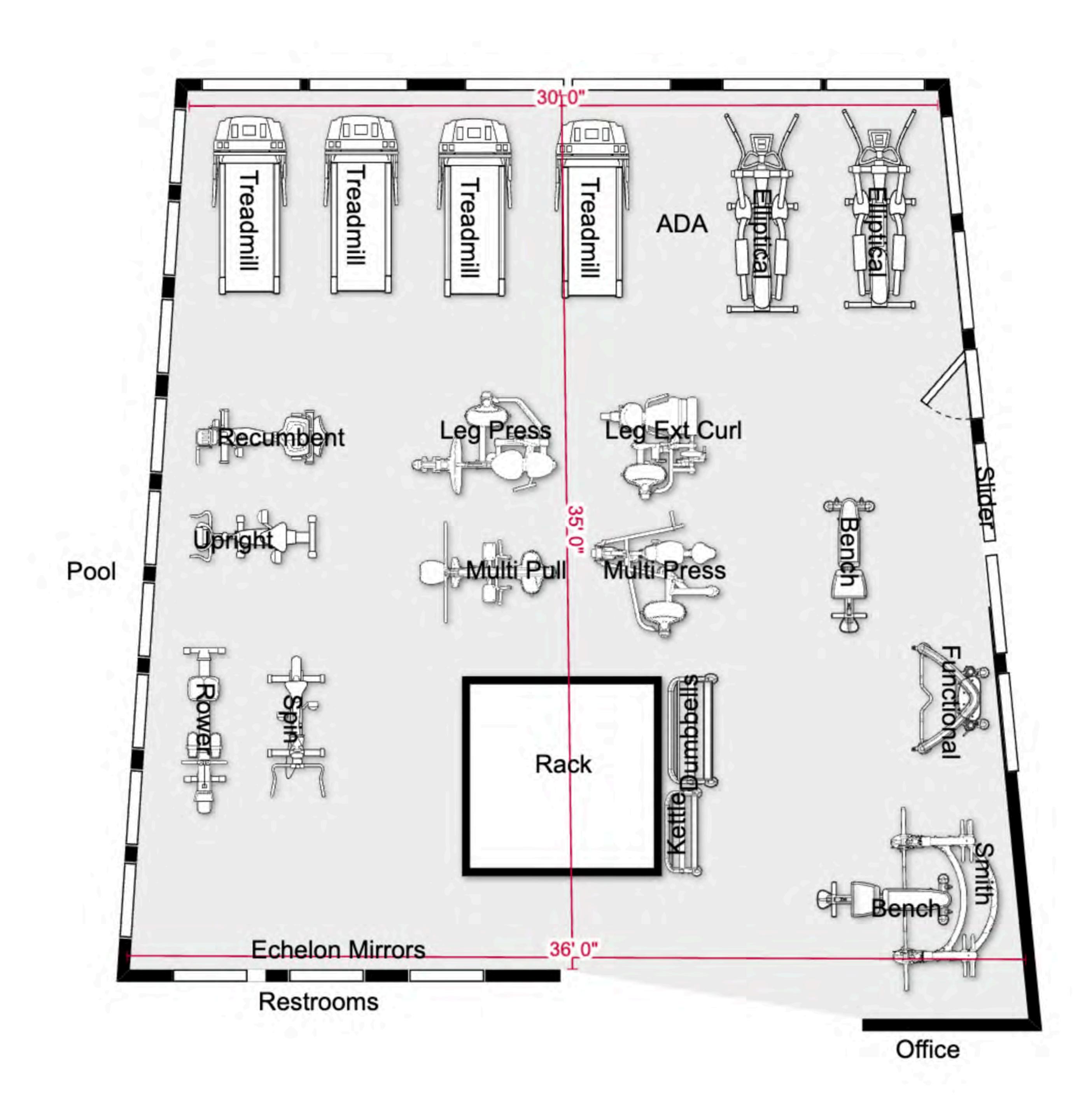
*if any isssues are found where the tile is removed we will show proper authority before pricing

Total Price \$495.00

Proposal Signed by_____ Thank you for your consideration Scott Haines -C 904.402.6561

Printed Name_____

3.





PART	NERED WITH LIVUNLTD						
Corp	orate Office:		Quote Provided by:				
Adva	intage Sport & Fitness, Inc.		John Marcotte		Quote Date:		5/27/202
2255	N Triphammer Rd		jsmarcotte@advantagefitr	ess com	Valid Until:		6/26/2028
	a, NY14850-1576		Phone: 919-943-1699	033.0011	Quote Amount:		\$7,489.0
	ne: (607)-257-2107						
-ax:	919-882-1864						
his (quote was produced for:						
Ship ⁻	То:		Bill Te	b :			
	narge Amenity Center				nmunity Development	t	
	' Etown Parkway			V Town PI St			
Jack	sonville, FL 32256		St Au	igustine, FL 3	2092		
Marc	y Pollicino		Marc	y Pollicino			
	ne: 904-527-1081			e: 904-527-1	081		
	il: recharge@etownjax.com				etownjax.com		
QTY	Product Number		Product Description	n	MSRP	Discount Price/Unit	Extended Price
		RECUMBENT CYCLE					
		w/ 16" To	uchscreen COnsole				
1	PRE-BP-RBK685P84-S	Precor BP RBK685 P84 Recumbent Bi			\$7,590.00	\$5,495.00	\$5,495.0
		110V Pov	ver Required				
		ASSAUL	ROWER				
1	AIR-AIRROWER/ELITE	Assault AirR	ower Elite		\$1,499.00	\$1,199.00	\$1,199.0
		Self Powe	ered				
-	E: Quote valid until: 6/26/2025	n receipt of or	der confirmation		Total Discour	nt Applied:	(\$2,395.00)
ESUIT	nated Delivery Date: 2-4 weeks from	IT TECEIPT OF OF			Product Total After	Discount:	\$6,694.00
Payment Terms:					Inbour	nd Freight:	\$375.00
Payment in Full in Advance to Book Order					Delivery & Ir		\$420.00
Est. Tax:				\$0.00			
					TOTAL	AMOUNT:	\$7,489.00
Cueto	omer Acceptance of Quote	Quoto	#: Q.000047623 Grand	Fotal: \$7,489	00		
		Quole	#. Q.00004/023 Gially	UUCI 01.409			

Customer Acceptance of Quote	Quote #: Q.000047623	Grand Total: \$7,489.00
Signature		Print Name
		Date



Quote

Q.000047623

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 twographical errors in the Quotation at any time.

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

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

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

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

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

INSPECTION- Buyer must inspect the equipment upon delivery and provide Advantage Sport & Fitness, Inc. with written notice of any defects. Otherwise Buyer waives its right to object to the condition of the equipment. CLEARED AREA/DEBRIS Buyer agrees to clear an area where the equipment is to be delivered and installed. The installation area shall be clean and free of all debris, construction dust, etc. prior to the delivery date. Advantage Sport and Fitness, Inc will not deliver into an area undergoing construction, e.g. "hard-hat" area.

INSTALLATION AREA - The equipment is designed to operate on a smooth, level, immovable surface. An 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 movement.

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

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

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

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

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 fabor 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 merchantibility or warranty that the equipment will be fit for a particular purpose. Buyer agrees that all warranties are manufacturers warranty that the subject to all manufacturers limitations and exclusions. No materials sold by Advantage Sport & Fitness, Inc.; are warrantied 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.







PROPOSAL PREPARED FOR

eTOWN / RECHARGE AMENITY CENTER Equipment Additions Proposal June 05, 205













YOUR TOTAL FITNESS SOURCE

Custom Equipment Floor Plans • Facility Planning & Equipment Selection • Lease & Financing Options Used Equipment Trade-Ins • Delivery & Installation • Staff Training • Preventative Maintenance & Services

MARKETS WE SERVE

- Colleges & Universities
- Schools
- Health Clubs
- YMCAs & JCCs
- Active Aging

- Multifamily Housing
- Hospitality
- Recreation
- Uniformed Services
- Corporate
 - Medical & Wellness

OUR VENDOR PARTNERS





EQUIPMENT PROPOSAL



Q.000047966

PARTNERED WITH LIVUNLTD **Corporate Office:** Quote Provided by: Quote Date: 6/5/2025 Advantage Sport & Fitness, Inc. John Marcotte 2255 N Triphammer Rd Valid Until: 7/5/2025 jsmarcotte@advantagefitness.com Ithaca, NY14850-1576 Quote Amount: \$36.049.00 Phone: 919-943-1699 Phone: (607)-257-2107 Fax: 919-882-1864 This quote was produced for: Ship To: Bill To : **Recharge Amenity Center** Cypress Bluff Community Development 1057 Etown Parkway 475 W Town PI Ste 114 Jacksonville, FL 32256 St Augustine, FL 32092 Marcy Pollicino Marcy Pollicino Phone: 904-527-1081 Phone: 904-527-1081 Email: recharge@etownjax.com Email: recharge@etownjax.com Discount Extended QTY Product Number **MSRP Product Description Price/Unit** Price 2026 BUDGET PROPOSAL CARDIOVASCULAR PRODUCTS CYCLES w/ 16" Touchscreen COnsole PRE-BP-UBK685P84-S \$4,995.00 Precor BP UBK685 P84 Upright Bike \$7,300.00 \$4,995.00 1 PRE-BP-RBK685P84-S Precor BP RBK685 P84 Recumbent Bike \$7,590.00 \$5,295.00 \$5,295.00 1 110V Power Required ASSAULT ROWER AIR-AIRROWER/ELITE \$1,499.00 \$1,199.00 1 Assault AirRower Elite \$1,199.00 Self Powered SPIN BIKE 1 PRE-STAGES-SC3 Precor Stages SC3 Bike \$3,580.00 \$2,595.00 \$2,595.00 Self Powered SELECTORIZED STRENGTH PRODUCTS VITALITY/RESOLUTE DUAL STATIONS Upper Body PRE-C024BP Precor BP Vitality Multi Press \$4,530.00 \$3,195.00 1 \$3,195.00 PRE-C026BP Precor BP Vitality Pulldown/Row \$4,410.00 \$3,095.00 \$3,095.00 1 Lower Body 1 PRE-C027BP Precor BP Vitality Leg Extension/Curl \$4,530.00 \$3,195.00 \$3,195.00 1 PRE-RSL602-BP-BLK Precor BP/BLK Resolute Leg Press \$8,140.00 \$6,495.00 \$6,495.00 FREE WEIGHT PRODUCTS **BENCHES & RACKS** PRE-VBR6117 Precor Vitality FID Utility Bench \$990.00 \$695.00 \$695.00 1 PRE-VBR6805 Precor Vitality 3 Tier Hex DB Rack (15 Pr) \$1,360.00 \$975.00 \$975.00 1

Advantage Sport & Fitness Inc.

PRECOR STRENGTH COLORS

Frame: Black Pearl



Q.000047966

PARTNERED WITH LIVUNLTD

		Uphlstery: Black				
NOTE: Quote valid until: 7/5/2025 Estimated Delivery Date: 2-4 weeks from receipt of order confirmation			Total Disc	ount Applied:	(\$12,195.00)	
				Product Total A	ter Discount:	\$31,734.00
Payment Terms:			Inb	ound Freight:	\$1,875.00	
Payment in Full in Advance to Book Order		Delivery & Installation:			\$2,440.00	
					Est. Tax:	\$0.00
				тот	AL AMOUNT:	\$36,049.00
Cust	omer Acceptance of Quote	Quote #: Q.000047966	Grand Total: \$36,	,049.00		
Sig	Inature		Print Name			
			Date			



Quote

Q.000047966

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 twographical errors in the Quotation at any time.

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

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

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

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

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

INSPECTION- Buyer must inspect the equipment upon delivery and provide Advantage Sport & Fitness, Inc. with written notice of any defects. Otherwise Buyer waives its right to object to the condition of the equipment. CLEARED AREA/DEBRIS Buyer agrees to clear an area where the equipment is to be delivered and installed. The installation area shall be clean and free of all debris, construction dust, etc. prior to the delivery date. Advantage Sport and Fitness, Inc will not deliver into an area undergoing construction, e.g. "hard-hat" area.

INSTALLATION AREA - The equipment is designed to operate on a smooth, level, immovable surface. An 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 movement.

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

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

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

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

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 fabor 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 merchantibility or warranty that the equipment will be fit for a particular purpose. Buyer agrees that all warranties are manufacturers warranty that the subject to all manufacturers limitations and exclusions. No materials sold by Advantage Sport & Fitness, Inc.; are warrantied 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.



LEASE PROPOSAL



EQUIPMENT LEASE PROPOSAL

PREPARED FOR:

Cypress Bluff Community Development District

Victoria Grillo I Account Executive I 631-275-7458 I vgrillo@insightcapitalfinance.com | www.insighcapitalfinance.com



PREPARED BY:	PREPARED FOR:			
Insight Capital Finance	Cypress Bluff Community Development District			
611 Anton Blvd. Suite 700	475 W Town Pl. St. 114			
Costa Mesa, CA 92626	St. Augustine, FL 32092			
Victoria Grillo, Account Executive	Marcy Pollicino			
vgrillo@insightcapitalfinance.com	recharge@etownjax.com			
631-275-7458	904-527-1081			
VENDOR PARTNER:	PREPARED : 6/5/2025			
John Marcotte	EXPIRES : 7/5/2025			

Advantage Sport & Fitness jsmarcotte@advantagefitness.com EXPIRES:

Insight Capital Finance, LLC ("ICF"), in cooperation with our Vendor Partner(s), is pleased to present the following payment solutions for your consideration:

FINANCE LEASE / DBO							
EQUIPMENT:	Quote #:	Q.000047966	Quote #:	Q.000047966	Quote #:	Q.000047966	
LEASE AMOUNT:	\$36,049.00	(pretax)	\$36,049.00	(pretax)	\$36,049.00	(pretax)	
TERM:	36 months		48 months		60 months		
LEASE PAYMENT:	\$1,207.00	(plus tax)	\$938.00	(plus tax)	\$776.00	(plus tax)	
FIRST PAYMENT:	In Arrears		In Arrears		In Arrears		
PURCHASE OPTION:	\$101.00		\$101.00		\$101.00		
PURCHASE OPTION:	\$101.00	At the end of the Lease, Lessee may own the equipment for the Purchase Option.					

This proposal is for informational purposes only and does not constitute a commitment to lend, lease, or extend credit. All terms are subject to final credit approval, underwriting, and documentation.

The quoted lease rate has been calculated, in part, using an interest rate tied to the current yield of a comparable-term SOFR Interest Rate Swap as reported at www.barchart.com for June 2, 2025.

This proposal may be withdrawn at any time at Lessor's sole discretion and will expire 30 days from the date above unless extended by Lessor. All rights reserved.



CUSTOMIZED FINANCING SOLUTIONS FOR ALL YOUR FITNESS EQUIPMENT NEEDS

At Insight Capital Finance, we simplify the process for businesses to secure the financing they need to thrive. As part of the Insight Investments family, established in 1987, we are a privately owned, independent company dedicated to providing tailored financing solutions. We serve a diverse range of industries, including gyms, fitness studios, commercial office buildings, residential communities, educational institutions, country clubs, hotels, resorts, nonprofits, and more.

We offer flexible financing options for an extensive array of fitness equipment—such as cardio machines, strength training gear, functional training tools, group exercise equipment, and wellness technology—as well as facility upgrades and enhancements.



ACCESS TO AMOS, CONTRACT AND ASSET MANAGEMENT SYSTEM

- Track Assets, Manage Contracts
- Personalized Executive Dashboard
- Alerts To Maturing Leases
- Visibility To Executed Docs & Invoices
- Flexible API Integrations
- Pre-Populated Asset Details
- Unlimited Custom Fields



CARDIO PRODUCT SPEC SHEETS



CARDIO

Upright Bike *III* UBK 635

Product Features

P31 CONSOLE

A LED console that works harder for you, your exercisers, and your servicers. Exercisers will enjoy the well-placed resistance controls, as well as accessible workout options. Supercharge your servicers' efficiency by providing detailed equipment status information, reducing downtime on your fitness floor.

OVER-MOLDED HANDLEBARS

The over-molded style adds comfort and durability while offering dual heart rate contacts and three ergonomic riding positions: upright, cruising, and road.

SEAT ADJUSTMENT AND IMPROVED SADDLE DESIGN

The intuitive pop pin seat adjustment allows users to easily change seat height.

PEDALS

The extra wide pedals comfortably accommodate feet of all sizes and feature integrated, adjustable straps to ensure proper pedaling form.

EASE OF MAINTENANCE

The easy-to-remove shrouds ensure quick access to the belt-drive system for maintenance and servicing without removing the pedals or crank arms.

Specifications

Dimensions (L x W x H): 48 x 21 x 59 in / 122 x 53 x 150 cm Product Weight: 144 lb / 65 kg Max User Weight: 350 lb / 159 kg Power: Self-powered Total Workouts: 12 Resistance Levels: 25 Minimum Watts: 22 (level 1 at 20 RPM) Maximum Watts: 500 (level 25 at 150 RPM) Language: English, French, German, Hebrew, Italian, Japanese, Portuguese, Russian, Spanish, Turkish Accessories: Integrated Reading Rack, Mobile Device Charger (Standard), Cable Management (Optional) Warranty: Visit <u>www.precor.com</u> for warranty terms.





Recumbent Bike III RBK 635

Product Features

P31 CONSOLE

A LED console that works harder for you, your exercisers, and your servicers. Exercisers will enjoy the well-placed resistance controls, as well as accessible workout options. Supercharge your servicers' efficiency by providing detailed equipment status information, reducing downtime on your fitness floor.

STEP-THROUGH DESIGN

Designed for easy entry, the recumbent bike has a step-through design (14 in / 36 cm wide) with a low step-over height (4 in / 10 cm).

AIR FLEX SEAT BACK

The custom-designed air flex seat features a ventilated panel and unique suspension system for a cool, cushioned ride.

SEAT ADJUSTMENT

The simple seat adjustment allows the exerciser to change the position of the seat with one hand, either on or off the bike.

EASE OF MAINTENANCE

The easy-to-remove shrouds ensure quick access to the belt-drive system for maintenance and servicing without removing the pedals or crank arms.

PEDALS

The extra wide pedals comfortably accommodate feet of all sizes and feature integrated, adjustable straps to ensure proper pedaling form.

Specifications

Dimensions (L x W x H): 65 x 23 x 51 in / 165 x 58 x 130 cm Height with PVS: 63 in / 160 cm Product Weight: 179 lb / 81 kg Max User Weight: 350 lb / 159 kg Power: Self-powered Total Workouts: 12 Resistance Levels: 25 Minimum Watts: 22 (level 1 at 20 RPM) Maximum Watts: 500 (level 25 at 150 RPM) Languages: English, Dutch, German, Italian, Japanese, French, Polish, Portuguese, Russian, Spanish Accessories: Integrated Reading Rack, Dual Water Bottle Holder, Mobile Device Charger (Standard), Cable Management (Optional) Warranty: Visit www.precor.com for warranty terms.





ASSAULTROWER ELITE

THE PREMIER ELITE ROWING MACHINE



WORKOUT WITHOUT LIMITS

The AssaultRower Elite takes rowing to the next level. The fan-based resistance and dual stage drive provide a smooth feel, with a large, capable console that is easy to see and a comfortable, sweat-proof seat. The AssaultRower Elite targets the upper and lower back, the upper and lower legs, triceps, pecs, deltoids, obliques, glutes, and abs with a workout that is great for High Intensity Interval Training, cardio, or endurance training.

PRODUCT SPECIFICATIONS



Programmable Console:

- 20/10 Interval 10/20 Interval
- Custom Interval
- Goal Programs
- Distance
- Calories
- Heart Rate - Time

Console Feedback: Large readouts

- Time (total and segment)
- Pace
- Distance
- Rate
- Calories
- Heart Rate

Bluetooth Connectivity

Specifications: • Dimensions Assembled: (L x W x H)

- 92.5 x 20 x 48.5 in - 235 x 51 x 123 cm
- Boxed Dimensions: (L x W x H) - 66.9 x 12.6 x 39.4 in - 170 x 32 x 100 cm
- Weight - Assembled: 125 lb / 56.7 kg - Boxed: 144 lb / 66 kg
- User Weight Capacity: 350 lb / 158.8 kg
- Compatible With Most Uncoded 512K Heart Rate Transmitters



KEY FEATURES

- 1 The AssaultRower Elite is completely manual, with no electric consumption
- 2 Multi-grip handle enables singlehanded exercises
- 3 Unique locking seat feature allows for additional exercise modalities to keep exercisers engaged
- 4 Easy-to-read console features large font, push buttons, and eight preprogrammed workouts

- 5 Comfortable, sweat-proof ergonomic seat
- 6 Solid steel constructed foot pedals
- 7 Stores upright to save floor space when not in use
- 8 Integrated transport wheels and handle make it easy to move
- 9 Dual stage chain and belt drive for a smooth feel
- 10 Built-in windscreen



STAGES SC SERIES SC3 www.stagesindoorcycling.com

STRIGES

C

0



The Stages SC3 is the global leader in premium indoor cycling, Innovative bike features, such as the aluminum frame, CarbonGlyde, magnetic braking system, FILoc, and SprintShift make it the simplest bike to maintain. Included on the SC3 is the Stages Power meter; the most accurate, reliable, and consistent direct power meter on the market. Stages Cycling is the only company who has a power meter that is used and endorsed by the most prestigious indoor cycling studios, as well as the world's most eitite outdoor cyclist and teams. The console and power meter use ANT+(TM) and Bluetooth. Visit www.thisisant.com/directory for compatible products and apps.



The SC3 comes standard with the following premium features:

Bike Weight - net 45 kg, gross 54 kg. Bike Dimensions - 24.5" W x 49.2" L (62.1 cm W x 125cm L)

Frame Material & Construction 6061T-6 aluminum alloy, advanced hydro & air formed tubing. TIG weld. Frame Finish & Color - Industrial powder coat. Slate Grey. Assembly Hardware - Stainless steel. Drive System - CarbonGlyde featuring Gates® Carbon Drive" carbon fiber belt Gear Ratio 51 Resistance System - Magnetic Eddy current with micro-adjust resistance dial, emergency push-to-stop. O-Factor - 158 mm Handlebars - Comfort coated aluminum Stages RoadBar. Adjustment System - StagesFit with FitLoc height & patented fore-aft adjustment Flywheel - High-inertia, cast iron, perimeter weighted. Pedals - SPD & toe cage Rider Fit Range - 4'10" (147cm) to 6'10" Max User Weight - 350 lbs (158 kg): Power Measurement - Stages Power meter, Stages SIC2 EcoSCRN display with

self-generating power source.

Warranties:

Frame - 15 yrs. CarbonGlyde Carbon Fiber Belt - 10 yrs. Mechanical System - 3 yrs. Labor & Electronics - 1 yr. Wear Items - 6 mos.

*Advertised warranties valid only for the US and UK. Please ask your sales representative for your local warranty terms.

STRENGTH PRODUCT SPEC SHEETS



RSL0602 Resolute™ Strength Selectorized Line Leg Press ∭

Biomechanically Sound

The back pad of the Resolute Leg Press is angled at 35 degrees to encourage proper exerciser form and provides the optimum position for transmitting force to the platform without spinal compression. The oversized, fixed footplate offers a stable platform to work from.

Designed to Go the Distance

Sealed ball-bearings traveling on chrome plated rails means quieter operation. Over-sized steel tubing lends a sleek, contemporary shape and a more durable product. Tested to 250,000 cycles, the Resolute Leg Press is designed to go the distance.

Focused on the Experience

Thoughtful design elements like the integrated step ledge allow exercisers to enter and exit the Resolute Leg Press with ease. Once seated, exercisers can easily personalize the fit and the weight load. Our patented add-on weight requires just a flip of a switch.

Specifications

Dimensions (L x W x H): 77 x 48 x 58 in / 196 x 122 x 148 cm Weight Stack Tower Height: 58 in / 148 cm Equipment Weight: 826 lb / 375 kg Weight Stack: 400 lb / 182 kg Warranty: Visit www.precor.com for warranty terms.



Color Options*





Custom frame colors are available, subject to
 minimum order quantities and extended lead times

**Additional lead time applies.

Shroud

 Custom shroud wraps are available at an additional cost.

Tungsten



Additional upholstery options may have longer lead times. Please contact a sales representative.
 Colors may vary.



Upholstery



VSL027BP Vitality™ Series Selectorized Leg Curl / Leg Extension ∭

Easy Entrance and Exit

The location of all the adjustments on the Leg Curl / Leg Extension allow the exerciser a clear the path for an easy entry and exit.

Find the Fit While Seated

The start position and roller pads can be easily adjusted from the seated position, making it easier for the exerciser to get in and fit the machine to their needs.

Low Starting Lift Weight

The counter-balanced movement arm provides exercisers with a low starting lift weight.

Helpful Guidance

The conveniently located instructional placard provides step-bystep guidance on body position, movement and muscles worked.

Specifications

Dimensions (L x W x H): 55 x 45 x 60 in / 140 x 113 x 152 cm

Equipment Weight: 574 lb / 261 kg

Weight Stack: 240 lb / 109 kg

Add-on Weight: 5 lb / 2.5 kg

Frame and Finish: Heavy-duty steel tubing is fully welded in all structural areas. Powder coated frame.

Warranty: Visit <u>www.precor.com</u> for warranty terms.

Upholstery

Black

Color Options*

Frame

Black Pearl
*Colors may vary.







VSL024BP Vitality™ Series Selectorized Multi-Press ∭

Three Exercises, One Machine

The Multi-Press saves valuable space by combining three pressing movements—bench press, incline press, decline press—in one machine.

Similar to Free Weight Positions

When using the Multi Press, exercisers will quickly feel how similar it is to using free weights for the same exercises.

Get Exercising Faster

The remote start adjustment allows the exerciser to easily adjust their start position from within the machine, getting them to their workout faster.

Helpful Guidance

The conveniently located instructional placard provides step-bystep guidance on body position, movement and muscles worked.

Specifications

Dimensions (L x W x H): 72 x 58 x 69 in / 182 x 148 x 175 cm

Equipment Weight: 568 lb / 258 kg

Weight Stack: 240 lb / 109 kg

Add-on Weight: 5 lb / 2.5 kg

Frame and Finish: Heavy-duty steel tubing is fully welded in all structural areas. Powder coated frame.

Warranty: Visit www.precor.com for warranty terms.

Color Options*

Frame

Upholstery

Black

Black Pearl

*Colors may vary.







VSL026BP Vitality™ Series Selectorized Pulldown / Seated Row ∭

Two Exercises - One Machine

Because the Pulldown / Seated Row accommodates both the lat pull down and mid-row exercise movements, it saves valuable floor space.

Convenient Bar Storage Resists Wear

The row bar storage keeps the bar out of the way when the pull down is being used. With a protective coating the storage plate resists scratches and dents.

Adjustment to Fit Most

The thigh hold-down pad features an easy-to-adjust mechanism to accommodate most exercisers.

Helpful Guidance

The conveniently located instructional placard provides step-bystep guidance on body position, movement and muscles worked.

Specifications

Dimensions (L x W x H): 79 x 52 x 87 in / 200 x 131 x 220 cm

Equipment Weight: 495 lb / 225 kg

Weight Stack: 220 lb / 100 kg

Add-on Weight: 5 lb / 2.5 kg

Frame and Finish: Heavy-duty steel tubing is fully welded in all structural areas. Powder coated frame.

Warranty: Visit www.precor.com for warranty terms.

Color Options*

Frame

Upholstery

Black

Black Pearl

*Colors may vary







VBR6117 Vitality™ Strength Benches and Racks Flat-Incline-Decline Bench ∭



Incorporate strength training into your fitness offerings while staying true to your brand and working within budget and space limitations, the Vitality Benches & Racks Line is an ideal collection of essential equipment for strength training. The Vitality Series offers a wide range of exercises designed specifically for lowertraffic facilities, with a sleek appearance and user-friendly design that allows exercisers to get started quickly and easily. High-quality materials and construction deliver a refined appearance for years to come.

With flat, incline and decline adjustments, quality materials and premium appearance, the Vitality[™] Flat-Incline-Decline (FID) Bench delivers on the Precor promise of reliability, functionality, and a proven reputation. A wellplaced handle and transport wheels will make it easy for exercisers and staff to reposition the bench from the free weight racks to a cablebased rig like the Precor FTS Glide.





© 2024 Precor Incorporated.

VBR6117 Vitality™ Strength Benches and Racks Flat-Incline-Decline Bench ∭

Working the Angles

Because the back pad of the FID Bench can be adjusted across a 90 degree range between decline and incline, and the seat pad can be inclined across a 20 degree range, exercisers can be comfortably positioned for shoulder press, incline press and many other lifting activities.

Long-lasting Functionality

We put our emphasis on ensuring that the features exercisers value the most deliver long-lasting functionality. The pop-pin adjustments and pivots move easily so the FID Bench can be re-positioned repeatedly and without strain.

The Perfect Companion

The Vitality Series FID Bench is the perfect companion for weight training with Vitality Series storage solutions for dumbbells or kettlebells. In addition, the bench can be paired with the Precor FTS Glide functional training system to increase training variety.

Good Looks for Years to Come

We chose high-quality materials and implemented thoughtful design elements and careful construction to give the Vitality Benches & Racks Line a substantial yet elegant look. Our products keep their premium appearance, feel and functionality for years to come.

Specifications

Dimensions (L x W x H): 54 x 30 x 18 in / 137 x 76 x 46 cm **Equipment Weight:** 82 lb / 37 kg

Max User Weight: 300 lb / 136 kg

Max Lift Load Weight: 200 lb / 91 kg

Warranty: Visit <u>www.precor.com</u> for warranty terms.

Color Options*

Frame Upholstery
Black Pearl Black

*Colors may vary.





© 2024 Precor Incorporated.

Vitality[™] Strength Benches and Racks Storage Solutions ∭

Dumbbells offered in a range of weights set the stage for great exercise variety but can often take up a lot of space. We offer our racks in space-efficient vertical and 3-tier options. Our trays can accommodate round and hex-head dumbbells and have been tested for compatibility with MFitness International, TAG Fitness and Umax[®] Strength brands.

Because you don't get a second chance to make a first impression, we chose high-quality materials and construction so that our

products keep their premium appearance, feel and functionality for years to come.

Hex-head dumbbells rest on high-impact ABS plastic that overlays the powder-coated steel trays to prevent scratches, dents and noise. We pinned the dumbbell saddles to prevent them from rotating and mechanically fastened the rack end caps so they won't fall off.

VBR6804 3-Tier, 10 Pair, Flat Tray^{*}

Dimensions (L x W x H): 48 x 30 x 39 in / 122 x 77 x 99 cm

Product Weight: 145 lb / 66 kg

Max Storage Weight: 550 lb / 250 kg

Compatible with: MFitness International and TAG Fitness rubber hex dumbbells

Warranty: Visit www.precor.com for warranty terms. *Not intended for use with round head dumbbells

VBR6805 3-Tier, 15 Pair, Flat Tray^{*}

Dimensions (L x W x H): 80 x 30 x 39 in / 202 x 77 x 99 cm

Product Weight: 212 lb / 96 kg

Max Storage Weight: 1200 lb / 546 kg

Compatible with: MFitness International and TAG Fitness rubber hex dumbbells

Warranty: Visit www.precor.com for warranty terms. *Not intended for use with round head dumbbells







© 2024 Precor Incorporated.



FOR FACILITY DESIGN INSPIRATION, OUR PRODUCT OFFERING, AND PORTFOLIO OF WORK PLEASE VISIT:

www.advantagefitness.com

AND

FOLLOW ALONG







MUNICIPAL ASSET MANAGEMENT, INC. "LEASING TO STATE AND LOCAL GOVERNMENTS"

LEASE PROPOSAL

Marco Ramazio 561-213-2858

DATE:	5/30/2025				
LESSEE:	Cypress Bluff Community Development District – Recharge Amenity Center				
REQUESTED BY:	Commercial Fi	tness Products – Mark Smilek			
STRUCTURE:	Tax Exempt Le	ease Purchase Agreement			
LEASE TYPE:	Lessee will be responsible for Insurance, maintenance and all taxes. Lessee will hold title to the personal property equipment subject to a security interest by the Lessor.				
EQUIPMENT:	Fitness Equipment				
EQUIPMENT COST:	Option 1: Commercial Fitness Products # F09870938M <u>\$38,673.69</u> Option 2: Commercial Fitness Products # F357732065M <u>\$10,388.00</u>				
LESSOR FEES:	None				
DOCUMENT FEES:	Under \$20,000) dollars, a doc fee of \$295.00 is applicable.			
FINANCE TERMS:	Five (5) years,	payments to be annual upfront or quarterly in arrears			
PAYMENT AMOUNT:	Option 1: Equipment Cost: \$38,673.69 5 Annual Payments of \$9,163.59 OR 20 Quarterly Payments of \$2,394.75				
	Option 2: Equipment Cost: 10,388.00 5 Annual Payments of \$2,480.56 OR 20 Quarterly Payments of \$648.25				

This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.

This transaction must be credit approved, lease documents properly executed and returned to Lessor and the transaction funded by Lessor within 30 days from the date stated above, or Lessor reserves the right to adjust and determine a new interest rate, rate factor and payment amount.



5034 N Hiatus Road, Sunrise, FL 33351

Office:

Cell: 904- 562-8318 Email: mark@commfitnessproducts.com Fax: 239-938-1462

BILL TO:

eTOWN Recharge 10571 E Town Pkwy

PREVENTATIVE MAINTENANCE PROPOSAL

PROPOSAL # MKDKQ220 Date: May 12, 2025 Expiration Date: 6/12/2025

SHIP TO: eTOWN Recharge

10571 E Town Pkwy

ATN	Marcy Pollicino
Phone	(904) 527-1081
Email	recharge@etownjax.com

ATNMarcy PollicinoPhone(904) 527-1081Emailrecharge@etownjax.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	100% Prepaid	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
4	PM-QTY	Preventative Maintenance Service - Quarterly Visits (4X/Year)	\$365.00	\$1,460.00
		EQUIPMENT COVERED		
4	TRM	TREADMILL		
2	EFX	ELLIPTICAL TRAINER		
0	CLM	CLIMBMILL		
0	BKE	BIKE - RECUMBENT OR UPRIGHT		
0	ROW	ROWER		
4	SPIN	SPIN BIKE		
0	STP	STEPPER		
0	SSTK	SINGLE STACK WEIGHT MACHINE		
1	FTS	FUNCTIONAL TRAINER - 2 STACKS		
1	SMT	SMITH MACHINE		
0	MGYM	MULTI-GYM (3+ weight stacks)		
2	BRAK	BENCHES & RACKS		

QTY	MODEL	DESCRIPTION		UNIT PRICE	LINE TOTAL
PM FREQUENCY QUARTERLY		QUARTERLY		Subtotal	\$1,460.00
4X PER YEAR			State Tax	\$109.50	
Notes		Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide		Freight	\$0.00
		anchoring or wall mounting.		Grand Total	\$1,569.50

Lead Times

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

	For Delivery Staff							
Date:		Amount Collected:		Check No.:				
Receiv	ved By: (Print Name an	id Sign)						

Terms and Conditions

Under the following Terms and Conditions, Commercial Fitness Products ("CFP") agrees, for the stated fees, to perform Preventative Maintenance Service for one (1) year from the effective date for **ETOWN RECHARGE** ("CUSTOMER").

The equipment which will receive the maintenance service has been listed by type, model and serial number.

This custom plan has been specifically designed to fit the needs of the Customer. The equipment covered under this agreement will be routinely maintained in accordance with manufacturers' recommendations. The maintenance provided will focus on increasing the life of Customer's equipment, decreasing or eliminating downtime, and maintaining the equipment at peak performance.

Upon the first PM Visit under this Agreement, an initial inspection will be performed. A detailed Estimate of equipment in need of repair will be submitted for Customer's approval. This estimate is provided at no charge. It is the Customer's responsibility for equipment under contract to be brought up to proper working specifications. Customer warrants the listed equipment is in proper working order on the effective date of this Agreement.

Services to be performed under this PM Plan -

Routine PM Service

Each regularly scheduled preventative maintenance call shall include a complete function and safety inspection. Additionally, cleaning, lubrication, and mechanical adjustments determined as due by CFP will be performed. Cost of routine supply items required for preventative maintenance service is included herein. Any necessary repairs will be identified, and an estimate provided to the Customer for approval.

All service covered by this Agreement will be performed during CFP's regular hours of 9:00 AM and 5:00 PM weekdays, excluding holidays. If emergency service is requested outside such regular hours, the CFP's Emergency Rates prevail - \$125.00/Hour/Technician, plus Service Charge of \$125.00.

Repairs

If non-warranty repair is needed, CFP will use its best efforts to make such repairs as quickly as possible. The Customer can call during regular hours to speak to a Service Representative or email CFP at any time or day. The Customer will be given a course of action to resolve the problem or Customer will be scheduled for a service call. All Repairs Services are billed at discounted Labor Rates (as shown below) plus Parts.

Any non-PM related service during regular working hours will be billed at the following Discounted Rate for the term of this Agreement (regular Labor Rates for non-PM Customers @ \$80.00/Hour/Tech):

o Labor Rate - \$80.00 per hour (1 Hour Minimum) o Per Technician o Service Charge - \$80.00 Service (per trip)

In the event a Technician is on site performing routine Preventative Maintenance and a repair service is required, the Discounted Labor Rate (\$80.00/Hour) will apply, but the \$80.00 Service Charge will not be charged. All repairs, including Diagnostic Service Calls, are billed with a (1) one-hour minimum charge. After the initial first hour, labor will be billed in half (1/2) hour increments.

All repair labor, parts and service charges shall be invoiced as Net 30 Days.

Estimate -

A written Estimate will be presented for each billable part, accessory, or supplies, and/or labor. The Estimate must be approved by Customer prior to CFP - a.) ordering the part, b.) scheduling service call.

Service Request -

Service Requests must be made in writing by the individual Property Manager or a staff member authorized to make such a request. Service Requests must include all pertinent information related to the machine and its reported issue. Essential information required for timely repair include – identifying the machine by make/model/serial #, and a description of the problem.

Repairs necessitated by casualty, acts of God (unforeseen, naturally occurring events that were unavoidable), voltage aberrations (high or low spikes in electricity to the product), abuse (misuse of product, vandalism, or any act which harms the product in any way), or negligence, are not covered by this agreement but will be provided at Servicer's hourly rate(s) plus parts.

Repair calls requested as a result of "User Error", in which no actual repair is required, will be billed at the CFP's PM Customer's 1 Hour Labor Rate of \$80.00, plus Service Charge of \$80.00.

Warranty

All Repair Service done by CFP will be warranted for ninety (90) days from service date. Parts used for the repair will be covered under the parts supplier or manufacturer's specific warranty period.

All required Parts not covered by CFP's warranty will be billed at CFP's current Preferred Customer discounted price plus shipping charges.

Governing/Venue

This Agreement shall be construed in accordance with the laws of the State of Florida. In the event of any dispute, the parties shall retain all rights and remedies available to them by law. In the event there shall be any litigation between parties, the prevailing party shall be entitled to recover from the other party its reasonable attorney fees, including any associated fees and court costs.

Payment

Payment Terms are "Net 30 Days". All unpaid balances under this agreement shall bear interest at the rate of 1.5% per month, simple interest, in the event that such invoice is not paid within thirty (30) days from date service is rendered.

If Customer requires an internal Purchase Order, or other such documentation, be generated internally, for any expense, including service labor or parts, Customer must inform CFP of this policy, and the procedure for submitting Invoices, prior to executing this agreement.

Insurance. Indemnification

CFP, at its sole cost and expense, shall provide and keep in force insurance coverages for – Workman's Compensation, Comprehensive General Liability, Comprehensive Automobile Liability.

It is understood and agreed that this is a service & maintenance agreement only, and that under this plan, Servicer will be performing routine Preventative Maintenance procedures. CFP shall have no liability arising out of, or in connection with personal injury or property damage resulting from the use of the equipment by any person on the premises in which the equipment is located. Customer agrees to indemnify and hold CFP, its directors, officers, employees, and agents, harmless from and against any and all claims, lawsuits, costs, damages, liabilities and expenses, including attorney's fees.

This Agreement shall not be construed as an assumption by Servicer of any risk of loss or liability due to the undersigned's failure to routinely inspect, or negligent inspection of, the equipment by its own staff. CFP shall not be responsible to any third party or ultimate user for harm caused by continued use of equipment and/or parts that are deemed unsafe by CFP

Cancellation

Either party may cancel at any time for any reason provided a written notice has been received thirty (30) days prior to the next scheduled call. Customer shall render payment on any outstanding invoices within five (5) business days preceding cancellation of services.

Agreement

This agreement may not be amended except in writing, agreed to and signed by both parties.

Renewal

The agreement will automatically be renewed at the end of each term unless otherwise notified by the Customer. CFP will provide an agreement document with updated contract dates upon request. Invoices will be generated automatically after the first renewal PM service visit.

5034 N. Hiatus Road, Sunrise, FL 33351 P (954) 747-5128 F (954) 747-5131 www.commfitnessproducts.com



PREVENTATIVE MAINTENANCE

SUMMARY -	
Agreement Total: \$1,460.00 /Year (\$365.0	0 /Visit) Plus Sales Tax; Total #of PM Visits: Quarterly (4X) Per Year
Property Name: eTOWN Recharge	
Property Address: 10571 E Town Pkwy	
Contact: Marcy Pollicino	Email: recharge@etownjax.com
Title: Community Manager	Signature:
Customer Contact expressly warrants and Agreement.	represents that he/she has the authority and right to enter into this
Contact Phone: ⁽⁹⁰⁴⁾ 527-1081	Fax:
Terms: Prepayment Prior To 1st PM Viist	
Effective Date:	Ending Date:
CFP Approval Signature: Mark Smilek	Date: 5/12/2025
Explanation of Services:	
During each preventative maintenance vis	it, all equipment covered under this agreement will be:
+ Inspected for safety & p	roper function

- + Cleaned
- + Lubricated
- + Adjusted in accordance with manufacturers' specifications

Scheduled Maintenance (Frequency: 4x/Year)

January	February	March	April
Мау	June	July	August
September	October	November	December

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

	Proposal # :	MKDKQ220
Make payments to the order of:	Proposal Amount:	\$1,569.50
Commercial Fitness Products, Inc.	Payment Terms:	100% Prepaid
_Fed-Ex, UPS, USPS etc	Deposit Amount:	\$1,569,50
Commercial Fitness Products, Inc. 5034 N Hiatus Rd	Balance:	· · · · · · · · · · · · · · · · · · ·
Sunrise, FL 33351	Signature	
	Print Name: _	
Wire Transfer Bank Information Available Upon Request.	Facility Name: _	
	Date of Acceptance:	

Thank you for your Business!

Commercial Fitness Products

OVER 30 YEARS OF SUCCESS

FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

eTOWN Recharge Marcy Pollicino Wednesday, May 28, 2025

PREPARED BY

Commercial Fitness Products, Inc Mark Smilek





Wednesday, May 28, 2025

eTOWN Recharge Marcy Pollicino 10571 E Town Pkwy Jacksonville, FL 32256

Dear Marcy,

Commercial Fitness Products has everything you should look for in a fitness equipment company –

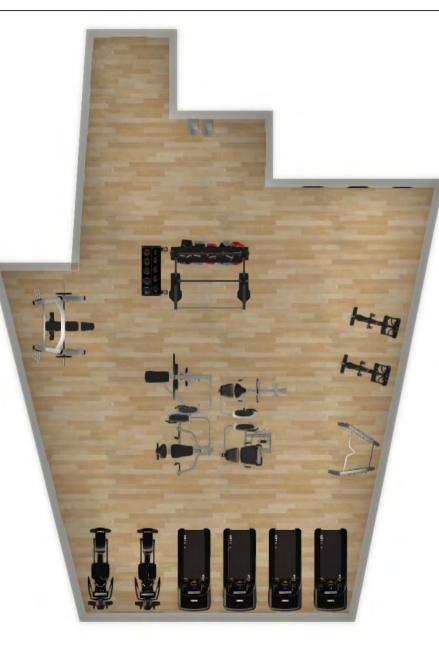
- Over 30 years of success in Florida
- Highest Quality Equipment at Reasonable Prices
- Professional and knowledgeable Sales Representatives
- Factory trained & experienced Service Technicians
- Service, Maintenance & Installation provided by our own technicians located throughout the state.
- Substantially insured for the benefit of you, your residents, management and ourselves.
- A goal and strong desire to exceeding your expectations!!!

Best Regards, Mark Smilek Commercial Fitness Products, Inc mark@commfitnessproducts.com eTOWN Recharge - Concept 3



Commercial Fitness Products Mark Smilek

www.commfitnessproducts.com mark@commfitnessproducts.co 5/28/2025



APPROXIMATION OF FLOOR AND PLANNING AREA Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy,

we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of





5034 N Hiatus Road, Sunrise, FL 33351

Office:

Cell: 904- 562-8318 Email: mark@commfitnessproducts.co Fax: 239-938-1462

BILL

TO: eTOWN Recharge 10571 E Town Pkwy Jacksonville, FL 32256

> ATN Marcy Pollicino Phone (904) 527-1081 Email recharge@etownjax.com

PROPOSAL # F09870938M Date: May 28, 2025 Expiration Date: 6/28/2025

SHIP TO: eTOWN Recharge

10571 E Town Pkwy Jacksonville, FL 32256

ATN Marcy Pollicino Phone (904) 527-1081

Email recharge@etownjax.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		CARDIO		
1	R-ES-Touch	Matrix Endurance Touch Recumbent	\$7,495.00	\$7,495.00
1	U-ES-Touch	Matrix Endurance Touch Upright Cycle	\$6,899.00	\$6,899.00
1	CXC Console	Matrix Indoor Cycle CXC Console	\$295.00	\$295.00
1	CXC-02	Matrix Indoor Cycle CXC	\$1,825.00	\$1,825.00
1	Rower-02	Matrix RowerX with Magnetic Resistance	\$1,950.00	\$1,950.00
		SubTotal		\$18,464.00
		STRENGTH		
		MATRIX VERSA DUAL SELECTORIZED - STANDARD WEIGHT STACKS		
1	VS-S70-USB2	Matrix Versa Leg Press Heavy Stack	\$4,295.00	\$4,295.00
1	VS-S711-02B1	Matrix Versa Duals Ext&Curl STD Stack	\$3,467.74	\$3,467.74
1	VS-S131-02B1	Matrix Versa Duals Multi-Press STD Stack	\$3,350.00	\$3,350.00
1	VS-S331-02B1	Matrix Versa Duals Lat Row STD Stack	\$3,350.00	\$3,350.00
		OPTIONAL UPGRADES AVAILABLE - PRICING VARIES HEAVY WEIGHT STACK UPGRADE PLUS+ PACKAGE UPGRADE		
		SubTotal		\$14,462.74
		MATRIX BENCHES & RACKS		
1	GO-AB BENCH	MATRIX GO Multi-Adjustable Bench	\$799.00	\$799.00
1	ZMD4006849	MATRIX XULT Dumbbell Flat Rack - 10 Pair	\$995.00	\$995.00
		SubTotal		\$1,794.00

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$1,250.00	\$1,250.00
1	Tax Exempt	TAX EXEMPT - MUST PROVIDE DOCUMENTATION	\$0.00	\$0.00
	Frame Color Standard Silver		Subtotal	\$35,970.74
Uph	Upholstery Color Standard Black		State Tax	\$0.00
Notes		Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide	Freight	\$2,702.95
	NULES	anchoring or wall mounting.	Grand Total	\$38,673.69

Lead Times

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

	For Delivery Staff					
Date:	Amoun	t Collected:		Check No.:		
Receiv	ved By: (Print Name and Sign)					

Acceptance of Proposal

Terms and Conditions

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in Confirmed Orders may be subject to fees and delay in delivery. There is a 3% processing fee on all credit card transactions. Credit Card payments must be preapproved at the sole discretion of CFP.

Scheduled Installations CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Partial installations require the installed product to be paid per the terms of the purchase. Additional Delivery Fees may apply. CFP does not provide mounting or anchoring to walls, floors and ceilings for any product.

Confidentiality Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

Additional Terms of Sale Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package. Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc.

shall retain, a security interest in and lien on all Products sold to Customer. Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a result of any claim arising out of or in connection with the goods sold hereunder that have not been caused solely by CFP's negligence.

Technology Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all requirements fulfilled prior to scheduled equipment installation will result in additional Service Fees & Travel Charge. Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle. TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication requirements.

Wellbeats - 110V electric power to both Interactive Touchscreen & TV; 1.5" conduit connecting TV to Touchscreen, with pull string, Hardline internet connection (not WiFi) to WB Touchscreen. For TV Mounting - backing board for TV Bracket.

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service Providers

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts, 1 Year - Labor BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

	Proposal # :	F09870938M
Make payments to the order of:	Proposal Amount:	\$38,673.69
Commercial Fitness Products, Inc.	Payment Terms:	50% Deposit, 50% COD
Fed-Ex, UPS, USPS etc	Deposit Amount:	\$19,336.85
Commercial Fitness Products, Inc. 5034 N Hiatus Rd	Balance:	\$19,336.84
Sunrise, FL 33351	Signature	
	Print Name: _	
Wire Transfer Bank Information Available Upon Request.	Facility Name: _	
	Date of Acceptance:	

Thank you for your Business!



TOUCH XL / TOUCH

Connect your members to stunning entertainment, social media favorites, brandbuilding communication and much more with the industry's best consoles.



transports users to 60 exotic locales with footage that matches their pace and resistance or incline that varies to match terrain.

WiFi-enabled Touch Consoles features an app-based interface that mirrors familiar smartphone and tablet operating systems, making it easy for members to connect to the content that keeps them moving. Includes Bluetooth connectivity, single-point user login, touch-free RFID login, power save mode with auto wake-up and more.



Wireless charging and a USB port gives members two ways to charge their personal devices while keeping their screens in view.



An immersive version of our exclusive Sprint 8 sprint-intensity program stimulates natural human growth hormone to burn more fat and build lean muscle in short 20-minute workouts.

I TOUCH XL / TOUCH CONSOLE

Our WiFi-enabled Touch Consoles work with our complete digital portfolio of Matrix Connected Solutions, including Engage 360, Community 360, Asset Management. and more.



CONSOLE SPECS	TOUCH XL / TOUCH			
Display	Touch XL: 56 cm/22" class capacitive touchscreen LCD Touch: 41 cm/16" class capacitive touchs			
Frame Compatibility	Touch XL: tread	nills, ClimbMills	Touch: all frames	
Workouts	Go, manual, Sprint 8*, Landmarks**, Virtual Activ	Go, manual, Sprint 8*, Landmarks**, Virtual Active, target heart rate, interval training, fat burn, rolling hills, constant watts*, glute training*, goal training, fitness tests, custom		
iFIT On-demand Workouts	Optional			
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan			
Fan	Yes			
Analog TV	NTSC, PAL, SECAM			
Digital TV		ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/S/S2/T/T2		
ΙΡΤV		Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS		
Pro:Idiom Compatibility				
WiFi Yes				
Bluetooth	Yes; smartphones, headphones, heart rate			
ANT+	Yes; heart rate			
RFID Wireless Login	Yes			
Connects to Apple Watch		Yes		
Connects to Samsung Galaxy Watch		Yes		
Made for iPhone [®] , iPad [®] , iPod [®]	Yes			
USB Port	Yes; device charging, device media, software updates			
Wireless Charging (Qi)	Yes			
CSAFE Ready	Yes			
Auto Wake-up	Yes			
COMPATIBILITY				
CONNECTED		ENGAGE 360		
CONNECTED SOLUTIONS	SPRINT	VIRTUAL ACTIVE	LANDMARKS**	

*Workout not available on all modalities. **Landmarks only available on ClimbMills and steppers. 7 of 20



ENDURANCE RECUMBENT CYCLE

Make low-impact cardio possible for members of all kinds with the comfortable design of our recumbent cycle.



Conveniently placed controls provide tactile feedback, and low step-over height offers easy entry and exit. Includes bottle holder and accessory tray.

Our Endurance Recumbent Cycle is ideal for heavy use in professional fitness facilities where space is at a premium and budgets need to stretch further. A recumbent design with an ergonomic seat and back distributes weight for superior support, while smart features streamline service and maintenance to maximize uptime.



Intuitive one-handed adjustment fine-tunes the seat to users of different heights, contoured handlebars fit the hand naturally, Ergo Form seat and back pad make even long rides comfortable, and self-balancing pedals make it quicker and easier to get started.



Top-down leveling, an integrated transport handle and a three-piece crank with forged arms and integrated pullers streamline service and maintenance.

ENDURANCE RECUMBENT CYCLE

ENDURANCE RECUMBENT CYCLE					
Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.					
CONSOLE SPECS	TOUCH XL / TOUCH	PREMIUM LED	LED	GROUP TRAINING LED	
Display	41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED Large number LED with message center		with message center	
Workouts	12	9	7	Manual	
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	
Fan	Y	es	No		
Analog TV	NTSC, PAL, SECAM		Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2		Optional; attachable add-on TV		
ΙΡΤV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS				
Pro:Idiom Compatibility	Optional; IPTV and coax Optional; attachable add-on Pro:Idiom TV (+ IPTV)		TV)		
WiFi	Yes Optional; included with Asset Management and/or Workout Tracking Network app				
Bluetooth	Yes; smartphones, headphones, heart rate	Yes; heart rate No		lo	
ANT+	Yes; heart rate		No		
RFID Wireless Login	ogin Yes		Optional		
Connecto to Annia Watch		0-1		1-	

ANT+	Yes; heart rate		No
RFID Wireless Login	Yes		Optional
Connects to Apple Watch	Yes	Optional	No
Made for iPhone®, iPad®, iPod®	Yes		No
USB Port	Yes; device charging, device media, software updates	Yes; device charging, software updates	
Wireless Charging (Qi)	Yes		No
CSAFE Ready		Ŷ	les .
Auto Wake-up	Yes	No	

FRAME SPECS **Resistance System** Brushless generator Minimum Watts 2 W powered or 13 W self-powered Minimum RPM 10 RPM powered or 25 RPM self-powered Pedal Spacing 17.5 cm / 6.9" Seat Material Custom one-piece, molded seat back and bottom Seat Adjustment Single-hand lever Handlebar Design Side seat; front ergo bend Crank Design Three piece with forged arms and integrated puller Top-down Levelers Yes Contact & Telemetric HR Yes Rear-lift Handle Yes Max User Weight 182 kg / 400 lbs. Ethernet Connectivity Yes Assembled Dimensions 154 x 68 x 146 cm / 60.7" x 26.7" x 57.4" Power Requirements* 100-240 V - 50/60 Hz AC Self-powered or 100-240 V - 50/60 Hz AC



ENDURANCE UPRIGHT CYCLE

Give your members the essentials of an invigorating ride with our race-inspired upright cycle.



Conveniently placed controls provide tactile feedback, and low step-over height offers easy entry and exit. Includes dual bottle holders.

Our Endurance Upright Cycle is ideal for heavy use in professional fitness facilities where space is at a premium and budgets need to stretch further. Race-inspired handlebars with elbow rests and refined ergonomic details create the feel of a real outdoor ride, while smart features streamline service and maintenance to maximize uptime.



Top-down leveling, an integrated transport handle and a three-piece crank with forged arms and integrated pullers streamline service and maintenance.

adjustment fine-tunes the seat to users of different heights, contoured handlebars fit the hand naturally, Ergo Form seat makes even long rides comfortable, and selfbalancing pedals make it quicker and easier to get started.



ENDURANCE UPRIGHT CYCLE

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.









CONSOLE SPECS	TOUCH XL / TOUCH	PREMIUM LED	LED	GROUP TRAINING LED	
Display	41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED	Large number LED	with message center	
Workouts	12	9	7	Manual	
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish	
Fan	Y	Yes		No	
Analog TV	NTSC, PAL, SECAM		Optional; attachable add-on TV		
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2	Optional; attachable add-on TV			
ΙΡΤΥ	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS	No			
Pro:Idiom Compatibility	Optional; IPTV and coax	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)		TV)	
WiFi	Y	es	Optional; included with Asset Management and/or Workout Tracking Network app		
Bluetooth	Yes; smartphones, headphones, heart rate	Yes; heart rate No		lo	
ANT+	Yes; heart rate		No		
RFID Wireless Login	Yes		Optional		
Connects to Apple Watch	Yes	Optional	4	10	
Made for iPhone®, iPad®, iPod®	Yes		No		
USB Port	Yes; device charging, device media, software updates	Yes; device charging, software updates			
Wireless Charging (Qi)	Yes	No			
CSAFE Ready		Yes			
Auto Wake-up	Yes	No			
FRAME SPECS					

Resistance System Brushless generator Minimum Watts 2 W powered or 13 W self-powered Minimum RPM 10 RPM powered or 25 RPM self-powered Pedal Spacing 17.5 cm / 6.9" Seat Material Sewn vinyl over foam Seat Adjustment Single-hand lever Handlebar Design Racing design with elbow support Crank Design Three piece with forged arms and integrated puller Top-down Levelers Yes Contact & Telemetric HR Yes Rear-lift Handle Yes Max User Weight 182 kg / 400 lbs. Ethernet Connectivity Yes Assembled Dimensions 130.7 x 65.4 x 153.7 cm / 51.5" x 25.7" x 60.5" Power Requirements* 100-240 V - 50/60 Hz AC Self-powered or 100–240 V - 50/60 Hz AC

Rower



- Brushed aluminum flywheel with 10 precise magnetic resistance settings offers challenge to first-time users and experienced rowers alike
- Adjustable, backlit console makes it easy to set your training goal and measure your results
- Clearly defined quick keys provide instant access to sprinting, distance rowing and high-intensity interval training programs
- Compact footprint offers easy placement virtually anywhere in your facility
- Ergonomic contours of the seat makes intense training sessions more comfortable than ever

- Seat lock offers enhanced stability when getting on or off the rower
- Long, reinforced handle includes a comfort-enhancing overmold that allows both large and small users to comfortably pull stroke after stroke
- Heel cups include quick release buckles that let users quickly get off the rower, ideal for circuit training
- Can be tilted up to minimize footprint, and built-in wheels make it easy to roll the rower into storage or to a new place on your circuit training floor
- High-quality cord is paired with a long aluminum rail reinforced with stainless-steel strips to stand up to a steady stream of users in the busiest exercise environments

CONSOLE	
Display Screen	Extra-large Backlit LCD Display, 3.5" x 2.5" Screen
Display Readout	Time, Distance, SPM (strokes per minute), Stroke, Watts, Heart Rate, Calories, 500 mtr/split
Programs	Manual, Interval, Challenge
Telemetric Receiver	Yes
SPECIAL FEATURES	
Handlebar Design	Extra-long Ergo Grip Handlebar
Foot Stretchers	Adjustable Heel Cups with Easy-to-read Settings
Monorail	Aluminum

TECHNICAL DATA	
Resistance Technology	Magnetic Resistance
Resistance Levels	10
Drive System	Coil Spring Poly-V Belt
Max User Weight	158.76 kg / 350 lbs.
Product Weight	59 kg / 130 lbs.
Overall Dimensions (L $x W x H$)	223 x 55 x 58 cm / 87.6" x 21.5" x 22.8"
Power Requirements	Generator Powered LCD Display w/ Back-up Memory Battery



CXC Training Cycle

Make group classes more popular than ever with our powerful, comfortable CXC Training Cycle. It includes repeatable magnetic resistance, optimized ergonomics, intuitive four-way adjustment with quicktouch operation and device storage to keep training apps, social media or entertainment in view. Add the optional wireless LCD console for a basic metrictracking experience.

- Ideal for group cycling classes or for use by riders on your cardio floor
- Narrow Q-factor optimizes ergonomics for a real outdoor riding feel
- Low-maintenance, well-protected rear flywheel design includes magnetic resistance for smooth, consistent adjustments
- Contoured resistance lever provides tactile feedback for quick changes
- Intuitive adjustments customize the cycle to each user's body
- Ergonomically sculpted seat relieves pressure on touchpoints
- Comfortable multi-position handlebars with an integrated water bottle holder simulate the different grips of real road racing
- Integrated device storage shelf keeps smartphones in view
- Optional wireless LCD console displays RPMs, calories, distance, time and heart rate when used with a heart rate strap
- Quick-release access panels and easily removable pedal cranks simplify service

DRIVE SYSTEM		
DRIVETRAIN	Flexonic belt	
DRIVETRAIN GEAR RATIO	1:10	

FEATURES	
TELEMETRIC HR	Yes
WIFI ENABLED	No
ANT+/BLUETOOTH ENABLED	No
HANDLEBAR ADJUSTMENTS	Vertical & horizontal
SADDLE	Ergonomically sculpted seat
HANDLEBAR	Ergo-formed, multi-position, soft PVC
SADDLE ADJUSTMENTS	Vertical & horizontal
WORKOUT TRACKING COMPATIBLE	No
RESISTANCE SYSTEM	Magnetic
EMERGENCY STOP	Push
FLYWHEEL	Rear, aluminum, evenly-weighted
ADJUSTMENT TYPE	Quick-touch levers
POSTS & SLIDERS	Aluminum, pin-to-lock adjustment
POWER MEASUREMENT (WATT)	No
CONSOLE	Optional LCD
GENERATOR POWERED	No
TRAINING INTENSITY GUIDE	No
ASSET MANAGEMENT COMPATIBLE	No
WATER BOTTLE HOLDER	Dual, integrated on handlebar
FRAME	
TRANSPORT WHEELS	2
LEVELING FEET	4
PROTECTION PLATES	Yes
PRUIECTION PLATES	165

res
Dual-sided SPD & toe cage
Oversized, hidden bolts & fixings
Matte black
Steel
Full Frame
Off-set
Forged steel 170 mm / 6.7"
168 mm / 6.6"

TECH SPECS	
OVERALL DIMENSIONS (L X W X H)	122.4 x 56.4 x 102.8 cm / 48.2" x 22.2" x 40.5"
PRODUCT WEIGHT	55.2 kg / 121.6 lbs.
MAX USER WEIGHT	158.75 kg / 350 lbs.

WARRANTY	
LABOR	1 Year

ADJUSTMENTS



Versa Lat Pulldown / Seated Row

VS-S331

Maximize the functionality of your space with the smart, versatile design of our the Versa Lat Pulldown / Seated Row dual station. The thigh pad easily adjusts to provide stability and comfort when building and toning major back muscles, and clearly indicated adjustment points make it easy for virtually anyone to get started. Elevated footrests provide added stability during heavy lifts, and stainless-steel cables offer lasting durability in hard-use environments.

- Elevated foot rests provide stability and comfort during heavy lifts
- Stainless-steel cable guides provide added protection for lasting durability
- Thigh pad easily adjusts to provide stability and comfort

· Clearly indicated adjustments for ease of use

COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes
FRAME & CABLES	
MACHINE ANCHORING	Machine anchoring locations
CABLE TRANSMISSION	Internally lubricated cables & fittings
FRAME FINISH	Proprietary two-coat powder process

FRAME COLOR	Iced Silver
TECH SPECS	
OVERALL DIMENSIONS (L X W X H)	180.5 x 157.9 x 226.3 cm / 71.1" x 62.2" x 89.1"
PRODUCT WEIGHT (HEAVY STACK)	278 kg / 613 lbs.
PRODUCT WEIGHT (STANDARD STACK)	246 kg / 543 lbs.

. .

USER AMENITIES	
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
REAR PLACARDS	Color-coded machine identification & machine specific stretching
FOOT SUPPORT	Foot support accommodates users of all sizes for additional lower body support
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
PERSONAL STORAGE	Bottle holder, storage area and towel holder (towel holder on rep counter only)
CONTOURED SEAT	Yes
PLACARD COLOR CODING	Yellow (upper body)
WEIGHT STACK	
HEAVY STACK	104 kg / 230 lbs.

HEAVY STACK	104 kg / 230 lbs.
STANDARD STACK	72 kg / 160 lbs.
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)
WEIGHT STACK GUARDING	Full front and rear shields



Versa Multi Press

VS-S131

Our Versa Multi-Press station makes building and toning major upper-body muscles accessible, efficient and comfortable, including flat, incline, and shoulder press movements. It's specifically designed for easy entry and exit, and the dual-position grips provide excellent training variety. It includes clearly indicated adjustment points for easy use, a reclined position to maximize lumbar support and elevated footrests for superior stability and comfort during heavy lifts.

- Clearly indicated adjustments for ease of use
- Smoothly transition between exercises with one simple adjustment
- Reclined position offers greater lumbar support
- Elevated foot rests provide stability and comfort during heavy lifts
- Dual-position hand grips allow for greater training variety
- Designed for easy entry and exit

ADJUSTMENTS		
USER ADJUSTMENT RANGE	3 user start options	
COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes	
FRAME & CABLES		
MACHINE ANCHORING	Machine anchoring locations	
CABLE TRANSMISSION	Internally lubricated cables & fittings	
FRAME FINISH	Proprietary two-coat powder process	
FRAME COLOR	Iced Silver	
TECH SPECS		
PRODUCT WEIGHT (STANDARD STACK)	236 kg / 520 lbs.	
OVERALL DIMENSIONS (L X W X H)	154.3 x 157.2 x 199.9 cm / 60.7" x 61.9" x 78.7"	

268 kg / 590 lbs.

PRODUCT WEIGHT (HEAVY STACK)

USER AMENITIES	
REAR PLACARDS	Color-coded machine identification & machine specific stretching
CONTOURED SEAT	Yes
PERSONAL STORAGE	Bottle holder, storage area and towel holder (towel holder on rep counter only)
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
PLACARD COLOR CODING	Yellow (upper body)
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
FOOT SUPPORT	Foot support accommodates users of all sizes for additional lower body support
WEIGHT STACK	
HEAVY STACK	104 kg / 230 lbs.
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)

STANDARD STACK

CONSISTENT STACK HEIGHT

WEIGHT STACK GUARDING

72 kg / 160 lbs.

Full front and rear shields

Yes



Versa Leg Extension / Leg Curl

VS-S711

Help your users tone and refine the muscles of their legs with the smart design of our Versa Leg Extension/ Leg Curl dual station. Clearly indicated, conveniently located adjustment points make use intuitive and provide users with a hard stop to help prevent injury. Dual-action CAM enables a smooth transition between exercises. Back pad ratchets forward for easy adjustment from the seated position. Angled pads and ideal pivot location promote full muscle contraction and alignment.

- Clearly indicated adjustments for ease of use
- Adjustments are easily performed in the seated position
- Dual-action CAM enables a smooth transition between exercises
- Back pad ratchets forward for easy adjustment from the seated position
- Angled pads and ideal pivot location promote full muscle contraction and alignment

ADJUSTMENTS	
USER ADJUSTMENT RANGE	12 user start options
COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes
FRAME & CABLES	
FRAME COLOR	Iced Silver
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables & fittings
MACHINE ANCHORING	Machine anchoring locations

TECH SPECS	
OVERALL DIMENSIONS (L X W X H)	177.6 x 118.3 x 167.1 cm / 69.9" x 46.6" x 65.8"
PRODUCT WEIGHT (HEAVY STACK)	283 kg / 624 lbs.
PRODUCT WEIGHT (STANDARD STACK)	251 kg / 554 lbs.

USER AMENITIES	
CONTOURED SEAT	Yes
PLACARD COLOR CODING	Blue (lower body)
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
REAR PLACARDS	Color-coded machine identification & machine specific stretching
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
PERSONAL STORAGE	Bottle holder, storage area and towel holder (towel holder on rep counter only)
WEIGHT STACK	
CONSISTENT STACK HEIGHT	Yes

CONSISTENT STACK HEIGHT	Yes
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)
WEIGHT STACK GUARDING	Full front and rear shields
HEAVY STACK	104 kg / 230 lbs.
STANDARD STACK	72 kg / 160 lbs.



Versa Leg Press / Calf Press

VS-S70

The versatile design of our Versa Leg Press / Calf Press station makes building and toning major leg muscles more efficient and comfortable than ever. A low step-over height and an assistance handle offer easy access for virtually anyone. One-handed adjustments make getting started quick, while an airshock assisted foot platform makes every adjustment smooth. Additionally, the footplate includes unique visual indicators to help optimize foot placement.

- One-handed start adjustment for ease of use
- Air shock assisted foot platform provides smoother adjustments
- Assistance handle and low step over height for easy access
- Footplate identifies user foot position with unique visual indicators
- Incremental weight

~		LICT		
А	DJ	USI	ME	NTS

RANGE OF MOTION ADJUSTMENT

COLOR CODED PIVOTS & POINTS OF ADJUSTMENT

Gas Assisted Foot Platform Adjustment

FRAME & CABLES	
MACHINE ANCHORING	Machine anchoring locations
CABLE TRANSMISSION	Internally lubricated cables & fittings
FRAME COLOR	Iced Silver
FRAME FINISH	Proprietary two-coat powder process

Yes

TECH SPECS	
PRODUCT WEIGHT	361 kg / 795 lbs.
OVERALL DIMENSIONS (L X W X H)	232.4 x 102.4 x 167.1 cm / 91.5" x 40.3" x 65.8"
REP COUNTER MACHINE USAGE TRACKING	Service mode tracks total machine reps and hours of use
REP COUNTER BATTERY LIFE	Approximately 3 years
REP COUNTER POWER SUPPLY	2 AA batteries

USER AMENITIES	
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
PERSONAL STORAGE	Bottle holder, storage area and towel holder (Towel Holder on Rep Counter Only)
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
PLACARD COLOR CODING	Blue (lower body)
REAR PLACARDS	Color-coded machine identification & machine specific stretching
WEIGHT STACK	
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)
WEIGHT PLATE INCREMENTS	25 lbs (11 kg)
WEIGHT STACK GUARDING	Full front and rear shields
TOTAL STACK WEIGHT	415 lbs (188 kg)
CONSISTENT STACK HEIGHT	Yes



Go Series Adjustable Bench

Our easy-to-use compact bench can help anyone start strength training. It provides unmatched stability for a range of exercises focused on major muscle groups, plus effortless adjustments, convenient transport and space-saving storage.

- Low 43.7 cm / 17.25" floor-to-pad height minimizes lower back stress
- 5 different back pad angle adjustments (0°, 30°, 45°, 60°, and 75°), and 2 seat pad angle adjustments (0°, and 20%)
- 2 integrated exercise band attachment points accommodates elastic exercises for added variety
- Bench can be stored vertically when not in use to save space

TECH SPECS	
OVERALL DIMENSIONS	142.4 x 77.5 x 43.7 cm / 56" x 30.5" x 17.25"
PRODUCT WEIGHT	36 kg / 79.5 lbs.
MAX TRAINING WEIGHT	159 kg / 350 lbs.
MAX USER WEIGHT	136 kg / 300 lbs.

GO-AB





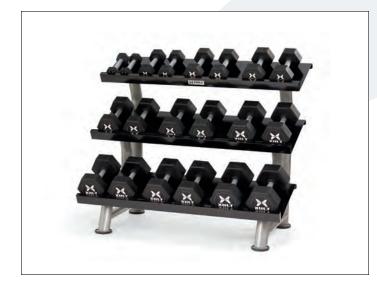
XT-FLAT-DB-10

XULT DUMBBELL FLAT RACK (3-TIER)

Store and organize your dumbbells with an easy access angled design that saves valuable space in your fitness facility.

Warranty: 3 year limited warranty





FEATURES/BENEFITS

- Designed to hold dumbbells ranging up to 100 lbs.
- Ideal for 5 lb. to 50 lb. Hex Dumbbell Sets
- Angled shelves make it easy to access and rack dumbbells
- Rubber feet provide excellent stability and protect flooring
- Max Load: 500 lbs. per shelf
- Measures 42"H x 52"W x 29"D
- Weight: 150 lbs.

LIMITED WARRANTY

This limited warranty covers defects in materials and workmanship for the original owner. This warranty shall not apply to defects caused by normal wear and tear, physical abuse or vandalism of the product. Any modifications or alterations will void the warranty. Commercial Fitness Products

OVER 30 YEARS OF SUCCESS

FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

eTOWN Recharge Marcy Pollicino Wednesday, May 28, 2025

PREPARED BY

Commercial Fitness Products, Inc Mark Smilek





Wednesday, May 28, 2025

eTOWN Recharge Marcy Pollicino 10571 E Town Pkwy Jacksonville, FL 32256

Dear Marcy,

Commercial Fitness Products has everything you should look for in a fitness equipment company –

- Over 30 years of success in Florida
- Highest Quality Equipment at Reasonable Prices
- Professional and knowledgeable Sales Representatives
- Factory trained & experienced Service Technicians
- Service, Maintenance & Installation provided by our own technicians located throughout the state.
- Substantially insured for the benefit of you, your residents, management and ourselves.
- A goal and strong desire to exceeding your expectations!!!

Best Regards, Mark Smilek Commercial Fitness Products, Inc mark@commfitnessproducts.com





5034 N Hiatus Road, Sunrise, FL 33351

Office:

Cell: 904-562-8318 Email: mark@commfitnessproducts.co Fax: 239-938-1462

BILL

eTOWN Recharge TO: 10571 E Town Pkwy Jacksonville, FL 32256

> ATN Marcy Pollicino Phone (904) 527-1081 recharge@etownjax.com Email

PROPOSAL # F357732065M

Date: May 1, 2025 Expiration Date: 6/1/2025

SHIP eTOWN Recharge TO:

10571 E Town Pkwy Jacksonville, FL 32256

ATN Marcy Pollicino

Phone (904) 527-1081 En

nail	recharge@etownjax.com
------	-----------------------

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION		UNIT PRICE	LINE TOTAL
		UPGRADE PACKAGE #1			
1	R-ES-Touch	Matrix Endurance Touch Recumbent		\$7,495.00	\$7,495.00
1	Rower-02	Matrix RowerX with Magnetic Resistance		\$1,950.00	\$1,950.00
		SubTotal			\$9,445.00
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)		\$385.00	\$385.00
1	Tax Exempt	TAX EXEMPT - MUST PROVIDE DOCUMENTATION		\$0.00	\$0.00
	Frame Color	Standard Silver		Subtotal	\$9,830.00
Upho	olstery Color	Standard Black	-	State Tax	\$0.00
	Notes	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide		Freight	\$558.00
	NULES	anchoring or wall mounting.	-	Grand Total	\$10,388.00

Lead Times

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

	For Delivery Staff						
Date:		Amount (Collected:		Check No.:		
Receiv	ved By: (Print Name ar	nd Sign)					

Acceptance of Proposal

Terms and Conditions

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in Confirmed Orders may be subject to fees and delay in delivery. There is a 3% processing fee on all credit card transactions. Credit Card payments must be preapproved at the sole discretion of CFP.

Scheduled Installations CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Partial installations require the installed product to be paid per the terms of the purchase. Additional Delivery Fees may apply. CFP does not provide mounting or anchoring to walls, floors and ceilings for any product.

Confidentiality Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

Additional Terms of Sale Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package. Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc.

shall retain, a security interest in and lien on all Products sold to Customer. Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a result of any claim arising out of or in connection with the goods sold hereunder that have not been caused solely by CFP's negligence.

Technology Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all requirements fulfilled prior to scheduled equipment installation will result in additional Service Fees & Travel Charge. Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle. TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication requirements.

Wellbeats - 110V electric power to both Interactive Touchscreen & TV; 1.5" conduit connecting TV to Touchscreen, with pull string, Hardline internet connection (not WiFi) to WB Touchscreen. For TV Mounting - backing board for TV Bracket.

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by factory-trained & authorized Matrix Service Providers

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty: Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty: Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Grips - 90 Days

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts, 1 Year - Labor BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor

Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

	Proposal # :	F357732065M
Make payments to the order of:	Proposal Amount:	\$10,388.00
Commercial Fitness Products, Inc.	Payment Terms:	50% Deposit, 50% COD
Fed-Ex, UPS, USPS etc	Deposit Amount:	\$5,194.00
Commercial Fitness Products, Inc.	Balance:	\$5,194.00
5034 N Hiatus Rd Sunrise, FL 33351	Signature	
	Print Name: _	
Wire Transfer Bank Information Available Upon Request.	Facility Name: _	
	Date of Acceptance:	

Thank you for your Business!



TOUCH XL / TOUCH

Connect your members to stunning entertainment, social media favorites, brandbuilding communication and much more with the industry's best consoles.



virtual Active transports users to 60 exotic locales with footage that matches their pace and resistance or incline that varies to match terrain.

WiFi-enabled Touch Consoles features an app-based interface that mirrors familiar smartphone and tablet operating systems, making it easy for members to connect to the content that keeps them moving. Includes Bluetooth connectivity, single-point user login, touch-free RFID login, power save mode with auto wake-up and more.



Wireless charging and a USB port gives members two ways to charge their personal devices while keeping their screens in view.



An immersive version of our exclusive Sprint 8 sprint-intensity program stimulates natural human growth hormone to burn more fat and build lean muscle in short 20-minute workouts.

I TOUCH XL / TOUCH CONSOLE

Our WiFi-enabled Touch Consoles work with our complete digital portfolio of Matrix Connected Solutions, including Engage 360, Community 360, Asset Management. and more.



CONSOLE SPECS	TOUCH XL / TOUCH			
Display	Touch XL: 56 cm/22" class capacitive touchscreen LCD Touch: 41 cm/16" class capacitive touchscreen			
Frame Compatibility	Touch XL: treadmills, ClimbMills Touch: all frames			
Workouts	Go, manual, Sprint 8*, Landmarks**, Virtual Activ	ve, target heart rate, interval training, fat burn, rolling h fitness tests, custom	ills, constant watts*, glute training*, goal training,	
iFIT On-demand Workouts		Optional		
Languages	English, German, French, Italian, Spanish, Dutch, Pol B	tuguese, Chinese-S, Chinese-T, Japanese, Korean, Swe asque, Vietnamese, Somali, Danish, Thai, Malay, Catala	dish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, an	
Fan		Yes		
Analog TV		NTSC, PAL, SECAM		
Digital TV		ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/S/S2/T/T2		
ΙΡΤV		Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS		
Pro:Idiom Compatibility		Optional; coax		
WiFi	Yes			
Bluetooth	Yes; smartphones, headphones, heart rate			
ANT+	Yes; heart rate			
RFID Wireless Login	Yes			
Connects to Apple Watch	Yes			
Connects to Samsung Galaxy Watch	Yes			
Made for iPhone®, iPad®, iPod®	Yes			
USB Port	Yes; device charging, device media, software updates			
Wireless Charging (Qi)	Yes			
CSAFE Ready	Yes			
Auto Wake-up	Yes			
COMPATIBILITY				
		ENGAGE 360		
CONNECTED SOLUTIONS	SPRINT 3	VIRTUAL ACTIVE	LANDMARKS**	

*Workout not available on all modalities. **Landmarks only available on ClimbMills and steppers. 6 of 9



ENDURANCE RECUMBENT CYCLE

Make low-impact cardio possible for members of all kinds with the comfortable design of our recumbent cycle.



Conveniently placed controls provide tactile feedback, and low step-over height offers easy entry and exit. Includes bottle holder and accessory tray.

Our Endurance Recumbent Cycle is ideal for heavy use in professional fitness facilities where space is at a premium and budgets need to stretch further. A recumbent design with an ergonomic seat and back distributes weight for superior support, while smart features streamline service and maintenance to maximize uptime.



induitive one-handed adjustment fine-tunes the seat to users of different heights, contoured handlebars fit the hand naturally, Ergo Form seat and back pad make even long rides comfortable, and self-balancing pedals make it quicker and easier to get started



Top-down leveling, an integrated transport handle and a three-piece crank with forged arms and integrated pullers streamline service and maintenance.

ENDURANCE RECUMBENT CYCLE

Choose what kind of console technology you pair with your equipment, providing experiences that span from beautifully simple to digitally connected and rich with entertainment. You can also access our most powerful Connected Solutions with WiFi-enabled consoles, including Personal Trainer Portal, Workout Tracking Network and Asset Management.













CONSOLE SPECS	TOUCH XL / TOUCH	PREMIUM LED LED GROUP TRAIN		GROUP TRAINING LED
Display	41 cm / 16" class capacitive touchscreen LCD	8,000 pixel multi-color LED Large number LED with message center		with message center
Workouts	12	9	7	Manual
Languages	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish		English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
Fan	Yi	25	N	lo
Analog TV	NTSC, PAL, SECAM		Optional; attachable add-on TV	
Digital TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/C2/S/S2/T/T2	Optional; attachable add-on TV		
ΙΡΤΥ	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS	No		
Pro:Idiom Compatibility	Optional; IPTV and coax	Op	tional; attachable add-on Pro:Idiom TV (≠ IP	TV)
WiFi	Y	25		sset Management and/or ng Network app
Bluetooth	Yes; smartphones, headphones, heart rate	Yes; heart rate No		lo
ANT+	Yes; heart rate		No	
RFID Wireless Login	Yes		Optional	
Connects to Apple Watch	Yes	Optional No		lo
Made for iPhone®, iPad®, iPod®	Yes	No		
USB Port	Yes; device charging, device media, software updates	Yes; device charging, software updates		
Wireless Charging (Qi)	Yes		No	
CSAFE Ready		Y	es	
Auto Wake-up	Yes		No	

FRAME SPECS

Resistance System	Brushless generator			
Minimum Watts	2 W powered or 13 W self-powered			
Minimum RPM	10 RPM powered or 25 RPM self-powered			
Pedal Spacing		17.5 cm / 6.9"		
Seat Material		Custom one-piece, molded seat back and bottom		
Seat Adjustment		Single-hand lever		
Handlebar Design	Side seat; front ergo bend			
Crank Design	Three piece with forged arms and integrated puller			
Top-down Levelers	Yes			
Contact & Telemetric HR	Yes			
Rear-lift Handle	Yes			
Max User Weight	182 kg / 400 lbs.			
Ethernet Connectivity	Yes			
Assembled Dimensions		154 x 68 x 146 cm / 60.7" x 26.7" x 57.4"		
Power Requirements*	100-240 V - 50/60 Hz AC Self-powered or 100-240 V - 50/60 Hz AC			

Rower



- Brushed aluminum flywheel with 10 precise magnetic resistance settings offers challenge to first-time users and experienced rowers alike
- Adjustable, backlit console makes it easy to set your training goal and measure your results
- Clearly defined quick keys provide instant access to sprinting, distance rowing and high-intensity interval training programs
- Compact footprint offers easy placement virtually anywhere in your facility
- Ergonomic contours of the seat makes intense training sessions more comfortable than ever

- Seat lock offers enhanced stability when getting on or off the rower
- Long, reinforced handle includes a comfort-enhancing overmold that allows both large and small users to comfortably pull stroke after stroke
- Heel cups include quick release buckles that let users quickly get off the rower, ideal for circuit training
- Can be tilted up to minimize footprint, and built-in wheels make it easy to roll the rower into storage or to a new place on your circuit training floor
- High-quality cord is paired with a long aluminum rail reinforced with stainless-steel strips to stand up to a steady stream of users in the busiest exercise environments

CONSOLE	
Display Screen	Extra-large Backlit LCD Display, 3.5" x 2.5" Screen
Display Readout	Time, Distance, SPM (strokes per minute), Stroke, Watts, Heart Rate, Calories, 500 mtr/split
Programs	Manual, Interval, Challenge
Telemetric Receiver	Yes
SPECIAL FEATURES	
Handlebar Design	Extra-long Ergo Grip Handlebar
Foot Stretchers	Adjustable Heel Cups with Easy-to-read Settings
Monorail	Aluminum

TECHNICAL DATA	
Resistance Technology	Magnetic Resistance
Resistance Levels	10
Drive System	Coil Spring Poly-V Belt
Max User Weight	158.76 kg / 350 lbs.
Product Weight	59 kg / 130 lbs.
Overall Dimensions (L $x W x H$)	223 x 55 x 58 cm / 87.6" x 21.5" x 22.8"
Power Requirements	Generator Powered LCD Display w/ Back-up Memory Battery

First Place Fitness Equipment, Inc.

8805 Southside Blvd Jacksonville, FL 32256 904-998-0738 www.FirstPlaceFitnessEquipment.com

Estimate

Estimate # Date 5/20/2025 E-60768

Name / Addr Recharge at eTo 10571 E-Town F Jacksonville, FL	wn Amenit Pkwy,	y Center			Ship To						
P.O. No.:		Terms:						Rep	C	EA-C	
Item		D	escription				Qty		Rate	То	tal
R1000-X10S VR500-Connect-22 Delivery 1st Floor -Cardio	VR500 R	ecumbent Bike with 10" Tou Rower - with Connect 22 Incl or Delivery + Installation Fee	h Tablet W	Display	nting Bracket.			2	2,983.50 2,103.75 275.00	2,1	83.50T 03.75T 50.00T
	I					Sub	total			\$5.6	37.25
To Approve this Estimate Pl	ease Sign	& Email To ApprovedEstima	ates@1pfe	.com		Sale	s Tax	(0.0	0%)		\$0.00
Signature:						Tot					37.25



May 20,2025

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

Re: Finance Quote for First Place Fitness Equipment Estimate #E-60768

Hello,

Thank you for allowing Navitas Credit Corp. to meet your financing needs. Please review the proposed payment options designed to meet almost any budgeting need.

Financed Amount: \$5,637.25

24 months - \$299.45 36 months - \$211.96 48 months - \$168.61 60 months - \$142.85

\$295.00 1 time documentation fee Payments quoted are good for 30 days and subject to credit review

Please give me a call with any questions. I look forward to working with you.

Best Regards,

Pam Waldron Senior Financing Specialist Navitas Credit Corp 203 Fort Wade Rd, Suite 300 Ponte Vedra, FL 32081 904-426-1071

First Place Fitness Equipment, Inc.

8805 Southside Blvd Jacksonville, FL 32256 904-998-0738 www.FirstPlaceFitnessEquipment.com

Estimate

 Date
 Estimate #

 5/1/2025
 E-60608

Name / Addr	ess] [Ship T	0						
Recharge at eTo 10571 E-Town I Jacksonville, FL	Pkwy,	y Center										
P.O. No.:		Terms:							Rep	, С.	EA-C	
Item		Description	on					Qty		Rate	Тс	otal
R1000-X10S U1000-X10TS SPR-Connect-22 VR500-Connect-22 BFID5 SRDB353 CHS-25 CHS-26 CHS-29 CHS-24 Delivery 1st Floor -Cardio	U1000 U SPR Spin VR500 F BFID5 C SRDB35 3 Tier Sh Seated L Lat Pull d CHS-29 Multi Pro	ecumbent Bike with 10" Touch Screa Ipright Bike w/10" TS Display n Bike - with Connect 22 Inch Screar Rower - with Connect 22 Inch Tablet Commercial Bench 3 nelf Dumbbell Rack eg Extension & Leg Curl 200LB We & Low Row 200LB Weight Stack Leg Press Calf Raise ess (Shoulder & Chest) 200LB Weight or Delivery + Installation Fee	n With M Veight S	Mour Stack		ket.			10	2,983.50 2,516.85 2,448.00 2,103.75 428.40 650.25 2,142.00 2,142.00 2,142.00 2,142.00 275.00	2,5 2,4 2,1 4 6 2,1 2,1 2,1 2,1 2,1	83.50T 516.85T 448.00T 03.75T 228.40T 550.25T 42.00T 42.00T 42.00T 42.00T 50.00T
							Sub	total			\$22,4	48.75
To Approve this Estimate P	lease Sign	& Email To ApprovedEstimates@1p	fe.com	1		f	Sale	es Tax	(0.0	0%)		\$0.00
Signature:							Tot	tal			\$22,4	48.75



May 21,2025

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

Re: Finance Quote for First Place Fitness Equipment Estimate #E-60608 Hello,

Thank you for allowing Navitas Credit Corp. to meet your financing needs. Please review the proposed payment options designed to meet almost any budgeting need.

Financed Amount: \$22,448.75

24 months - \$1,148.03 36 months - \$805.46 48 months - \$635.30 60 months - \$533.83

\$295.00 1 time documentation fee Payments quoted are good for 30 days and subject to credit review

Please give me a call with any questions. I look forward to working with you.

Best Regards,

Pam Waldron Senior Financing Specialist Navitas Credit Corp 203 Fort Wade Rd, Suite 300 Ponte Vedra, FL 32081 904-426-1071



Customer: Marcy Pollicino, Community Manager

Property: Recharge at eTown Amenity Center

Property Address: 10571 E-Town Pkwy, Jacksonville, FL 32256

Vendor: First Place Fitness Equipment, Inc.

Vendor Address: 8805 Southside Boulevard, Jacksonville, FL 32256

Scope of Agreement:

First Place Fitness Equipment, Inc. ("1PFE") will manage a Quarterly Preventative Maintenance Program for the fitness equipment located at Recharge at eTown Amenity Center.

This agreement includes four preventative maintenance visits per year at a rate of \$149.95 per visit.

Each visit includes:

- A full assessment and diagnostic review of all fitness equipment
- On-site adjustments such as bolt tightening, alignment, or lubrication (as applicable)
- Identification of wear and tear or functional issues

This agreement does not include cleaning of the equipment. Any repairs requiring part replacement or manufacturer coordination will be quoted separately. Once approved, those repairs will be scheduled and billed at \$149.95/hour during a follow-up visit for part installation.

Additional Terms:

- Coverage: Labor for diagnostics and minor adjustments only. Repairs requiring parts will be quoted and scheduled separately.

- Repair Rate: \$149.95/hour for follow-up repair visits involving part installation.

- Annual Review: A comprehensive review of equipment will be provided annually to assist in future budget planning.

- Equipment Procurement: Customer agrees to inform 1PFE of plans to purchase new equipment and allow an opportunity to bid.

- Cancellation: Either party may cancel with 30 days' written notice. Agreement is valid for one year from the date of signature.

PM Rate: \$149.95 per visit

Frequency: Quarterly (4 visits/year)

Signature:	 Date:

Name (Printed): _____ Title: _____

4.

Autho	rization for Extra Wo	ork		SU ST NUR	N ATE SERY &
Job Name:	Cypress Bluff CDD			LAND	SCAPING. INC.
Attention:	Marcy Pollicino			Jacksonvil	le, Florida
<u>RE:</u>	Dog Park - Tree Removal		Phone:	904-250-48	68
<u>City, ST:</u>			Work Classifi	ication	
Estimator	Todd Murphy		Irrigation		Tree Trimming
Date:	May 23, 2025		Enhancements	X	Other
	Material and Labor Based	on the l	Following Land	scape Enhar	ncements
	DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
Tree Removal	•			\$	\$ -
stump low. Cut remove 3	ve co dominant bay tree by covered ber bay trees in dog park as indicated in pi v. Haul off tree debris.		1	\$ 1,400.00	\$ 1,400.00
	<image/>				
			SUB-TOTAL:	\$ 1,400.00	
	Tax % (if Applicable)	0.00%		\$ - \$ 1.400.00	4
			TOTAL:	\$ 1,400.00	
APPROVAL	INFORMATION:				
Note: S	Sun State Can Not Warranty Any So	od and/or	Plant Material	With Out Prope	er Irrigation Coverage
Authorized By:		Date:		Work Order #:	

SIXTH ORDER OF BUSINESS

A.



Cypress Bluff Community Development District

Unaudited Financial Reporting

May 31, 2025



Cypress Bluff Community Development District Combined Balance Sheet

May 31, 2025

		, 01, 2020			
		General	Debt Service		Totals
		Fund	Fund	Gove	rnmental Funds
Assets:					
Cash:					
OperatingAccount	\$	143,685	\$-	\$	143,685
Assessments Receivable		1,813	2,737		4,550
Due from Other		775	-		775
Due from General Fund		-	32,423		32,423
Investments:					
State Board of Administration (SBA)		563,677	-		563,677
Series 2019					
Reserve		-	360,826		360,826
Principal		-	804		804
Revenue		-	333,191		333,191
Interest		-	168		168
Prepayment		-	18		18
Series 2020					
Reserve		-	248,950		248,950
Principal		-	258		258
Revenue		-	378,820		378,820
Interest		-	112		112
Prepayment		-	39		39
Series 2020A					
Reserve		-	212,908		212,908
Principal		-	576		576
Revenue		-	179,291		179,291
Interest		-	86		86
Prepayment		-	68		68
Series 2021					
Reserve		-	57,625		57,625
Principal		-	157		157
Revenue		-	49,778		49,778
Interest		-	23		23
Prepaid Expenses		175	-		175
Total Assets	\$	710,125	\$1,858,859	\$	2,568,984
		· · · ·			
Liabilities: Accounts Payable	\$	6,135	\$ -	\$	6,135
Due to Debt Service 2019	Ф		ə -	Ф	
		14,614	-		14,614
Due to Debt Service 2020		8,842	-		8,842
Due to Debt Service 2020A		8,515	-		8,515
Due to Debt Service 2021		452	-		452
Total Liabilites	\$	38,558	\$-	\$	38,558
Fund Balance:					
Nonspendable:					
Prepaid Items	\$	175	\$-	\$	175
Restricted for:					
Debt Service - Series		-	1,858,859		1,858,859
Assigned for:					
Unassigned		671,392	-		671,392
Total Fund Balances	\$	671,567	\$1,858,859	\$	2,530,426
Total Liabilities & Fund Balance	\$	710,125	\$ 1,858,859	\$	2,568,984

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

		Adopted		rated Budget		Actual		
		Budget	Thi	ru 05/31/25	Th	ru 05/31/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	1,063,877	\$	1,063,877	\$	1,060,094	\$	(3,783)
Special Assessments - Tax Roll	φ	132,313	φ	132,313	φ	132,313	φ	(3,703)
Interest Income		5,000		5,000		11,999		6,999
Other Income		20,000		13,333		13,331		(2)
Total Revenues	\$	1,221,190	\$	1,214,523	\$	1,217,738	\$	3,215
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	12,000	\$	8,000	\$	4,800	\$	3,200
FICA Expense		918		612		367		245
Engineering		5,000		3,333		4,645		(1,312)
Arbitrage		2,400		1,600		1,200		400
Dissemination Agent		7,590		5,060		5,160		(100)
Attorney		13,000		8,667		3,992		4,675
Annual Audit		6,500		6,500		6,600		(100)
Assessment Roll		11,236		11,236		11,236		(100)
Trustee Fees		20,500		20,500		22,158		(1,658)
Management Fees		20,300 55,214		36,809		36,809		(1,038)
Information Technology		2,809		1,873		1,873		0
Website Maintenance				936		937		
		1,405						(0)
Felephone		500		333		44		289
Postage		1,500		1,000		996		4
Printing & Binding		2,500		1,667		964		702
Insurance		6,817		6,817		6,631		186
Legal Advertising		2,500		1,667		1,153		513
Other Current Charges		500		333		10		323
Office Supplies		600		400		81		319
Dues, Licenses & Subscriptions		175		175		175		-
fotal General & Administrative	\$	153,663	\$	117,518	\$	109,832	\$	7,686
Operations & Maintenance								
Ground Maintenance								
Pond Maintenance (Water Quality)	\$	1,500	\$	1,000	\$	800	\$	200
Landscape Maintenance		408,925		272,617		272,617		0
Landscape Contingency		13,000		8,667		5,906		2,761
Pump Maintenance		3,550		2,367		-		2,367
Water & Sewer		26,720		17,813		20,967		(3,154)
rrigation Repairs		7,500		7,500		12,515		(5,015)
Pest Control		2,400		1,600		1,524		76
Environmental Permit/Monitoring		20,000		13,333		-		13,333
Other Repairs and Maintenance		5,000		3,333		-		3,333

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 05/31/25	Thr	u 05/31/25	V	'arian <i>c</i> e
Amenity Center							
Insurance	\$ 60,517	\$	60,517	\$	56,563	\$	3,954
Amenity Manager	130,127		86,751		86,751		(0)
Pool Maintenance	9,876		6,584		6,584		-
Pool Chemicals	16,649		11,099		11,099		(0)
Facility Attendant	77,761		51,841		51,841		0
Janitorial Services	12,950		8,633		8,633		(0)
Refuse	2,160		1,440		1,315		125
Security and Gate Maintenance	10,000		6,667		1,910		4,757
Facility Maintenance	20,764		13,843		13,843		0
Elevator Maintenance	5,000		3,333		3,894		(561)
Electric	27,060		18,040		14,112		3,928
Cable and Internet	13,200		8,800		8,263		537
Licenses and Permits	1,000		667		-		667
Repairs & Maintenance	45,000		45,000		48,796		(3,796)
Special Events	35,000		23,333		20,969		2,365
Holiday Decorations	1,500		1,000		1,019		(19)
Fitness Center R&M	18,000		12,000		12,919		(919)
Fitness Equipment Rentals	25,368		16,912		5,074		11,838
Reserve for Amenities	55,000		36,667		19,450		17,217
Mobile Application	9,000		6,000		3,750		2,250
Other Current Charges	3,000		2,000		1,398		602
Subtotal Amenity Center	\$ 578,932	\$	421,127	\$	378,185	\$	42,942
Total Operations & Maintenance	\$ 1,067,527	\$	749,357	\$	692,514	\$	56,843
Total Expenditures	\$ 1,221,190	\$	866,875	\$	802,345	\$	64,530
Excess (Deficiency) of Revenues over Expenditures	\$ (0)	\$	347,648	\$	415,393	\$	67,745
Net Change in Fund Balance	\$ (0)	\$	347,648	\$	415,393	\$	67,745
Fund Balance - Beginning	\$ -			\$	256,174		

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 \$	5,650 \$	11,334 \$	- \$	- \$	- \$	- \$	1,060,094
Special Assessments - Direct Bill	-	132,313	-	-	-	-	-	-	-	-	-	-	132,313
Interest Income	261	8	8	1,009	2,843	3,010	2,613	2,248	-	-	-	-	11,999
Other Income	2,029	1,553	1,443	1,371	1,574	1,657	1,133	2,573	-	-	-	-	13,331
Total Revenues	\$ 2,290 \$	297,343 \$	850,639 \$	14,712 \$	12,259 \$	14,945 \$	9,395 \$	16,154 \$	- \$	- \$	- \$	- \$	1,217,738
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	800 \$	- \$	1,000 \$	800 \$	- \$	600 \$	600 \$	- \$	- \$	- \$	- \$	4,800
FICA Expense	77	61	-	77	61	-	46	46	-	-	-	-	367
Engineering	838	335	2,173	-	-	1,300	-	-	-	-	-	-	4,645
Arbitrage	600	-	-	-	-	-	600	-	-	-	-	-	1,200
Dissemination Agent	733	633	633	633	633	633	633	633	-	-	-	-	5,160
Attorney	973	468	-	-	1,767	-	784	-	-	-	-	-	3,992
Annual Audit	-	-	-	-	-	-	3,500	3,100	-	-	-	-	6,600
Assessment Roll	11,236	-	-	-	-	-	-	-	-	-	-	-	11,236
Trustee Fees	13,758	-	-	-	-	-	8,400	-	-	-	-	-	22,158
Management Fees	4,601	4,601	4,601	4,601	4,601	4,601	4,601	4,601	-	-	-	-	36,809
Information Technology	234	234	234	234	234	234	234	234	-	-	-	-	1,873
Website Maintenance	117	117	117	117	117	117	117	117	-	-	-	-	937
Telephone	-	10	7	7	-	2	19	-	-	-	-	-	44
Postage	187	220	17	17	114	158	37	246	-	-	-	-	996
Printing & Binding	150	152	162	19	130	179	-	171	-	-	-	-	964
Insurance	6,631	-	-	-	-	-	-	-	-	-	-	-	6,631
Legal Advertising	439	97	100	104	104	104	104	104	-	-	-	-	1,153
Other Current Charges	-	-	10	-	-	-	-	-	-	-	-	-	10
Office Supplies	18	19	13	1	14	15	1	1	-	-	-	-	81
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 41,767 \$	7,746 \$	8,067 \$	6,808 \$	8,575 \$	7,342 \$	19,674 \$	9,852 \$	- \$	- \$	- \$	- \$	109,832
Operations & Maintenance													
Ground Maintenance													
Pond Maintenance (Water Quality)	\$ 100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	100 \$	- \$	- \$	- \$	- \$	800
Landscape Maintenance	34,077	34,077	34,077	34,077	34,077	34,077	34,077	34,077	-	-	-	-	272,617
Landscape Contingency	-	432	2,240	-	1,400	-	1,834	-	-	-	-	-	5,906
Pump Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	3,086	1,669	3,488	2,189	3,836	2,419	2,241	2,039	-	-	-	-	20,967
Irrigation Repairs	-	-	1,158	-	-	4,772	-	6,585	-	-	-	-	12,515
Pest Control	272	272	-	140	140	280	140	280	-	-	-	-	1,524
Environmental Permit/Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	\$ 37,535 \$	36,550 \$	41,063 \$	36,506 \$	39,553 \$	41,648 \$	38,393 \$	43,081 \$	- \$	- \$	- \$	- \$	314,329

Community Development District Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center														
Insurance	\$	56,502 \$	- \$	- \$	- \$	- \$	- \$	61 \$	- \$	- \$	- \$	- \$	- \$	56,563
Amenity Manager		10,844	10,844	10,844	10,844	10,844	10,844	10,844	10,844	-	-	-	-	86,751
Pool Maintenance		823	823	823	823	823	823	823	823	-	-	-	-	6,584
Pool Chemicals		1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	-	-	-	-	11,099
Facility Attendant		6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	-	-	-	-	51,841
Janitorial Services		1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	-	-	-	-	8,633
Refuse		161	159	160	159	159	173	173	171	-	-	-	-	1,315
Security and Gate Maintenance		900	-	180	-	-	180	-	650	-	-	-		1,910
Facility Maintenance		1,730	1,730	1,730	1,730	1,730	1,730	1,730	1,730	-	-	-	-	13,843
Elevator Maintenance		-	350	-	-	-	3,544	-	-	-	-	-		3,894
Electric		2,073	1,559	1,867	1,760	1,742	1,102	1,473	2,537	-	-	-	-	14,112
Cable and Internet		1,125	1,126	1,208	1,208	1,252	608	1,405	332	-	-	-		8,263
Licenses and Permits		-	-	-	-	-	-	-	-	-	-	-		
Repairs & Maintenance		4,679	7,058	2,419	5,762	2,667	9,420	7,560	9,231	-	-	-	-	48,796
Special Events		6,453	724	1,916	4,139	2,214	2,071	1,531	1,921	-	-	-		20,969
Holiday Decorations		315	-	-	704	-	-	-	-	-	-	-	-	1,019
Fitness Center R&M		2,700	1,667	900	1,370	1,521	1,172	2,097	1,493	-	-	-	-	12,919
Fitness Equipment Rentals		2,114	2,114	423	322	101	-	-	-	-	-	-	-	5,074
Reserve for Amenities		-	-	-	-	-	16,550	2,900	-	-	-	-	-	19,450
Mobile Application		750	750	750	750	-	-	750	-	-	-	-	-	3,750
Other Current Charges		-	-	-	-	-	-	-	1,398	-	-	-	-	1,398
Subtotal Amenity Center	\$	100,115 \$	37,850 \$	32,167 \$	38,518 \$	32,000 \$	57,164 \$	40,293 \$	40,078 \$	- \$	- \$	- \$	- \$	378,185
Total Operations & Maintenance	\$	137,651 \$	74,400 \$	73,229 \$	75,023 \$	71,553 \$	98,812 \$	78,686 \$	83,160 \$	- \$	- \$	- \$	- \$	692,514
	4	107,001 \$,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, <u>, , , , , , , , , , , , , , , , , , </u>	, 0,020 0	, 1,000 V	, , , , , , , , , , , , , , , , , , ,	, 5,550 \$	00,200 \$	4	3	3	ų.	0,2,014
Total Expenditures	\$	179,418 \$	82,147 \$	81,296 \$	81,831 \$	80,128 \$	106,154 \$	98,360 \$	93,011 \$	- \$	- \$	- \$	- \$	802,345
Excess (Deficiency) of Revenues over Expenditures	\$	(177,128) \$	215,197 \$	769,343 \$	(67,119) \$	(67,869) \$	(91,209) \$	(88,965) \$	(76,857) \$	- \$	- \$	- \$	- \$	415,393
Net Change in Fund Balance	\$	(177,128) \$	215,197 \$	769,343 \$	(67,119) \$	(67,869) \$	(91,209) \$	(88,965) \$	(76,857) \$	- \$	- \$	- \$	- \$	415,393

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 05/31/25	Thr	u 05/31/25	I	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 723,124	\$	723,124	\$	721,404	\$	(1,720)
Interest Income	5,000		5,000		22,625		17,625
Total Revenues	\$ 728,124	\$	728,124	\$	744,029	\$	15,905
Expenditures:							
Interest - 11/1	\$ 246,562	\$	246,562	\$	246,562	\$	-
Principal Prepayment - 11/1	-		-		15,000		(15,000)
Interest - 5/1	246,562		246,179		246,179		-
Principal - 5/1	230,000		230,000		230,000		-
Principal Prepayment - 5/1	-		-		5,000		(5,000)
Total Expenditures	\$ 723,124	\$	722,741	\$	742,741	\$	(20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000	\$	5,383	\$	1,288	\$	(4,095)
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 5,000	\$	5,383	\$	1,288	\$	(4,095)
Fund Balance - Beginning	\$ 335,466			\$	709,565		
Fund Balance - Ending	\$ 340,466			\$	710,853		

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 05/31/25	Thr	u 05/31/25	Ţ	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 438,802	\$	438,802	\$	436,468	\$	(2,334)
Special Assessments - Direct Bill	55,798		55,798		55,798		-
Special Assessments - Prepayments	-		-		4,773		4,773
Interest Income	10,000		10,000		16,109		6,109
Total Revenues	\$ 504,600	\$	504,600	\$	513,148	\$	8,548
Expenditures:							
Interest - 11/1	\$ 174,346	\$	174,346	\$	174,346	\$	-
Principal - 11/1	145,000		145,000		145,000		-
Interest - 5/1	171,519		171,519		171,519		-
Principal Prepayment - 5/1	-		-		10,000		(10,000)
Total Expenditures	\$ 490,865	\$	490,865	\$	500,865	\$	(10,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 13,735	\$	13,735	\$	12,283	\$	(1,452)
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 13,735	\$	13,735	\$	12,283	\$	(1,452)
Fund Balance - Beginning	\$ 377,386			\$	625,485		
Fund Balance - Ending	\$ 391,121			\$	637,767		

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 05/31/25	Thr	u 05/31/25	۲	/ariance
Revenues:							
Special Assessments - Tax Roll	\$ 416,315	\$	416,315	\$	420,367	\$	4,052
Special Assessments - Prepayments	-		-		10,291		10,291
Interest Income	5,000		5,000		13,147		8,147
Total Revenues	\$ 421,315	\$	421,315	\$	443,804	\$	22,489
Expenditures:							
Interest - 11/1	\$ 126,771	\$	126,771	\$	126,771	\$	-
Interest - 5/1	126,771		126,771		126,771		-
Principal - 5/1	165,000		165,000		165,000		-
Principal Prepayment - 5/1	-		-		15,000		(15,000)
Total Expenditures	\$ 418,543	\$	418,543	\$	433,543	\$	(15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,773	\$	2,773	\$	10,261	\$	7,489
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 2,773	\$	2,773	\$	10,261	\$	7,489
Fund Balance - Beginning	\$ 178,676			\$	391,903		
Fund Balance - Ending	\$ 181,449			\$	402,165		

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 05/31/25	Thr	u 05/31/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 22,411	\$	22,411	\$	22,331	\$	(80)
Special Assessments - Direct Bill	92,039		92,039		92,839		800
Interest Income	2,000		2,000		3,348		1,348
Total Revenues	\$ 116,450	\$	116,450	\$	118,518	\$	2,068
Expenditures:							
Interest - 11/1	\$ 33,843	\$	33,843	\$	33,843	\$	-
Interest - 5/1	33,843		33,843		33,843		-
Principal - 5/1	45,000		45,000		45,000		-
Total Expenditures	\$ 112,686	\$	112,686	\$	112,686	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 3,764	\$	3,764	\$	5,832	\$	2,068
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 3,764	\$	3,764	\$	5,832	\$	2,068
Fund Balance - Beginning	\$ 44,853			\$	102,242		
Fund Balance - Ending	\$ 48,616			\$	108,074		

Community Development District Long Term Debt Report

Series 2019, Special	Assessment Bonds
Interest Bate:	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
Reserve Fund Balance	500,020
Bonds outstanding - 9/30/2018	\$ 11,565,000
Less: Principal Payment - 5/1/19	(330,000
Less: Principal Payment - 5/1/20	(195,000
Less: Principal Prepayment - 11/1/20	(15,000
Less: Principal Prepayment - 2/1/21	(20,000
Less: Principal Payment - 5/1/21	(200,000
Less: Principal Prepayment - 5/1/21	(15,000
Less: Principal Prepayment - 8/1/21	(10,000
Less: Principal Prepayment - 11/1/21	(15,000
Less: Principal Prepayment - 2/1/22	(5,000
Less: Principal Payment - 5/1/22	(210,000
Less: Principal Prepayment - 5/1/22	(35,000
Less: Principal Prepayment - 11/1/22	(10,000
Less: Principal Payment - 5/1/23	(215,000
Less: Principal Prepayment - 11/1/23	(15,000
Less: Principal Payment - 5/1/24	(225,000
Less: Principal Prepayment - 11/1/24	(15,000
Less: Principal Payment - 5/1/25	(230,000
Less: Principal Prepayment - 5/1/25	(5,00)
	<u> </u>
Current Bonds Outstanding	\$ 9,800,000

Series 2020, Special Assessment Bonds

			6.855.000
			(10,000)
			,
			(145,000)
			(140,000)
			(135,000)
			(130,000)
			(290,000)
		\$	7,705,000
	248,950		
\$.,		
/(Debt	
	11		11/1/2049 50% Max Annual Debt \$ 248,950 248,950

Series 2020A, Special Assess	ment Bonds (Del Webb Project)	
Interest Rate:	2.7% - 3.8%	
Maturity Date:	5/1/2050	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	\$ 212,908	
Reserve Fund Balance	212,908	
Bonds outstanding - 9/11/2020	\$	7,675,000
Less: Principal Payment - 5/1/21		(150,000
Less: Principal Prepayment - 2/1/22		(10,000
Less: Principal Payment - 5/1/22		(155,000
Less: Principal Prepayment - 11/1/22		(15,000
Less: Principal Payment - 5/1/23		(160,000
Less: Principal Prepayment - 11/1/23		(15,000
Less: Principal Payment - 5/1/24		(165,000
Less: Principal Prepayment - 5/1/24		(10,000
Less: Principal Payment - 5/1/25		(165,000
Less: Principal Prepayment - 5/1/25		(15,000
Current Bonds Outstanding	\$	6.815.000

Interest Rate:	3.7	19951%		
Maturity Date:	5,	/1/2051		
Reserve Fund Definition	50%	Max Annual	Debt	
Reserve Fund Requirement	\$	57,625		
Reserve Fund Balance		57,625		
Bonds outstanding - 11/1/2021			\$	2,045,00
Less: Principal Payment - 5/1/22				(40,00
Less: Principal Payment - 5/1/23				(45,00
Less: Principal Payment - 5/1/24				(45,00
Less: Principal Payment - 5/1/25				(45,00

B.

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	9,504.83	721,404.23	436,468.27	420,366.86	22,331.45	1,060,094.02	2,660,664.83
TOTAL DISTRICT	9,504.83	721,404.23	492,265.81	420,366.86	115,170.09	1,192,407.41	2,941,614.40

			SUMMAR	Y OF TAX ROLL C	OLLECTIONS		
DUVAL COUNTY DISTRIBUTION	DATE	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	SERIES 2021 PAID	O&M PAID	TOTAL ASMTS PAID
1	11/6/2024	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 <i>,</i> 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
14	4/3/2025	4,289.70	2,595.38	2,499.64	132.79	6,303.66	15,821.18
15	4/21/2025	2,611.04	1,579.75	1,521.47	80.83	3,836.89	9,629.98
16	5/6/2025	5,528.66	3,344.98	3,221.58	171.14	8,124.29	20,390.66
17	5/21/2025	2,184.29	1,321.55	1,272.80	67.62	3,209.79	8,056.06
18	6/6/2025	1,233.77	746.46	718.93	38.19	1,813.01	4,550.37
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		721,404.23	436,468.27	420,366.86	22,331.45	1,060,094.02	2,660,664.91
% COLLECTED DIRECT INVOICE		0.0%	100.0%	0.0%	100.0%	100.0%	100.0%
% COLLECTED TAX ROLL		99.6%	99.6%	99.6%	99.6%	99.6%	99.6%



Cypress Bluff Community Development District

Check Run Summary

May 31, 2025

Fund	Date	Check No.	Amount
Payroll	5/28/25	50271-50273	\$ 554.10
		Subtotal	\$ 554.10
General Fund			
	5/7/25	1585-1608	\$ 88,088.90
	5/16/25	1609-1618	10,626.69
	5/29/25	1619-1625	2,499.45
		Subtotal	\$ 101,215.04
Total			\$ 101,769.14

PR300R	PAYRO	PAYROLL CHECK REGISTER	RUN	5/28/25 PAGE 1	
CHECK EMP #	4 #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50271	7	JR	184.70	184.70 5/28/2025	
50272		1 t 1 1	184.70	184.70 5/28/2025	
50273	۱ ۵	KIRK S BLOMGREN	184.70	184.70 5/28/2025 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
1 E I I 1	1	TOTAL FOR REGISTER	554.10		

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: May 20, 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 Assistant Secretary		NO

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

Approved for Payment: District Manager Signature

<u>5.20.2025</u> Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER *** CHECK DATES 05/01/2025 - 05/31/2025 *** CYPRESS BLUFF-GENERAL FUND BANK A CYPRESS BLUFF CDD	RUN 6/17/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
5/07/25 00081 5/01/25 151705 202505 320-57200-47200 * MAY LAKE MAINT POND 1	100.00	100 00 001505
CLEAR WATERS INC		100.00 001585
5/07/25 00167 4/24/25 2023 202504 320-57200-49600 * ESTABLISH RESERVE FUND COMMUNITY ADVISORS LLC	2,900.00	2,900.00 001586
5/07/25 00042 5/01/25 45517 202505 320-57200-46700 *	650.00	
REMOVED FIRE ALARM PULL		
DYNAMIC SECURITY PROFESSIONALS, INC.		650.00 00158/
5/07/25 00018 5/05/25 299-9762 202505 320-57200-46000 * PLAYGROUND RULES SIGN	799.29	
FAST SIGNS #171701		799.29 001588
5/07/25 00010 4/30/25 27353 202504 310-51300-31400 *	600.00	
ARBIT SE2019 FYE 1/31/25 GRAU AND ASSOCIATES		600.00 001589
	3,100.00	
AUDIT FYE 09/30/25		
GRAU AND ASSOCIATES		3,100.00 001590
	359.00	
SYNCH 3 SIGN TIMER SCHEDS HARBINGER		359.00 001591
5/07/25 00128 4/29/25 4351 202504 320-57200-46000 *	6,587.91	
PRESSURE WASH	.,	6,587.91 001592
5/07/25 00044 5/05/25 1002 ZZ055 220-57200-49400 "	200.00	
KYRA LIVINGSTION DBA		200.00 001593
5/07/25 00096 4/29/25 051625 202504 320-57200-49400 *	300.00	
5/16 2HR FOOD TRUCK ROBERT LEMAY		300.00 001594
5/07/25 00146 4/27/25 110 202504 320-57200-49400 *	250.00	
6/8 2HR MUSICAL PERFORM		250.00 001595
5/07/25 00168 5/02/25 05022025 202505 320-57200-49400 * 50% DEP 3/28/26 PET ZOO	250.00	
MICHAEL & ANN-MARIE SHEEHAN		250.00 001596
		-

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER *** CHECK DATES 05/01/2025 - 05/31/2025 *** CYPRESS BLUFF-GENERAL FUND BANK A CYPRESS BLUFF CDD	RUN 6/17/25	PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
5/07/25 00065 4/23/25 1380 202504 320-57200-46500 * TREADMILL DRIVE BELT SOUTHEAST FITNESS REPAIR	437.00	437.00 001597
5/07/25 00012 4/28/25 16936 202504 320-57200-46110 * INSTALLED ASIATIC JASMINE SUN STATE NURSERY	1,230.00	
5/07/25 00012 4/29/25 16937 202504 320-57200-46110 * INSTALL LIRIOPE POOL AREA	604.00	604.00 001599
5/07/25 00012 12/31/24 16611 202505 320-57200-46000 * CLEAN UP AUTO ACCIDENT SUN STATE NURSERY	3,080.00	3,080.00 001600
5/07/25 00012 5/02/25 16989 202505 320-57200-46100 * MAY LANDSCAPE MAINT/AREA1 SUN STATE NURSERY	25,549.00	25,549.00 001601
5/07/25 00012 5/02/25 16990 202505 320-57200-46100 * MAY LANDSCAPE MAINT/AREA2 SUN STATE NURSERY	1,808.08	1,808.08 001602
5/07/25 00012 5/02/25 16991 202505 320-57200-46100 * MAY LANDSCAPE MAINT/AREA3 SUN STATE NURSERY	6,720.00	6,720.00 001603
5/0//25 00012 5/05/25 1/016 202505 320-5/200-46400 * IRRIGATION REPAIRS E-TOWN	1,590.00	1,590.00 001604
SUN STATE NURSERY 5/07/25 00011 4/24/25 252-25-2 202504 310-51300-31200 FY25 SE2019 TRUSTEE FEES THE BANK OF NEW YORK MELLON	4,400.00	4,400.00 001605
5/07/25 00011 4/28/25 252-25-2 202504 310-51300-31200 * SE 2020 TRUSTEE FEES THE BANK OF NEW YORK MELLON	4,000.00	4,000.00 001606
5/07/25 00037 5/01/25 426043 202505 320-57200-45000 * MAY AMENITY MANAGER 5/01/25 426043 202505 320-57200-45100 * MAY FACILITY ATTENDANT	10,843.92	
5/01/25 426043 202505 320-57200-46800 * MAY POOL MAINTENANCE	823.00	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTE *** CHECK DATES 05/01/2025 - 05/31/2025 *** CYPRESS BLUFF-GENERAL FUND BANK A CYPRESS BLUFF CDD	ER CHECK REGISTER	RUN 6/17/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/01/25 426043 202505 320-57200-46200 MAY JANITORIAL	*	1,079.17	
5/01/25 426043 202505 320-57200-46600 MAY MAINTENANCE	*	1,730.33	
5/01/25 426043 202505 320-57200-46810 MAY POOL CHEMICALS	*	1,387.42	
VESTA PROPERTY SERVICES INC			22,343.92 001607
5/07/25 00066 4/22/25 20442 202504 320-57200-46500 DISINFECTANT WIPES CASE	*	230.70	
WIPES LLC			230.70 001608
5/16/25 00132 4/23/25 Q.000046 202504 330-57200-47100 RENEW ECHELON SUBSCRIBES	*	1,398.00	
ADVANTAGE SPORT & FITNESS INC			1,398.00 001609
5/16/25 00140 4/22/25 78931 202504 320-57200-46000 RPLC FAUX TEAK SLAT BENCH	*	120.00	
FLORIDA PATIO FURNITURE INC			120.00 001610
5/16/25 00005 5/01/25 100 202505 310-51300-34000 MAY MANAGEMENT FEES	*	4,601.17	
5/01/25 100 202505 310-51300-52100 MAY WEBSITE ADMIN	*	117.08	
5/01/25 100 202505 310-51300-35200 MAY INFO TECH	*	234.08	
5/01/25 100 202505 310-51300-31300 MAY DISSEM AGENT SERVICES	*	632.50	
5/01/25 100 202505 310-51300-51000 OFFICE SUPPLIES	*	.54	
5/01/25 100 202505 310-51300-42000 POSTAGE	*	246.13	
5/01/25 100 202505 310-51300-42500 COPIES	*	170.85	
GOVERNMENTAL MANAGEMENT SERVIC	CES		6,002.35 001611
5/16/25 00154 5/07/25 155904 202505 320-57200-46000 RPLC AOUA LATCH WALK GATE	*	449.34	
HARDWICK FENCE LLC			449.34 001612
5/16/25 00131 5/13/25 4268 202505 320-57200-46000 PAINT DRIP EDGE DEPOSIT	*	500.00	
			500.00 001613
5/16/25 00002 5/08/25 25-02421 202505 310-51300-48000 5/20 NTC OF BOS MTG	*	103.50	
JACKSONVILLE DAILY RECORD			103.50 001614

AP300R *** CHECK DATES	05/01/2025 - 05/31/2025 *** CYP	COUNTS PAYABLE PREPAID/COMPUTER RESS BLUFF-GENERAL FUND K A CYPRESS BLUFF CDD	CHECK REGISTER	RUN 6/17/25	PAGE 4
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME B SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
5/16/25 00145	5/12/25 1134 202505 320-57200-46	000	*	875.00	
	RPLC RECEPT COVERS POOL	TMT ELECTRIC LLC			875.00 001615
5/16/25 00104	5/08/25 25-00730 202505 320-57200-46 RPL ACID/CHLORINE FEEDERS	000		953.12	
					953.12 001616
5/16/25 00037	4/30/25 426647 202504 320-57200-46 TAYLOR SOLUTION/TEST KIT	000	*	46.91	
	4/30/25 426647 202504 320-57200-46		*	27.46-	
	HAMMERHEAD DEBRIS BAG 4/30/25 426647 202504 320-57200-46	000	*	24.79	
	HOUSEKEEP DISPOSE GLOVES 4/30/25 426647 202504 320-57200-49		*	41.89	
	WHISKEY DOG PARK EVENT 4/30/25 426647 202504 320-57200-4		*	72.85-	
	HAPPY HOUR EGG HUNT EVENT 4/30/25 426647 202504 320-57200-49	400	*	174.71	
	WHISKEY DOG PARK EVENT	VESTA PROPERTY SERVICES INC			187.99 001617
5/16/25 00062	5/12/25 25421137 202505 320-57200-46	500		37.39	
	JANITORIAL SUPPLIES	W.B. MASON CO., INC.			37.39 001618
5/29/25 00120	4/18/25 2025-041 202504 320-57200-46			777.50	
	14 PLUMBING COMMERCIAL	ALDRIDGE & SONS PLUMBING			777.50 001619
5/29/25 00169	5/26/25 44 202505 320-57200-49	400		700.00	
	6/7 SLOTH PAINT PARTY	JENNIFER E FAULKENBERRY			700.00 001620
5/29/25 00018	5/20/25 299-9855 202505 320-57200-46	000		270.00	
	IN HOUSE INSTALLATION	FAST SIGNS #171701			270.00 001621
5/29/25 00065	5/20/25 1511 202505 320-57200-46			279.18	
-,,	RPLC DRIVE BELT TREADMILL				279 18 001622
	5/14/25 62062236 202505 320-57200-47			140.04	
5,22,25 00055	MAY PEST CONTROL				140.04 001623

05/01/2025 - 05/31/2025 ***	CYPRESS BLUFF-GENERAL FUND	PUTER CHECK REGISTER	RUN 6/17/25	PAGE 5
		STATUS	AMOUNT	CHECK AMOUNT #
	-46500	*	145.98	
JANITORIAL SUPPLIES	W.B. MASON CO., INC.			145.98 001624
	-46500	*	186.75	
CHECK VEND#INVOICE EXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS 5/29/25 00062 4/18/25 25373645 202504 320-57200-46500 * JANITORIAL SUPPLIES W.B. MASON CO., INC.		186.75 001625		
	TOTAL FO	DR BANK A	101,215.04	
	TOTAL FO	DR REGISTER	101,215.04	
	<pre>05/01/2025 - 05/31/2025 ***INVOICE EXPENSED TO DATE INVOICE YRMO DPT ACCT# 4/18/25 25373645 202504 320-57200 JANITORIAL SUPPLIES 5/16/25 25433467 202505 320-57200</pre>	<pre>CYPRESS BLUFF-GENERAL FUND BANK A CYPRESS BLUFF CDD CONTROL CE CONTROL CO</pre>	05/01/2025 - 05/31/2025 *** CYPRESS BLUFF-GENERAL FUND BANK A CYPRESS BLUFF CDD INVOICE EXPENSED TO VENDOR NAME STATUS DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS 4/18/25 25373645 202504 320-57200-46500 * JANITORIAL SUPPLIES W.B. MASON CO., INC. 5/16/25 25433467 202505 320-57200-46500 * JANITORIAL SUPPLIES W.B. MASON CO., INC. TOTAL FOR BANK A	05/01/2025 - 05/31/2025 *** CYPRESS BLUFF-GENERAL FUND BANK A CYPRESS BLUFF CDD INVOICE EXPENSED TO VENDOR NAME STATUS AMOUNT DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS 4/18/25 25373645 202504 320-57200-46500 * 145.98 JANITORIAL SUPPLIES W.B. MASON CO., INC. 5/16/25 25433467 202505 320-57200-46500 * 186.75 JANITORIAL SUPPLIES W.B. MASON CO., INC. TOTAL FOR BANK A 101,215.04

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

Invoice

DATE	INVOICE #
5/1/2025	151705

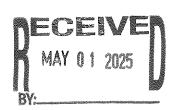
BILL TO

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		DESCRIPTIC	N N	RATE	AMOUNT
Lake Mgmt.	Pond 1			100.00	100.00
				Total	\$100.00

Thank you for your business.

Clearwaterslakemgmt.com





10459 Hunters Creek Court Jacksonville, Florida 32256

Bill To

Cypress Bluff CDD C/o GMS 475 West Town Place, Suite 114 St. Augustine, Florida 32092

Establish new reserve funding plan 2,900.00

Description

Invoice

Date	Invoice #
4/24/2025	2023
Project #	2178



Amount

Dynamic Security Professionals, Inc.

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

0000000

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

	5/1/2025	
		-
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256		

5/1/2025 1

BY:

45517

MAY 0.5 2025

		Marcy	Due on receipt	
2	Emergency service requested due to pressure washing person damaging 2nd floor pull station and now unit keeps going into alarm. Removed bad unit and silence trouble. Will have to return next day with new pull station.	127.50	255.00	
1	Returned to site with new pull station. Installed new unit and addressed it. Verified system back to normal condition. Also reset electrical breakers that the pressure washer had tripped	85.00	85.00	
1	Trip Fee	85.00	85.00	
hank you for your busir	iess.	Subtotal		
		Sales Tax (7.5%)		
		Total		
		Payments/Credits		
		Balance Due		

Invoice

Dynamic Security Professionals, Inc.

P.O. Box 23861 Jacksonville, FL 32241 EF0001108

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

Invoice

5/1/2025 45517

ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

		Marcy	Due on receipt
	p		
1	Addressable Manual Pull Station	225.00	225.00
Thank you for your busin	less.	Subtotal	\$650.00
		Sales Tax (7.5%	\$0.00
		Total	\$650.00
		Payments/Credi	ts \$0.00
		Balance Due	e \$650.00



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

fastsigns.com/299

INVOICE 299-97629

Completed Date: 5/5/2025 Payment Terms: Net 30 Payment Due Date: 6/4/2025

Amount Paid:

BALANCE DUE:

Created Date: 4/23/2025

DESCRIP	TION: Playground Rules Sign				
Bill To:	Cypress Bluff Community Development 475 W. Town Place Suite 114 5t. Augustine, FL 32092 US	Installed:	Cypress Bluff Comm Marcy Pollicino 10571 E Town Pkwy Jacksonville, FL 3225 US		ent
Orde	e red By: Marcy Pollicino Email: recharge@etownjax.com	Salesperson: [Entered By: [Dominic Byrne Dominic Byrne		
Work	: Phone: (904) 527-1081 Tax ID: 85-8017634330C-2	Entered by, i	John Me Byrne		
NO. F	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUN ⁻
1 F 1.1 1.2	Playground Rules Sign - Vinyl Overlay Premium Printed Decal - Premium Printed 3M180 3M8518 UV Laminate Part Qty: 1 Width: 36.00" Height: 40.50" IN HOUSE INSTALLATION - Installation	1 cV3 Vinyl with	\$799.29	\$0.00	\$799.2
	Part Qty: 1		Subt		\$799.2
			Taxable Amo Ta	unt: ixes:	\$0.0 \$0.0
			Grand T	otal:	\$799.2

21

MAY 06 2025

Thank you for your business.

This FASTSIGNS location is independently owned and operated.

\$0.00 \$799.29

Grau and Associates

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

APR 30

BY:

2025

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27353 Date 04/30/2025

SERVICE

AMOUNT

Project: Arbitrage - Series 2019 FYE 1/31/25 Arbitrage Services Arbitrage

	\$ 600.00
Subtotal:	 600.00
Total	600.00
Current Amount Due	\$ 600.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance	
600.00	0.00	0.00	0.00	0.00	600.00	
 Payment due upon receipt						

Payment due upon receipt.

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

1001 Bradford			EC		IVE	
Kingston, TN Invoice No.	27426		MAY	02	2025	
Date	05/01/2025	8	V.	and the second	and the second	

SERVICE	AMOUNT
Cypress Bluff Community Development District (Jack FYE09/30/2025	\$3,100.00
Subtotal for Cypress Bluff Community Development District (Jack	3,100.00
Total	3,100.00
Current Amount Due	\$ <u>3,100.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance	
3,100.00	0.00	0.00	0.00	0.00	3,100.00	
Doumont due upon receipt						

Payment due upon receipt.

2756 Park St Jacksonville, FL 32205

ha	гb	ÎN	Q	0	
sign c	of the fi	.iture			

INVOICE BILL TO VESTA PROPERTY SERVICES 245 RIVERSIDE AVE SUITE 300 JACKSONVILLE, FL 32202 SALES REP Jill Riley	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
DESCRIPTION		QTY	RATE	AMOUNT
REPAIRS LABOR: CONFIRM & SYNCHRONIZE 3 SCHEDULES. ON 6PM; OFF 1AM; ON 5AM; OFF		2	179.50	359.00
Sales Tax calculated by AvaTax for 28813-V3 at T UTC 2025		1	0.00	0.00
***********PLEASE NOTE CHANGE OF ADDRES PAYMENTS TO 2756 PARK STREET, JACKSONV				
Contact Harbinger to pay.	SUBTOTAL	ne ne ve se se se ne ne se se s		359.00
Thank you for your business. If you have any questions please contact:	TAX			0.00
Michelle May mmay@harbingersign.com	TOTAL			359.00
	BALANCE DUE	****	120000000000000000000000000000000000000	\$359.00



INVOICE #4351

ISSUED:

ECEIVI

MAY 05 2025

BY

Apr 29, 2025

DUE: May 29, 2025

RECIPIENT:

Cypress Bluff CDD

10571 eTown Parkway JACKSONVILLE, FL 32256

SERVICE ADDRESS:

10571 eTown Parkway JACKSONVILLE, FL 32256

For Services Rendered

11318 Distribution Avenue West Suite 3 Jacksonville, Florida 32256

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

Product/Service	Description	Oly.	Unit Price	Total
Apr 29, 2025				
Solar Panel Cleaning	Clean solar panels with 0 pure waterfed pole system	54	\$9.00	\$486.00
Pressure Wash	Pergola on balcony	1	\$75.00	\$75.00
WINDOWS - SPOT FREE	REVERSE OSMOSIS MACHINE CLEANED FOR SPOT-FREE FINISH \$6.50/ PER WINDOW - SCREENS MUST BE REMOVED BY CUSTOMER FOR CLEANING - NOTE: AN ESTIMATED NUMBER OF WINDOWS FOR QUOTING - ACTUAL NUMBER IS ADJUSTED ONSITE	25	\$6.50	\$162.50
Pressure Wash	Clean entire clubhouse building	1	\$900.00	\$900.00
Roof Cleaning	Soft wash flat roof and rinse gutter alone flat roof and spraying out gutters	889	\$0.25	\$222.25*
Pressure Wash	Balcony furniture and pool furniture	1	\$375.00	\$375.00
Pressure Wash	Pool pump walls	1	\$75.00	\$75.00
Pressure Wash	Clean blue pool awnings	4	\$30.00	\$120.00
FLATWORK	Pool area and walls/curbs	10646	\$0.16	\$1,703.36
FLATWORK	All sidewalks, walls, and curbs in parking area	11419	\$0.16	\$1,827.04
FLATWORK	All concrete and walls inside amenities center area	3386	\$0.16	\$541.76
FLATWORK	Concrete pads and benches in dog park and playground	6	\$25.00	\$150.00
Pressure Wash	Recharge sign and E town signs	4	\$100.00	\$400.00



INVOICE #4351

ISSUED: Apr 29, 2025

DUE:

May 29, 2025

Product/Service	Description	Gity.	Unit Price	Total
Pressure Wash	2 Blue awnings in Dog Park 2 Blue awnings in Pool Area	4	\$50.00	\$200.00
Discount	Per Logan - Discount applied for damaged fire equipment.	1	-\$650.00	-\$650.00*

* Non-taxable

Thank you for your business, and be sure to schedule your recurring appointment for the best appointment times.

Please contact us with any questions regarding this invoice.



\$6,587.91



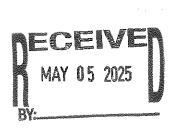
INVOICE

kyralivingston 11723 Wells Creek Parkway Apt. 2312 Jacksonville, FL 32256 kyralivingston@yahoo.com +1 (904) 501-8636

Bill to Cypress Bluff CDD

Invoice details

Invoice no.: 1002 Invoice date: 05/03/2025 Due date: 06/04/2025



#	Product or service	Description	Qty	Rate	Amount
1.	Live music	· · · · · · · · · · · · · · · · · · ·		\$200.00	\$200.00
		Total			\$200.00
	Note to customer				

Thank you for your business.

Invoice 051625



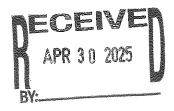
April 29, 2025

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

Performance Information: May 16, 2025, 6-8 pm, Food Truck Friday at Recharge Etown Amount Due: \$300

Please make check payable to:

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



Thank you for choosing us for your entertainment!

Shaun Bennett

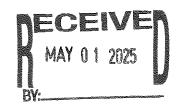
Steel Pan with Shaun

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

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

INVOICE # 110 DATE: 4/27/25

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



QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
2 Hours	Musical performance on 6/8/25	\$125 per hour	\$250
		·····	
		SUBTOTAL	\$250
		SALES TAX	0
	s	HIPPING & HANDLING	0
		TOTAL DUE	\$250

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

THANK YOU FOR YOUR BUSINESS!



Invoice

From:

Sheehan Homestead LLC 44065 Cushman Road, Callahan, FL 32011 Email: sheehanhomestead@gmail.com Phone: 914-263-1311

Invoice Date: May 2, 2025 Due Date: March 28, 2026 MAY 05 2025

Bill To: Cyprus Bluff CDD

Description of Services: Mobile Petting Zoo Event -90 min Date of Event: March 28, 2026

Location:475 West Town Place Suite 114 St. Augustine, FL 32902 Time: 10am-12pm

Details:

- Animals Included: All baby bunnies available, chickens, baby animals (seasonal availability) Easter Theme event - At least 10 animals
- Owners/Founders attending and facilitating: Ann-Marie Sheehan (MEd in STEM Leadership) and Michael Sheehan (EMBA in Marketing & US Business Law)

Payment Details:

- Sub-Total Cost: \$650
- Early booking discount:-\$150
- Total:\$500
- Deposit Required (50%):\$ 250 (within 14 days to secure date)
- Balance Due: \$250 (on or before the event day)

Payment Options:

Check payable to Sheehan Homestead LLC OR Deposit Payment Link

Cancellation Policy:

Cancellations must be made at least 7 days before the event for a full deposit refund.

Terms & Conditions:

Payment of the deposit constitutes acceptance of this proposal and agreement to the terms outlined herein.

Tr TopicStatusContact madeCompleteEventCompleteAgreementComplete

Event Tracking

Event Agreement	Complete
Invoice sent	Complete
Deposit	Incomplete
Final Payment	Incomplete



SOUTHEAST FITNESS REPAIR

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

(2000)		
DATE	04/23/2025	
INVOICE#	1380	
TERMS	NET 30	
DUE DATE	05/23/2025	

BILL TO Cypress Bluff Etown Amenity Center 10571 E Town Pkwy Jacksonville FL 32256			SERVICE LOCATION Cypress Bluff Etown Amenity Center 10571 E Town Pkwy Jacksonville FL 32256 (904) 422-5294		
	(904) 422-52				
JOB#	DATE	PO/REF#	DESCRIPTIC		
1065	04/23/2025				
			Completio	n Notes: **PM complete parts needed**	
	APR 2.8 2		~Model Nu ~S/N:A594	urer:precor	
		through the first of the Science Handwald (1997)	>>Diagnos	tlc report:	

>>Diagnostic report: ~Issue: Drive belt shows signs of wear/cracks

>	>Test: Machine is full	est: Machine is fully functional		
Job Charges	Qty	Rate	Total	
Q-PM: Treadmill	4.00	\$32.00	\$128.00	
Q-PM: Elliptical, Cross-trainer, ARC, AMT	2.00	\$32.00	\$64.00	
Q-PM: Spin Bike, Rowing Machine	4.00	\$21.00	\$84.00	
Q-PM: Multi-Station	1.00	\$17.00	\$17.00	
Q-PM: Single-Station	1.00	\$12.00	\$12.00	
Q-PM: Dumbbell Set, Weight Set	2.00	\$21.00	\$42.00	
Travel <60 miles	1.00	\$90.00	\$90.00	
Job Subtotal			\$437.00	
Job Total			\$437.00	

PRE-WORK SIGNATURE Signed By:

Signed By:

Marcy Pollicino

Invoice Total: Deposits (-):

1

\$437.00

\$0.00

Invoice

CUSTOMER MESSAGE	Payments (-):	\$0.00
	Total Due:	\$437.00

Maintenance Invoice

For: E-Town Property

Invoice#: 16936 Date: 04/28/2025

20



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

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price Sales Tax
Landscape Enhancements Installed Asiatic Jasmine. Dispatch and delivery of materials.	120.00 1.00	9.00 150.00	1,080.00 150.00

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

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

Amount Due

1,230.00

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

THANK YOU FOR YOUR BUSIINESS!!

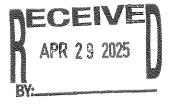
Maintenance Invoice

Invoice#: 16937 Date: 04/29/2025

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

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price Sales Tax
Installed Liriope in Pool Area	56.00	9.00	504.00
Dispatch and delivery of materials	1.0 0	100.00	100.00



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

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

Amount Due

604.00

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

THANK YOU FOR YOUR BUSIINESS!!



THANK YOU FOR YOUR BUSIINESS!!

Maintenance Invoice

Invoice#: 16611 Date: 12/31/2024

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

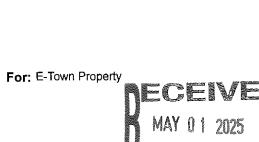
For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price Sales Tax
Clean up from auto accident	1.00	3,080.00	3,080.00

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

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

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



RV



3,080.00

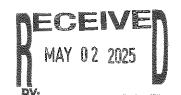
Amount Due

Maintenance Invoice

Invoice#: 16989 Date: 05/02/2025



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
May 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#: 16990 Date: 05/02/2025



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
May 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

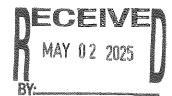
THANK YOU FOR YOUR BUSIINESS!!

Maintenance Invoice

Invoice#: 16991 Date: 05/02/2025



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
May Landscape Maintenance	1.00	6,720.00	6,720.00

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

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

Amount Due

6,720.00

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

THANK YOU FOR YOUR BUSIINESS!!

Maintenance Invoice

Invoice#: 17016 Date: 05/05/2025



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



For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price Sales Tax
Irrigation Repairs			
Replace 6" spray heads.	12.00	30.00	360.00
Replace 12" spray heads.	4.00	40.00	160.00
Replace rotor head.	1.00	50.00	50.00
Repair broken lateral line.	1.00	115.00	115.00
Replace solenoid.	2.00	75.00	150.00
Replace clogged/damaged nozzles	54.00	5,00	270.00
Replace faulty decoder.	1.00	485.00	485.00

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

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

Amount Due

1,590.00

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



For:	GOVERNMENTAL MANAGEMENT SERVICES LLC 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FL 32092 United States	Invoice Date:	00252-25-0021893 Apr 24, 2025 May 27. 2025
From:	The Bank of New York Mellon Trust Company, National Association 333 South Hope Street Los Angeles, CA, 90071 United States	-	Feb 1, 2025 CYPBLUFF2019 USD

INVOICE		Total Payable Amount:	4,400.00 USD
	APR 2.3 2005	Current Period Subtotal: Current Period Tax: Current Period Total: Satisfied to Date: Bałance Due:	4,400.00 USD 0,00 USD 4,400.00 USD 0.00 USD 4,400.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance. Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.

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

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



	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Trustee					
Annual Fee					4,400.00
For the period: Feb 1, 2025 to Ja	n 31, 2026				
Flat Fee		4,400.00		4,400.00	
Total					4,400.00

Details for Cypress Bluff Community Development District Special Assessment Revenue Bonds, Series 2019



Billing Stub

Invoice Number: 00252-25-0021893

Invoice Date: Apr 24, 2025 Cycle Date: Feb 1, 2025

GOVERNMENTAL MANAGEMENT SERVICES LLC



For:	GOVERNMENT MANAGEMENT SERVICES, LLC. ATTN: Jim Perry 475 West Town Place Suite 114 World Golf Village St. Augustine, FL 32092	Invoice Date:	00252-25-0022974 Apr 28, 2025 May 28, 2025
From:	United States The Bank of New York Mellon Trust Company, National Association 333 South Hope Street	2	Apr 1, 2025 CYPBLUFF2020 USD
	Los Angeles, ČA, 90071 United States		

INVOICE	DEOEN/EN	Total Payable Amount:	4,000.00 USD
	NECEIVEN	Current Period Subtotal:	4,000.00 USD
	K APR 3 0 2025	Withholding Tax (Do not pay):	0.00 USD
	AFR JU ZUZJ	Current Period Tax:	0.00 USD
		Current Period Total:	4,000.00 USD
		Satisfied to Date:	0.00 USD
		Balance Due:	4,000.00 U5D

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance. Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576. The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

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



Quantity	Rate	Proration	Subtotal	Total (USD)
Flat				
Trustee				
Annual Fee				4,000.00
For the period: Apr 1, 2025 to Mar 31, 2026				
Flat Fee	4,000.00		4,000.00	
Total	•	,, .	· .	4,000.00

Details for Cypress Bluff Community Development District Special Assessment Bonds, Series 2020



Billing Stub

GOVERNMENT MANAGEMENT SERVICES, LLC.

Invoice Number: 00252-25-0022974

Invoice Date: Apr 28, 2025 Cycle Date: Apr 1, 2025



Bill To

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

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

•

Invoice

Invoice # Date 426043 05/01/2025

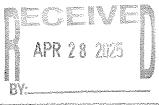
Terms

Due Date

Memo

05/31/2025

Monthly Fees



Description	Editarat	In COLO	22341[9][[6][C
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	1,07 9 .17
Maintenance	1	1,730.33	1,730.33
Pool Chemicals	1	1,387.42	1,387.42

Total

22,343.92

Wipes LLC

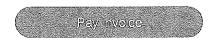
PO Box 324 Northville, M1 48167 sales@wipes.com www.wipes.com





INVOICE

BILL TO Cypress Bluff CDD - Ja 475 West Town Place Suite 114 St Augustine, FL 32092		SHIP TO Cypress Bluff CDD - Jacksonv ReCHARGE Amenity Center 10571 eTown Parkway Jacksonville, FL 32256	SHIP DATE Ille FL SHIP VIA	04/22/2025 UPS	INVOICE DATE TERMS DUE DATE	20442 04/22/2025 Due on receipt 04/22/2025
	DESCRIPTIO	N		QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case		se - Four (4) - 800 count rolls disinfecting wipes	of EPA	2	98.96	197.92
Shipping	Freight Cos	st		2	16.39	32.78
Sales Tax		calculated by AvaTax for 5330 20:00 UTC 2025	2-V0 at Tue	1	0.00	0.00
		***************************************	SUBTOTAL			230.70
			TOTAL			230.70
			BALANCE D	NE	na na an a	\$230.70

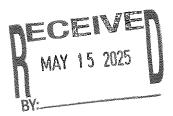


Advantage ()

Involee Q.000046018

PARTNERED WITH LIVUNLTD

	oj,:Ne-Officia	alabidensi dari sehine erabide keri	lakiaoifole (Elikokialolela)	19102 - 1910 - 1910 - 1910	Doc Date:		4/23/2025	
	ntage Sport & Fitness, Inc.		John Marcotte				6/22/2025	
	N Triphammer Rd a, NY14850-1576		jsmarcotte@adva		Valid Until: Invoice Amount:	}	\$1,398.00	
	e: (607)-257-2107		Phone: 919-943-1	1093				
	(607)-257-2221		Fax: 919-882-186	i4				
F RS	111/101012-00/02-00100010102010100							
ship 1				Bill To:				
Rech 1057	arge Amenity Center Etown Parkway sonville, FL 32256			Cypress Bluff C 475 W Town Pl St Augustine, F		nt		
Phor	y Pollicino le: 904-527-1081 l: recharge@etownjax.com			Marcy Pollicino Phone: 904-527 Email: recharge				
QTY	Product Number		Product Description		MSRP	Discount Price/Unit	Extended Price	
		ECHELON	SUBSCRIPTION					
		1 Year Sub	scription - 2 Units					
2	ECH-1YRSUBC-3-5RENEWAL		m Subscription 3-5 U		\$699.00	\$699.00	\$1,398.00	
		2 - Echelor	Bikes Only / No Ren	ewal for Reflect Mirrors				
NOT	E: Sign before: 5/23/2025		//		Product Total Afte	r Discount:	\$1,398.00	
Estirr	ated Delivery Date: 2-4 weeks fro	m receipt of ord	er confirmation			Ind Freight:	\$0.00	
					Delivery &	Installation:	\$0.00	
Pay	nent Terms:					Est. Tax:	\$0,00	
	nent in Full in Advance to Book O	rder	a garan yang mga kana kana kana kana kana kana kana ka		ΤΟΤΑ	L AMOUNT:	\$1,398.00	
					(100%) DE	OSIT DUE:	\$1,398.00	
	5		11.11.11.11.11.11.11.11.11.11.11.11.11.		REMAINING	BALANCE	\$0.00	
Cust	omer Acceptance	From Quot	e #: Q.000046018	Grand Total: \$1,	398,00			
કાર	(\$ Y22 27 (1 =)			Print Nane				
1								



......

linvoite · Q.000046018

Advantage 🕑

PARTNERED WITH LIVUNLTD

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.

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

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

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

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

INSPECTION- Buyer must inspect the equipment upon delivery and provide Advantage Sport & Fitness, Inc. with written notice of any defects. Otherwise Buyer values 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 be 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 & Hitness, Inc. will not be liable for any damage associated with an unleveled surface or structural movement.

MECHANICAL/ELECTRICAL/NETWORKING/VIDEO REQUIREMENTS - Unless otherwise stated, Buyer Is responsible for all utility service such as electrical connections, computer and/or internet networking connections, video connections, etc., and must secure all necessary tradesmen required for the installation of such connections. Such services must he ready prior to the filtness 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 bransporting 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 & Fibress, 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 - Umited Warranty: There is no warranty of merchantibility or warranty that the equipment will be fit for a particular purpose. Buyer agrees that all warranties are manufacturers warrantics only, and are subject to all manufacturers illutions 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. Walver 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 dose 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 — Ali 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 sufface 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-economed 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 instaliation, only the portion of installation contracted to the 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.

The second secon	T

FLORIDA PATIO FURNITURE INC.

Florida Patio Furniture Inc. 506 8th St W Palmetto, Fl 34221 ECEIVE MAY 15 2025

8Y:

Invoice

 Date
 Invoice #

 4/22/2025
 78931

Bill To

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

Ship To

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

Р	.O. No.		Terms	Due Date	Rep	Ship Date	Ship Via		FOB
	Marcy		Pre-pay	4/22/2025	Justn	4/22/2025	Our Truck	Р	almetto
Qty	Item	3			Description			Rate	Amount
4	MISC	·····	Replacement Fa Slat: Driftwood	ux Teak Slat For Be	nch 88-3/4" Long	.		30.00	120.00T
in t		Ne de	DELIVER WHI	EN IN AREA					an independ
1000 V.N.	· · · · · · · · · · ·	a thaile	ALL ORDERS	UNDER \$5K MUS	F BE PAID IN FU	JLL ALTONIA AND A	a, an ana ag	· · · · · · · · · · · · · · · · · · ·	an strikt is
			<u></u>	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		C.	-1-4-4-1		
						30	ıbtotal		\$120.00
	ζ,−},	an ang mangang sa		n maan bob aaraa a waxaa ku waxaa dhaa ad ah			iles Tax (0.0	1%)	\$120.00 \$0.00
	4	94799-9-0-0-0-0-9-0-9-0-9-				Sa		%)	**************************************

Balance Due

\$120.00

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

Governmental Management Services, LLC

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

> Invoice #: 100 Invoice Date: 5/1/25 Due Date: 5/1/25 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 - May 2025 Website Administration - May 2025 Information Technology - May 2025 Dissemination Agent Services - May 2025 Office Supplies Postage Copies	Hours/Qty	Hate 4,601.17 117.08 234.08 632.50 0.54 246.13 170.85	4,601.17 117.08 234.08 632.50 0.54 246.13 170.85
	Total	ts/Credits	\$6,002.35 \$0.00
	Balance	LIVER STUDIES IN THE OTHER PROPERTY AND THE REAL PROPERTY AND THE REAL PROPERTY AND THE REAL PROPERTY AND THE R	\$6,002.35

Invoice

HARDWICK FENC	E HC		St Aug	INVOICE wick Fence LLC PO Box 3043 ustine, FL 32085 (904) 599-8644 rdwickfence.com
BILL TO: Recharge Amenity Center @ eTown 10571 E-Town Pkwy Jacksonville, FI 32256	eTown 10571 E-To	amenity Center @ wn Pkwy e, FI 32256	P.O. Number: Sales Rep: sales3: Invoice No: Status: Invoice Date: Due Date: Total:	Full Amount Invoice- Job #2565 Blanton 155904 Open 5/07/2025 5/07/2025 \$449.34
Product/Service		Quantity	Unit Price	Total
Full Amount Invoice: Job #2565 (Small Dog Park Ga Recharge Amenity Center)	ate at	1.00	\$449.34	\$449.34
Replace 1 Aqua Latch on Exist Black Aluminum Walk Gate	ing 4'x4'			
NECE MAY 07	2025	Subtotal: Tax: Invoice Amo	ount:	\$449.34 \$0.00 \$449.34
874		Previous Pa Amount D	and a second	\$0.00 \$449.34



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



DEPOSIT DUE	\$500.00
DUE DATE	May 20, 2025
PAYMENT TERMS	On date
INVOICE DATE	May 13, 2025
INVOICE	#D-4268
JOB	#4268

CONTACT US

229 South Torwood Drive Saint Johns, FL 32259

्, (904) 307-6649 Investmentpaintingfl@yahoo.com

INVOICE

N(2)(2)(2):			
Commercial Exterior Paint Estimate Drip edges and louvers amenity center.	1.0	\$2,765.00	\$2,765.00
Pressure wash areas prior to paintion. Paint drin edge around building and louvers around building with Sherwin Williams Pro	Industria	I Multi Surface A	crylic 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.

Subtotal	\$2,765.00
Job Total	\$2,765.00
Deposit Due	\$500.00

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimatel

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 involce 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!

See our Terms & Conditions

Jacksonville Daily Record

A Division of **DAILY RECORD & OBSERVER, LLC**

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

INVOICE

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



Serial # 25-02421D	PO/File #	\$103.50
Notice of Meeting of the Bo	ard of Supervisors	Payment Due
		\$103.50
Cypress Bluff Community I	Development District	Publication Fee
Case Number		Amount Paid
Publication Dates 5/8		Payment Due Upon Receipt For your convenience, you
County Duval		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

May 8, 2025

Date

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

mailed, please reference Serial # 25-02421D on your check or remittance advice.

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

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS CYPRESS BLUFF COMMUNITY

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, May 20, 2025, at 1:00 p.m. at the South east Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256, where the Board may consider any business that may properly 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.CypressBluff2DD.com.

And business hours, and will be available on the District's website, <u>www.CypressBluffCDD.com</u>. 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 (111) / 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 verbatin record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jim Oliver District Manager

District Manager May 8 00 (25-02421D)

TMT Electric, LLC

290 Circle Dr S Saint Augustine, FL 32084 US (904) 315-1248 tmtelectriclic@gmail.com

TMT ELECTRIC

Where Quality Always Matters

904-789-0193

Veteran Owned

INVOICE				
BILL TO Cypress Bluff CDD 475 West Town Place Suite 114 St. Augustine, FL 32092 USA	MAY 14 2025	INVOICE DATE TERMS DUE DATE	1134 05/12/2025 Net 30 06/11/2025	
DATE ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Services	Replaced thirteen aged plastic in-use receptacle covers in the pool area with new metal covers and gaskets. Tested all GFCI receptacles for correct operation. Replaced two non-working GFCI receptacles. Repaired faulty wiring issue on rooftop receptacle circuit. Verified correct operation upon completion.	1	875.00	875.00
Please make check payable to TMT Electric LLC.	SUBTOTAL			875.00
	TAX			0.00
	TOTAL			875.00
	BALANCE DUE			\$875.00



1824 Phoenix Avenue Jacksonville, FL 32206

Please remit check payments to: P.O. Box 3264 Jacksonville, FL 32206

Invoice

 Date
 Invoice #

 5/8/2025
 25-00730

Bill To	Ship To
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTR	Recharge
475 WEST TOWN PLACE, SUITE 114	10571 Etown Pkwy
SAINT AUGUSTINE, FL 32092	Jacksonville, Fl 32256

JW t warranty	Quantity	Price Each 832.32 120.80	U/M	Feeder Amount 832.32 120.80 0.00
	Quantity	832.32		832.32 120.80
				120.80
warranty				0.00
α				
		Total Paym	ents	\$953.1 \$0.00
			Paym	Total Total Payments Balance Due

DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS STARTED.

Vesta 7.

Bill To

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

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

Invoice

Invoice # Date

426647 04/30/2025

Terms Due Date

05/31/2025

Memo

eceive MAY 07 2025 BY:

Total

187.99



HornerXpress South Florida, Inc. 575 For US/

Telephone Fax

(954) 772-6966 (954) 772-7993

Invoice

	Number	CIN117867
	Invoice date	4/25/2025
	Page	1 of 1
	Date and time	4/25/2025
	Sales order	SO-000140749
Ship To	Your reference	Cypress bluff
HX - Jacksonville	Our reference	Jesse Conner
8297 Philips Hwy	Payment	1% 10th, 20th
Jacksonville, FL 32256-8201	Invoice account	C01340905
USA	Payment ID	HXUS033457974
	-	
	HX - Jacksonville 8297 Philips Hwy Jacksonville, FL 32256-8201	Invoice date Page Date and time Sales order Ship To HX - Jacksonville 8297 Philips Hwy Jacksonville, FL 32256-8201 Unvoice account

ltem number	Description	Quantity Unit	Unit price	Amount
R0013-E	Taylor Solution #13 - 16oz	1.00 EA	15.35	15.35
	Quantity : 1 Warehouse : 134 Location : COUNT-OUT 1	icense plate : 1340024604		
	Quantity : 1.00 Packing slip No. : PKS119421 Ship date : 4	4/25/2025		
R0871-C	Taylor FAS-DPD Titrating Reagent (Chlorine) - 20z	2.00 EA	18.23	36.46
	Quantity: 2 Warehouse: 134 Location: COUNT-OUT 1	license plate : 1340024604.		
	Quantity : 2.00 Packing slip No. : PKS119421 Ship date : 4	4/25/2025		
R0870-1	Taylor DPD Powder 10 Grams	2.00 EA	14.54	29.08
	Quantity: 2 Warehouse: 134 Location: COUNT-OUT I	License plate : 1340024604		
	Quantity : 2.00 Packing slip No. : PKS119421 Ship date : (4/25/2025		
K1004	Taylor Residential Trouble Shooter DPD 5-Way Test Kit	1.00 EA	28.29	28.29
	Quantity: 1 Warehouse: 134 Location: COUNT-OUT I	License plate : 1340024604		
	Quantity : 1.00 Packing slip No. : PKS119421 Ship date :	4/25/2025		
HH1510	Hammerhead Volcano Bag	1.00 EA	37.12	37.12
	Quantity : 1 Warehouse : 134 Location : COUNT-OUT	License plate : 1340024604		
	Quantity : 1.00 Packing slip No. : PKS119421 Ship date :	4/25/2025		
HH1506COMP	Hammerhead Standard Debris Bag With Cleat	1.00 EA	37.41	37.41
	Quantity : 1 Warehouse : 134 Location : COUNT-OUT	License plate : 1340024604		
	Quantity : 1.00 Packing slip No. : PKS119421 Ship date :	4/25/2025		

Sales subtotal amount	Total charges	Net amount	Sales tax	Total
183.71	0.00	183.71	13.78	197.49 USD

Due date: 5/20/2025

When payment before 5/10/2025, 1.84 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.

R0003~C	Taylor 20z(60N	1) Sol #3 /arehouse : 134 Location : RCV-134 Lic	-2.00 EA	12.77	-25.54
item number	Description		Quantity Unit	Unit price	Amoun
Jacksonville, FL USA 904-355-1831	32202-4929	Jacksonville, FL 32256-8201 USA	Invoice account Payment ID	C01340900 HXUS031813530	
245 Riverside A		8297 Philips Hwy	Payment	1% 10th, 20th	
Vesta Property	Services	HornerXpress - Jacksonville	Our reference	Jacob Penner	
Bill To		Ship To	Sales order Your reference	SO-000130251 Reagents	
UJA -			Date and time	4/17/2025	
Fort Lauderdale, I USA	FL 33309		Page	1 of 1	
5755 Powerline R	-		Invoice date	4/17/2025	
HornerXpress Sou			Number	SCN004640	
	<u>.</u>		Credit n	ote	
			Fax	(954) 772-7993	
	Vodesa	· · · ·	Telephone	(954) 772-6966	

Sales subtotal amount	Total charges	Net amount	Sales tax	Total
-25.54	0.00	-25.54	-1.92	-27.46 USD

HORNER	(PRESS)		Telephor Fax Invo	(954) 772-7	
HornerXpress Sot 5755 Powerline R Fort Lauderdale, USA Bill To Vesta Property 245 Riverside A Jacksonville, FL USA 904-355-1831	d FL 33309 Services ve Ste 300	Ship To HX - Jacksonville 8297 Philips Hwy Jacksonville, FL 32256-8201 USA	Number Invoice of Page Date and Sales ord Your refe Payment Invoice a Payment	CIN108565 late 4/17/2025 1 of 1 l time 4/17/2025 der SO-000130 erence Cypress Blu rence Jacob Penn t 1% 10th, 20 account C01340900	lff er Dth
ltem number	Description		Quantity Un	it Unit price	Amount
R0002-C	Taylor Solution		2.00 EA	11.53	23.06
		arehouse : 134 Location : COUNT- Packing slip No. : PKS109892 Ship		524227	
Sales subt	total amount	Total charges	Net amount	Sales tax	Total
·····	23.06	0.00	23.06	1.73	24.79 USD

Due date: 5/20/2025

When payment before 5/10/2025, 0.23 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.

Costee Whelesale



	se Wholesele
4076351 	NUAWHIOLESSINE -
	470 OF
	\$72.85
Transaction Detai	le
Transaction Deta	ls
Transaction Deta	Is Wholesale Clubs
	Wholesale Clubs
Merchant Category Authorization Time	Wholesale Clubs April 3, 2025 at 02:45 PM
Merchant Category Authorization Time Posted Time	Wholesale Clubs April 3, 2025 at 02:45 PM
Merchant Category Authorization Time Posted Time Payment Method	Wholesale Clubs April 3, 2025 at 02:45 PM April 9, 2025 at 07:13 AM
Merchant Category Authorization Time Posted Time Payment Method Card Type	Wholesale Clubs April 3, 2025 at 02:45 PM April 9, 2025 at 07:13 AM Physical

#1RBsp6FM1cPWLa0EebaxSuaN Electronic Receipt

Transaction Purpose Filled by Traveler

Description	Whiskey purchased for tasting event a dog happy hour. Vodka purchased for adult spiked punch at egg hunt event.
Expanse Type	59010 Pass Thru Other
Participants	Marcy Pollicino

Cardholder Marcy Pollicino

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



WHO RUT AND A COM			P
The share and	invo	ice Number	254211379
	Cust	omer Number	C2943565
W.B.MASON CO., INC.	Invoi	ice Date	05/12/2025
59 Centre St	Due	Date	06/11/2025
Brockton, MA 02301	Orde	er Date	05/09/2025
Address Service Requested	Orde	er Number	S15281687
888-WB-MASON www.wbmason.com	Orde	er Method	WE
	DECEIVE		
	MAY 13 2025	Delivery Address	

Important Messages

WIB WIASOUT

W.B. MASON CO., INC. PO BOX 981101

BOSTON, MA 02298-1101

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
HEW3YN97AN	INKCART,CMY COMBO,910,F/OJ PRO8020-945PG	1	PK	37.39	37.39
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	37.39 0.00 37.39 37.39

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

Remittance Section	
Customer Number	C2943565
Invoice Number	254211379
Invoice Date	05/12/2025
Terms	Net 30
Total Due	37.39

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

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

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

CYPRESS BLUFF CFF 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649 (Page 1)

INVOICE

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

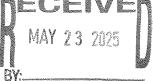


Cypress Bluff CDD:eTown Bill to Cypress Bluff CDD 475 West Town Place St Augustine, FL

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

Invoice details Invoice no.: 2025-041625JW

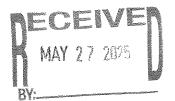
Terms: Net 30 Invoice date: 04/18/2025 Due date: 05/18/2025 Service Technician: Jeremy Watts



#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/16/2025	14 Plumbing Commercial	Ticket: Shower tower at community pool			
2.	04/16/2025	14 Plumbing Commercial	Turned water off at back flow, removed pavers, removed outside shower from concrete, dig back to locate water pipe for new connection. Installed new shower valve to concrete. Plumbed pipe to new valve, build and install new tower/shower, turned water on and checked for leaks. Backfill and re- installed pavers and tested shower after cleaning up area	1	\$777.50	\$777.50
			Total			\$777.50
			Overdu	3		05/18/2025



Artistic Ways by SassyJ Artisticways@yahoo.com | (904) 870-0065



Invoice #000044

lssue date May 26, 2025

Invoice #000044

Customer	Invoice Details	Paym	ent	
Cypress Bluff CDD E-Town Recharge@etownjax.com 475 West Town Place 114 St. Augustine , FL 32902	PDF created May 27, 2025 \$700.00	-	lay 26, 2025	
Address				
13673 Goodson Place, Jacksonville	e, FL 32226			
Items		Quantity	Price	Amount
		• •		
Sloth Paint Party June 7th		1	\$700.00	\$700.00
\$35 per Painter for 20 painters				
· · · ·	· · · ·			
Subtotal				\$700.00
				
Total Due				\$700.00



Pay online

To pay your invoice go to https://squareup.com/u/om6Momi0 Or open the camera on your mobile device and place the QR code in the camera's view. Page 1 of 1



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

fastsigns.com/299



INVOICE 299-98556

Completed Date: 5/20/2025 Payment Terms: Net 30 Payment Due Date: 6/19/2025

Created Date: 5/9/2025

Bill To:	Cypress Bluff Community Development 475 W. Town Place	Installed:	Cypress Bluff Comm Marcy Pollicino	unity Developme	ent
	Suite 114		eTown Parkway		
	St. Augustine, FL 32092		Jacksonville, FL 3225	6	
	US		US		
Orde	ered By: Marcy Pollicino	Salesperson:	Dominic Byrne		
	Email: recharge@etownjax.com	Entered By: Dominic Byrne			
Worl	k Phone: (904) 527-1081				
	Tax ID: 85-8017634330C-2				
NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	eTown Boulevard Banner Repairs	1	\$270.00	\$0.00	\$270.00
1.1	IN HOUSE INSTALLATION - Part Qty: 1				
			Subto	otal:	\$270.00
			Taxable Amo	unt:	\$0.00
			Та	xes:	\$0.00
			Grand To	otal:	\$270.00
			Grana i		
			Amount F		\$0.00
				Paid:	\$0.0 \$270.0

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

	E CEED DECE MAY 21	2025		Invoice
		DATE		5/20/2025
		INVOICE#		1511
n na se				
SOUTH	EAST FITNESS REPAIR	TERMS		NET 30
],	6 Duval Place West #208 acksonville, FL 32218 (904) 683-1439 SoutheastFitnessRepair.com	DUE DATE	Ū	6/19/2025
	BILL TO		SERVICE LOCA	TION
C	Cypress Bluff Etown Amenity Center 10571 E Town Pkwy Jacksonville FL 32256 (904) 422-5294	Cypr	ess Bluff Etown Am 10571 E Town F Jacksonville FL 3 (904) 422-529	2kwy 32256
JOB# 106198	05/20/2025 ~Mar ~mac ~Moc ~S/N ~con	RIPTION hufacturer:precor chine type: treadm lel Num: TRM 700- 1:A594i2820D012 sole SN:AJYL3020! nce: Drive Belt	-18	
		pletion Notes: Re		e belt on Precor
Job Charge				e belt on Precor Total
Job Charge Flat Rate Lab	tread s	pletion Notes: Re mill sn A59412820	D012	al faith an ann an tha an an 1,5 1,7 1,7 1,7 1,7 1,7 1,7 1,7 1,7 1,7 1,7
	tread s poor	pletion Notes: Re mill sn A59412820 Qty	D012 Rate	Total
Flat Rate Lat Travel <60 r	tread s poor	pletion Notes: Re mill sn A594I2820 Qty 1.00	0012 Rate \$80.00	Total \$80.00
Flat Rate Lat Travel <60 r	tread ss por niles T, DRIVE, 280J10 POLY V, TEM - 10214101 1	pletion Notes: Re mill sn A594I2820 Qty 1.00 1.00	D012 Rate \$80.00 \$95.00	Total \$80.00 \$95.00
Flat Rate Lat Travel <60 r Precor - BEL Shipping Ivl	tread ss por niles T, DRIVE, 280J10 POLY V, TEM - 10214101 1	pletion Notes: Remill sn A594I2820 Qty 1.00 1.00 1.00	D012 Rate \$80.00 \$95.00 \$74.18	Total \$80.00 \$95.00 \$74.18 \$30.00
Flat Rate Lat Travel <60 r Precor - BEL Shipping IvI Job Subtot Tax 7.50	tread ss por niles T, DRIVE, 280J10 POLY V, TEM - 10214101 1	pletion Notes: Remill sn A594I2820 Qty 1.00 1.00 1.00 1.00	D012 Rate \$80.00 \$95.00 \$74.18 \$30.00	Total \$80.00 \$95.00 \$74.18 \$30.00 \$279.18 \$20.94 \$300.12 NATURE
Flat Rate Lat Travel <60 r Precor - BEL Shipping IvI Job Subtota Tax 7.50 Job Total	tread	Pletion Notes: Relation Notes: Relation Qty 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	Rate \$80.00 \$95.00 \$74.18 \$30.00 7.50%	Total \$80.00 \$95.00 \$74.18 \$30.00 \$279.18 \$20.94 \$300.12 NATURE
Flat Rate Lat Travel <60 r Precor - BEL Shipping IvI Job Subtota Tax 7.50 Job Total	tread ss por niles T, DRIVE, 280J10 POLY V, TEM - 10214101 1 al PRE-WORK SIGNATURE 05/14/2025 12:23 pm	Pletion Notes: Relation Notes: Relation Qty 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	D012 Rate \$80.00 \$95.00 \$74.18 \$30.00 7.50% POST-WORK SIG 05/20/2025 01:	Total \$80.00 \$95.00 \$74.18 \$30.00 \$279.18 \$20.94 \$300.12 NATURE
Flat Rate Lat Travel <60 r Precor - BEL Shipping IvI Job Subtota Tax 7.50 Job Total	tread s por niles T, DRIVE, 280J10 POLY V, TEM - 10214101 1 al PRE-WORK SIGNATURE 05/14/2025 12:23 pm Marcy Pollicino	Pletion Notes: Relation Notes: Relation Qty 1.00 Signed By:	D012 Rate \$80.00 \$95.00 \$74.18 \$30.00 7.50% POST-WORK SIG 05/20/2025 01:	Total \$80.00 \$95.00 \$74.18 \$30.00 \$279.18 \$20.94 \$300.12 NATURE
Flat Rate Lat Travel <60 r Precor - BEL Shipping IvI Job Subtot Tax 7.50	tread s por niles T, DRIVE, 280J10 POLY V, TEM - 10214101 1 al PRE-WORK SIGNATURE 05/14/2025 12:23 pm Marcy Pollicino	Pletion Notes: Remill sn A59412820 Qty 1.00 Signed By: Invoice Total:	D012 Rate \$80.00 \$95.00 \$74.18 \$30.00 7.50% POST-WORK SIG 05/20/2025 01:	Total \$80.00 \$95.00 \$74.18 \$30.00 \$279.18 \$20.94 \$300.12 NATURE 18.pm \$300.12



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

Service Slip/Invoice

INVOICE: 620622367	
DATE: 05/14/2025	and a second second
ORDER: 620622367	

PAYMENT AODRESS: Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323 904-355-5300 • Toll Free: 800-225-5305 • turnerpeat.com

Bill To;	[415357] Cypress Bluff CDD 475 W Towne Pl Suite 114 Saint Augustine, FL 320	192	Work Locatio MAY 15 2025	, L··· 1	04-710-9348 wn Amenity Center wy 32256-5841	
₩/•]1(v]3)=1(=) 05/14/2025	12:38 PM	ANTS, ROACH, WASP	Teahnician			12:38 PM
	neeronelor	IC1/015- NET 30	Lant Service Map Go 05/14/2025	id[8		ີ່ ມີເຖະ ເອງປະ 01:13 PM
	Sarvice		Description			Phine
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
				7 7	TECHNICIAN SIGN	ATURE
					CUSTOMER SIGNA	TURE
Balances of	utstanding over 30 days from th	e date of service may be subject car) or the maximum allowed by	to a late fee 1 he	ichy acknowledge the sa agree to pay the cost of	tistadory completion of a	di vo vices rendered.

THE ACT AND A DAY AND A DA			PM
10103 half at the	Invoi	ice Number	253736454
L110	Custo	omer Number	C2943565
W.B.MASON CO., INC.	Invoi	ce Date	04/18/2025
59 Centre St Brackton, MA 02201	Due	Date	05/18/2025
Brockton, MA 02301	Orde	r Date	04/17/2025
Address Service Requested	Orde	r Number	\$152263561
888-WB-MASON www.wbmason.com	Orde	r Method	WEB
CYPRESS BLUFF CFF 475 W TOWN PL STE 114	NECEAVE MAY 17 2025	Delivery Address Recharge Amenity Ce Attn.: Marcy Pollicino 10571 eTown Parkwa	enter eTown

Important Messages

THE MASON

PO BOX 981101

W.B. MASON CO., INC.

BOSTON, MA 02298-1101

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	2	СТ	72.99	145.98
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due;	145.98 0.00 145.98 145.98

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

Remittance Section	
Customer Number	C2943565
Invoice Number	253736454
Invoice Date	04/18/2025
Terms	Net 30
Total Due	145.98

(Page 1)

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

WHO BUT _ A R CANT			PM
FTRIMASUM		Invoice Number	254334678
		Customer Number	C2943565
W.B.MASON CO., INC.		Invoice Date	05/16/2025
59 Centre St Brockton, MA 02301		Due Date	06/15/2025
BIOCKICH, MA 02301		Order Date	05/15/2025
Address Service Requested 888-WB-MASON www.wbmason.com		Order Number	S152958779
BBB-WB-MASON WWW.WDMason.com		Order Method	WEB
CYPRESS BLUFF CFF 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092-3649	BY:	Delivery Address Recharge Amenity C Attn.: Marcy Pollicinc 10571 eTown Parkw Jacksonville FL 3225 W.B. Mason Fe	ay

Important Messages

PO BOX 981101

W.B. MASON CO., INC.

BOSTON, MA 02298-1101

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
HEW3YN97AN HERX8046QK	INKCART,CMY COMBO,910,F/OJ PRO8020-945PG LINER,REPRO,40X46,45GL,2ML,BK,100/CT	1 2	PK CT	37.39 74.68	37.39 149.36
		TAX & BO		SUBTOTAL: POSITS TOTAL: ORDER TOTAL: Total Due:	186.75 0.00 186.75 186.75

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

Remittance Section	
Customer Number	C2943565
Invoice Number	254334678
Invoice Date	05/16/2025
Terms	Net 30
Total Due	186.75

(Page 1)

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

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

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