Cypress Bluff
Community Development District

November 17, 2026

AGENDA

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

November 10, 2026

Board of Supervisors
Cypress Bluff Community Development District
Staff Call In #: 1-877-304-9269 Code 1655232

Dear Board Members:

The Cypress Bluff Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, November 17, 2026 at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.**
Following is the agenda for the meeting:

I. Roll Call

II. Public Comment (limited to three minutes)

III. Organizational Matters
   A. Oath of Office for Newly Elected Supervisors

   B. Consideration of Appointing New Supervisor to Seat 5 (11/2028)

   C. Oath of Office for Newly Appointed Supervisor

   D. Consideration of Resolution 2027-01, Designating Officers

IV. Approval of Minutes of the October 27, 2026 Board of Supervisors Meeting

V. Discussion of Glenmont HOA Irrigation Cost Share

VI. Discussion of Commercial HOA Landscape Maintenance Cost Share

VII. Staff Reports
   A. District Counsel

   B. District Engineer

   C. District Manager

D. General Manager
   1. Report

   2. Proposal for Roadway Signage

   3. Proposals for Spin Bikes

VIII. Financial Reports
   A. Financial Statements as of October 31, 2026

   B. Assessment Receipts Schedule

   C. Check Register

IX. Other Business

X. Supervisor's Requests and Audience Comments

XI. Discussion of Security Matters

XII. Next Scheduled Meeting – December 15, 2026 at 12:30 p.m. at the **Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256**

XIII. 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

D.

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cypress Bluff Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the County of Duval, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Cypress Bluff Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 20246

ATTEST

_____
Secretary/Assistant Secretary

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

_____
Chairman/Vice Chairman

FOURTH 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, October 27, 2026 at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Joe Muhl	Chairman
John Hewins	Vice Chairman
Will Cellar	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Dana Harden	Vesta Property Services
Terry Giles	GMS, LLC
Raul Arias	City of Jacksonville Councilman (District 11)
Evin Herzhberg	Chief of Staff for CM Arias

The following is a summary of the discussions and actions taken at the October 27, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Oliver called the meeting to order at 12:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 22, 2026 Meeting**

There were no comments on the minutes.

> On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the minutes of the September 22, 2026 Board of Supervisors meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Discussion of Glenmont HOA Irrigation Cost Share**

As discussed at the last meeting, it has been determined that the CDD is feeding a portion of the HOA's irrigation, so the Board decided to create a cost share agreement, which has been sent to the HOA for their review and approval. The cost the HOA would owe the CDD is $4,000 per year. The HOA has not yet made a decision on their end.

> On MOTION by Mr. Cellar seconded by Mr. Hewins with all in favor, directed staff to send a formal letter to the Glenmont HOA setting a deadline of December 15, 2026 for the HOA to decide whether to enter into a cost share agreement with the CDD for irrigation costs was approved.

FIFTH ORDER OF BUSINESS **Discussion of Commercial HOA Landscape Maintenance Cost Share**

Ms. Buchanan stated she and Mikey White are working to ensure the percentages for the cost share contributions are correct.

Next, Mr. Oliver introduced Raul Arias, Jacksonville City Councilman.

Mr. Arias stated that he lives in E-Town as well and has received a lot of concerns of speeding down the Parkway, which has resulted in requests for speed humps, speed bumps or rumble strips. Mr. Arias is hesitant to committee City dollars to the installation of speed reduction unless the CDD and its constituents indicate they are desired, so Mr. Arias encouraged the Board to start that discussion. Mr. Arias noted he has worked to allocate funds to put towards the improvements. The rumble strips may be covered by the City's funds; however, the District would likely have to allocate some of its own funds for speed bumps or speed humps.

It was noted that this collector road is owned and maintained by City of Jacksonville.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Buchanan suggested if the Board is interested in pursuing speed reduction devices on the Parkway, an e-blast could be sent to the community members to gauge interest.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives

Mr. Oliver reported that the goals and objectives that were set for fiscal year 2026 had been met.

> On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor marking the goals and objectives for fiscal year 2026 achieved was approved.

D. General Manager

1. Report

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

2. Proposal for Replacing Irrigation Controller

Ms. Pollicino stated that the Phase 1 irrigation controller was struck by lightning and had to be replaced at a cost of $3,390. A request for reimbursement has been submitted to the District's insurance company.

> On MOTION by Mr. Muhl seconded by Mr. Hewins with all in favor the proposal from Sun State totaling $3,390 was ratified.

3. Proposal for Roadway Signage

Ms. Pollicino reminded the Board that the city has installed signs along E-Town Parkway. If the Board desires to put the signs on decorative posts, a permit would be required, and the signs themselves would cost $3,850.

This item was tabled to the next meeting.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of September 30, 2026

Mr. Oliver presented the financial statements.

B. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing on-roll assessments for fiscal year 2026 were 100.4% collected was included in the agenda package.

C. Check Register

A copy of the check register totaling $144,632.84, was included in the agenda package for the Board's review.

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

EIGHTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

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

A resident commended the Board on their efforts and commented that a few streets such as Invention and Kettering do not have decorative street signs.

Mr. Cellar responded that those streets are the HOA's responsibility.

A resident commented that benches are needed along the long section of sidewalk, so she will be putting in that request with the commissioner. She also commented that she is against speed bumps for aesthetic reasons and the fact that it slows down emergency vehicles.

TENTH ORDER OF BUSINESS **Discussion of Security Matters**

There was no discussion or action taken on this item.

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

TWELFTH ORDER OF BUSINESS **Adjournment**

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

_____	_____
Secretary/Assistant Secretary	Chairman/Vice Chairman

SEVENTH ORDER OF BUSINESS

D.

1.

COMMUNITY MANAGER REPORT 11/17/26
SUBMITTED BY MARCY POLLICINO

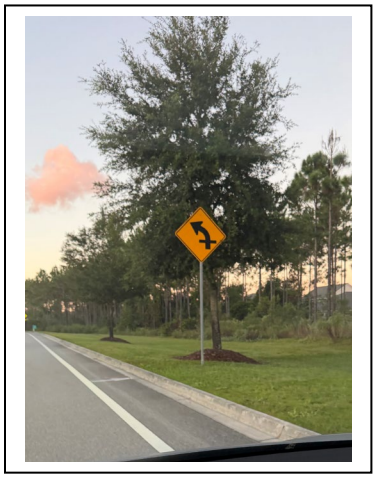
eTown Parkway

New Street Signs

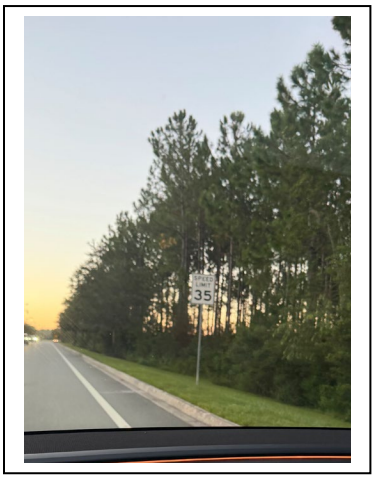
This is revisited from the August 2026 CDD meeting.

The City of Jacksonville has installed new traffic signs along eTown Parkway. This includes two Curve with Cross Intersection signs and one 35 mph speed limit sign. This quote does not take into consideration the Atlantic Coast High School sign. If the board wanted the three signs on decorative posts, then Jacksonville Development Services stated, "The original permit has already been recorded with the listed improvements. Therefore, any additional installments/improvements would need to be permitted." If the Board chooses to pursue the decorative signposts, COJ will require an additional Revocable Permit and Right of Way Permit.

The cost for decorative posts would be $3,850 if MOT is required. If not, then the cost would drop to $3,000. This is separate from any city permit costs. See quote attached.



There are two Curve with Cross Intersection signs.



35 mph speed limit sign.

RECHARGE UPDATE:

Oct 31
Off Duty Officer patrolled the Recharge parking lot. No incidents to report.

Nov 8
Off Duty Officer patrolled the Recharge parking lot. No incidents to report.

Echelon Bikes
The subscription for the Echelon bikes is due. We have two Echelon spin bikes. Cost: $2,000 ($1,000/bike) for one year.

Alternatives:
2 Precor Spin Bikes @ $5,550
1 Precor Spin Bike and 1 Upright Bike @ $8,820

- **Stages SC3 Spin Bike:** These are commercial-grade spin bikes that allow users to track their workout performance, including cadence, power, distance, and calories. However, they do not include built-in guided classes or workout programming.
- **Precor P84 Bike:** This model features a 16-inch touchscreen with built-in workout programs, entertainment options, and virtual workout experiences. The built-in programming does not require an ongoing fitness subscription.

Quotes are attached.

October Amenity Use:
Front Gym door opened 2,847 times.
Rear gym door opened 88 times.
Main entry gate opened 2,648 times.
Main pool gate opened 273 times.
Side pool gate opened 21 times.

EVENTS UPDATE:

Disney Inspired Halloween Party
Disney Villains took over Recharge for a spooky night! Captain Hook brought creepy crawly friends, Ursala came with bubbles and the Witches of Eastwick cast spells while offering treats. Plus, residents were able to grab a drink from our spooktacular bar! Hot Box Pretzels food truck on site. 200 +/- attended








EEK!







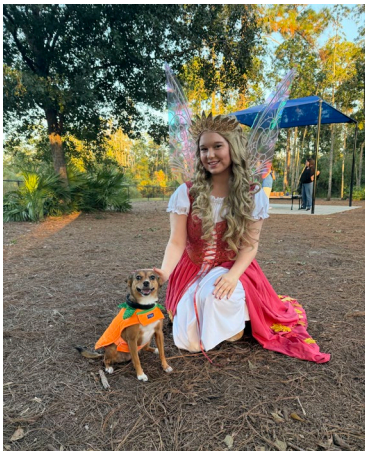




Bark and Bourbon

Pup owners enjoyed a bourbon tasting while pups played in the park. David Weekley provided BBQ dinners while supplies lasted. AVS Vet Clinic on site to introduce themselves to the neighborhood. 40 +/1 attended







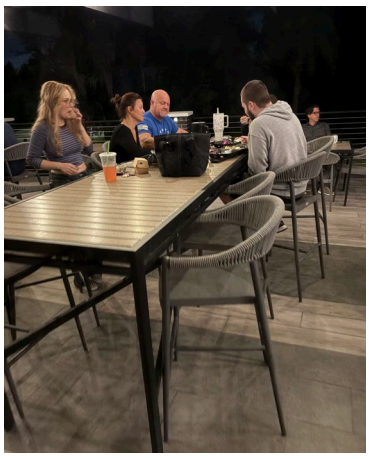




Adult Trivia

DJ Ross hosted adult only trivia. Residents paid $20 per team. Prizes included a gift card for 1st, 2nd and 3rd place. Nalo Grindz food truck was on site. 22 participated.





NOVEMBER EVENTS: Adult Comedy Night, Holiday Vendor Fair and Discount Jaguars Tickets
DECEMEBER EVENTS: Adult Music Bingo, Christmas Party, Holiday Movie Night, Mrs. Claus Storytime, Discount Nutcracker Tickets and Noon Year Party

ACTION ITEMS UPDATE

N/A

LANDSCAPE REPORT

1. Spraying weeds in the dog park weekly (weekly).
2. Hand pulled large weeds in Drift Roses and Jasmine (weekly).
3. Trimmed shrubs at the Recharge pool.
4. Mow, blow and edge.

2.

Rogers

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

Proposal

Date	Proposal #
7/29/2026	108934c

Customer	Job Name & Address
Cypress Bluff CDD @ eTown 10571 eTown Park Jacksonville, FL 32256	ACHS Project Signs

Attn To	Marcy	Estimator	Joyce	DOP	

Description	Qty	U/M
Supply and Install 30" High Intensity (W1-10A) " Curve with Cross Intersection" Sign with Black Backing on 4" x 4" Black Square Post with Cap.(1 left curve and 1 right curve)	2	EA
Supply and Install 24"x30" High Intensity (R2-1) Speed Limit Sign with Black Backing on 4" x 4" Black Square Post with Cap.(35 MPH)	1	EA
(3) Flaggers for a minimum of $950 per day for 0-4 Hours(If needed)	1	EA
Notes:		
1. No M.O.T. included in this price.		
2. Price is based on work to be completed Monday-Friday during normal business hours. Any additional mobilizations not included in this price will be $850.00 per mobilization. Due to current market volatility, prices are good for 30 days.		

Acceptance Signature

Total **$3,850.00**

Phone #	Fax #	E-mail	Terms
904-213-1080	904-213-1134	rogerspm904@comcast.net	Net 30

3.

INVOICE

Echelon Fitness Multimedia LLC
2081 SE Ocean Blvd 3rd Floor
Stuart, FL 34996-3347

commercialsubs@echelonfit.com
+1 (423) 957-5511
https://www.echeloncommercial.com

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

Invoice details
Invoice no.: IN5290
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Commercial Membership - 1 Year**	1-year commercial membership; 2 unit(s); original purchase/start 07/01/2026; current term end 06/30/2027; direct list $999.99/unit/yr (repriced Oct 6, 2026); SHIP TO Cypress Bluff Community Development - Jacksonville, FL	2	$999.99	$1,999.98

Ways to pay

VISA MC DISCOVER AMEX BANK

Total **$1,999.98**

Overdue 07/01/2026

Note to customer

Open - BILL TO Cypress Bluff CDD - SHIP TO Cypress Bluff Community Development - start 07/01/2026 - end 06/30/2027 - 2 units at $999.99/unit/year; invoice total $1,999.98 Questions? Echelon Commercial Membership Support: 423-393-9009 or commercialsubs@echelonfit.com.

View and pay

Advantage Sport & Fitness Inc.
PARTNERED WITH LIVUNLTD

Quote

Q.000074196

Corporate Office:	Quote Provided by:		
Advantage Sport & Fitness, Inc. 2255 N Triphammer Rd Ithaca, NY14850-1576 Phone: (607)-257-2107 Fax: 919-882-1864	**John Marcotte** jsmarcotte@advantagefitness.com Phone: 919-943-1699	**Quote Date:**	11/3/2026
		Valid Until:	12/3/2026
		Quote Amount:	**$5,550.00**

This quote was produced for:

Ship To:
Recharge Amenity Center
1057 Etown Parkway
Jacksonville, FL 32256

Marcy Pollicino
Phone: 904-527-1081
Email: recharge@etownjax.com

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

Marcy Pollicino
Phone: 904-527-1081
Email: recharge@etownjax.com

QTY	Product Number	Product Description	MSRP	Discount Price/Unit	Extended Price
		STAGES SPIN BIKES			
2	PRE-STAGES-SC3	Precor Stages SC3 Bike	$3,740.00	$2,495.00	$4,990.00
		Self Powered			

NOTE: Quote valid until: 12/3/2026

Estimated Delivery Date: 4-6 weeks from receipt of order confirmation

Total Discount Applied:	($2,490.00)
Product Total After Discount:	$4,990.00
Inbound Freight:	$260.00
Delivery & Installation:	$300.00
Import Surcharge:	$0.00
Est. Tax:	$0.00
TOTAL AMOUNT:	**$5,550.00**

Payment Terms:

Full payment required at order placement (prepaid)

Customer Acceptance of Quote Quote #: Q.000074196 Grand Total: $5,550.00

Signature

Print Name

Date

Advantage Sport & Fitness Inc.
PARTNERED WITH LIVUNLTD

Quote
Q.000074196

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

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

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

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

DELIVERY OF EQUIPMENT All equipment ordered from Advantage Sport & Fitness, Inc. or its vendors is shipped F.O.B. 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 labor required to handle stairways, inadequate door openings, structural obstacles or long delivery routes when direct access to installation site is not available.

NEW EQUIPMENT PURCHASES - Limited Warranty: There is no warranty of merchantiblity or warranty that the equipment will be fit for a particular purpose. Buyer agrees that all warranties are manufacturers warranties only, and are subject to all manufacturers limitations and exclusions. No materials sold by Advantage Sport & Fitness, Inc. 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. CERTIFIED PRE-OWNED EQUIPMENT PURCHASES - Equipment parts covered under Advantage Sport & Fitness, Inc. Certified Pre-Owned equipment warranty: all parts except entertainment.

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

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

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

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

As Available We sell equipment we have in stock, have examined and certify that the equipment meets our standards. In some situations we may not have an item in stock and cannot guarantee delivery until our stock is replenished. Certified Pre-Owned equipment will be included in a sales order that contains new equipment when the equipment is available. In the event that Certified Pre-Owned equipment is not 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.

INDOOR CYCLING

Stages Cycling

SC3

Product Highlights

The Stages SC3 sets the benchmark for performance, durability, and innovation in indoor cycling. Built with a lightweight aluminum frame and featuring CarbonGlyde™, magnetic braking, FitLoc™, and SprintShift™, the SC3 is engineered for smooth rides and simplified maintenance. At its core is the Stages Power® meter - recognized as the most accurate, reliable, and consistent direct power meter available. Trusted by elite outdoor cyclists and endorsed by the world's leading indoor cycling studios, Stages is the only brand that bridges the gap between professional training and commercial fitness.

Product Features

ACCURATE DIRECT POWER MEASUREMENT

Designed with the Stages Power meter, the same technology trusted by world champions and elite cycling teams. With direct, crank-based measurement and an industry-leading accuracy of ±1.5%, it delivers consistent, real-time power data riders can rely on.

SPRINTSHIFT

SprintShift's unique three-stage lever allows for rapid, macro-level resistance changes—ideal for HIIT and interval workouts. Riders can instantly increase or decrease resistance without endless dial-turning, while still maintaining the ability to fine-tune with micro-adjustments.

LOW MAINTENANCE, HIGH RELIABILITY

Features the Gates® Carbon Drive CarbonGlyde™ belt and a magnetic resistance system, delivering a smooth, quiet ride with no chains, pads, or lubrication required—resulting in reduced maintenance and increased equipment uptime for fitness facilities.

QUICK ADJUSTMENTS

With the industry-leading FitLoc system, adjusting the bike to fit any rider is fast, intuitive, and secure, up to five times quicker than traditional twist-to-lock mechanisms. Riders can easily fine-tune seat and handlebar height, as well as fore/aft positioning, thanks to the road bike-inspired geometry. Whether it's a quick class turnover or a personalized setup, StagesFit™ ensures every rider is ready in seconds.



Specifications

Dimensions (L x W): 49.2 x 24.5 in / 125 x 62 cm
Product Weight: 96 lbs / 43 kg
Max User Weight: 350 lb / 158 kg
Rider Fit Range: 4 ft 10 in - 6 ft 10 in / 147 - 208 cm
Pedals: Dual-sided SPD with toe cage
Drive System: CarbonGlyde featuring Gates Carbon Drive carbon fiber belt
Gear Ratio: 5:1
Resistance System: 'Magnetic Eddy current with micro-adjust resistance dial, emergency push-to-stop.
Q-Factor: 158 mm
Power Measurement: Optional, compatible with Stages Power meter and Stages SIC1 standard battery powered console.
Connectivity: Bluetooth® & ANT+™
Frame: Aluminum alloy, advanced hydro and air formed tubing. Industrial powder coat, Slate Grey
Warranty: Visit www.precor.com for warranty terms.

PRECOR | STAGES CYCLING

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INDOOR CYCLING

Stages Cycling

SIC2 Console

Product Features

DATA DISPLAY

The SIC2 Console provides real-time and stage-based metrics, including power (watts, kilojoules), cadence (RPM), speed, heart rate (when paired with a compatible strap), time, distance, and calories burned. Riders can view both current and average values for each stage and the overall ride.

STAGE FUNCTIONALITY

A dedicated stage button allows instructors or riders to segment workouts into intervals. Each stage can be timed and tracked independently, making it easier to structure and analyze interval-based training sessions.

USER INTERFACE

The console features a simple, easy-to-read layout designed for quick reference during rides. Key metrics are clearly displayed without unnecessary visual clutter.

CONNECTIVITY

Supports Bluetooth® and ANT+™ for data transfer to compatible apps and devices on iOS and Android platforms. This allows for integration with personal fitness trackers and group display systems.

POWER SOURCE

The console is self-powered through rider-generated energy. No external power or batteries are required, reducing maintenance and simplifying installation.

ACCURACY

Built on Stages Power technology, the console uses direct crank-based measurement with ± 1.5% accuracy. This is the same system used in professional cycling, ensuring reliable data for performance tracking.



Specifications

Console Metrics: Power (W), Cadence (rpm), Heart rate (bpm), Speed (kmh or mph), Kilojoules (work), Distance (km or mi), Calories (kcal), Time
Power: Stages Power meter, Stages EcoSCRN display with self-generating power source
Power Accuracy: +/- 1.5%
Connectivity: Bluetooth® & ANT+
Batteries: Power Meter - 2000+ hours battery life via two standard AA batteries; Console: self-powered
Warranty: Visit www.precor.com for warranty terms.

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PRECOR | STAGES CYCLING

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Advantage Sport & Fitness Inc.
PARTNERED WITH LIVUNLTD

Quote

Q.000074198

Corporate Office:	Quote Provided by:		
Advantage Sport & Fitness, Inc. 2255 N Triphammer Rd Ithaca, NY14850-1576 Phone: (607)-257-2107 Fax: 919-882-1864	**John Marcotte** jsmarcotte@advantagefitness.com Phone: 919-943-1699	**Quote Date:**	11/3/2026
		Valid Until:	12/3/2026
		Quote Amount:	**$8,820.00**

This quote was produced for:

Ship To:
Recharge Amenity Center
1057 Etown Parkway
Jacksonville, FL 32256

Marcy Pollicino
Phone: 904-527-1081
Email: recharge@etownjax.com

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

Marcy Pollicino
Phone: 904-527-1081
Email: recharge@etownjax.com

QTY	Product Number	Product Description	MSRP	Discount Price/Unit	Extended Price
		STAGES SPIN BIKE			
1	PRE-STAGES-SC3	Precor Stages SC3 Bike	$3,740.00	$2,495.00	$2,495.00
		Self Powered			
		PRECOR UPRIGHT CYCLE			
1	PRE-BP-RBK685P84-S	Precor BP RBK685 P84 Recumbent Bike	$7,930.00	$5,495.00	$5,495.00
		110V Power Required			

NOTE: Quote valid until: 12/3/2026

Estimated Delivery Date: 4-6 weeks from receipt of order confirmation

Total Discount Applied:	($3,680.00)
Product Total After Discount:	$7,990.00
Inbound Freight:	$385.00
Delivery & Installation:	$445.00
Import Surcharge:	$0.00
Est. Tax:	$0.00
TOTAL AMOUNT:	**$8,820.00**

Payment Terms:

Full payment required at order placement (prepaid)

Customer Acceptance of Quote Quote #: Q.000074198 Grand Total: $8,820.00

Signature

Print Name

Date

Advantage Sport & Fitness Inc.
PARTNERED WITH LIVUNLTD

Quote
Q.000074198

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

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

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

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

DELIVERY OF EQUIPMENT All equipment ordered from Advantage Sport & Fitness, Inc. or its vendors is shipped F.O.B. 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 labor required to handle stairways, inadequate door openings, structural obstacles or long delivery routes when direct access to installation site is not available.

NEW EQUIPMENT PURCHASES - Limited Warranty: There is no warranty of merchantiblity or warranty that the equipment will be fit for a particular purpose. Buyer agrees that all warranties are manufacturers warranties only, and are subject to all manufacturers limitations and exclusions. No materials sold by Advantage Sport & Fitness, Inc. 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. CERTIFIED PRE-OWNED EQUIPMENT PURCHASES - Equipment parts covered under Advantage Sport & Fitness, Inc. Certified Pre-Owned equipment warranty: all parts except entertainment.

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

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

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

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

As Available We sell equipment we have in stock, have examined and certify that the equipment meets our standards. In some situations we may not have an item in stock and cannot guarantee delivery until our stock is replenished. Certified Pre-Owned equipment will be included in a sales order that contains new equipment when the equipment is available. In the event that Certified Pre-Owned equipment is not 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.

INDOOR CYCLING

Stages Cycling

SC3

Product Highlights

The Stages SC3 sets the benchmark for performance, durability, and innovation in indoor cycling. Built with a lightweight aluminum frame and featuring CarbonGlyde™, magnetic braking, FitLoc™, and SprintShift™, the SC3 is engineered for smooth rides and simplified maintenance. At its core is the Stages Power® meter - recognized as the most accurate, reliable, and consistent direct power meter available. Trusted by elite outdoor cyclists and endorsed by the world's leading indoor cycling studios, Stages is the only brand that bridges the gap between professional training and commercial fitness.

Product Features

ACCURATE DIRECT POWER MEASUREMENT

Designed with the Stages Power meter, the same technology trusted by world champions and elite cycling teams. With direct, crank-based measurement and an industry-leading accuracy of ±1.5%, it delivers consistent, real-time power data riders can rely on.

SPRINTSHIFT

SprintShift's unique three-stage lever allows for rapid, macro-level resistance changes—ideal for HIIT and interval workouts. Riders can instantly increase or decrease resistance without endless dial-turning, while still maintaining the ability to fine-tune with micro-adjustments.

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Features the Gates® Carbon Drive CarbonGlyde™ belt and a magnetic resistance system, delivering a smooth, quiet ride with no chains, pads, or lubrication required—resulting in reduced maintenance and increased equipment uptime for fitness facilities.

QUICK ADJUSTMENTS

With the industry-leading FitLoc system, adjusting the bike to fit any rider is fast, intuitive, and secure, up to five times quicker than traditional twist-to-lock mechanisms. Riders can easily fine-tune seat and handlebar height, as well as fore/aft positioning, thanks to the road bike-inspired geometry. Whether it's a quick class turnover or a personalized setup, StagesFit™ ensures every rider is ready in seconds.



Specifications

Dimensions (L x W): 49.2 x 24.5 in / 125 x 62 cm
Product Weight: 96 lbs / 43 kg
Max User Weight: 350 lb / 158 kg
Rider Fit Range: 4 ft 10 in - 6 ft 10 in / 147 - 208 cm
Pedals: Dual-sided SPD with toe cage
Drive System: CarbonGlyde featuring Gates Carbon Drive carbon fiber belt
Gear Ratio: 5:1
Resistance System: 'Magnetic Eddy current with micro-adjust resistance dial, emergency push-to-stop.
Q-Factor: 158 mm
Power Measurement: Optional, compatible with Stages Power meter and Stages SIC1 standard battery powered console.
Connectivity: Bluetooth® & ANT+™
Frame: Aluminum alloy, advanced hydro and air formed tubing. Industrial powder coat, Slate Grey
Warranty: Visit www.precor.com for warranty terms.

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INDOOR CYCLING

Stages Cycling

SIC2 Console

Product Features

DATA DISPLAY

The SIC2 Console provides real-time and stage-based metrics, including power (watts, kilojoules), cadence (RPM), speed, heart rate (when paired with a compatible strap), time, distance, and calories burned. Riders can view both current and average values for each stage and the overall ride.

STAGE FUNCTIONALITY

A dedicated stage button allows instructors or riders to segment workouts into intervals. Each stage can be timed and tracked independently, making it easier to structure and analyze interval-based training sessions.

USER INTERFACE

The console features a simple, easy-to-read layout designed for quick reference during rides. Key metrics are clearly displayed without unnecessary visual clutter.

CONNECTIVITY

Supports Bluetooth® and ANT+™ for data transfer to compatible apps and devices on iOS and Android platforms. This allows for integration with personal fitness trackers and group display systems.

POWER SOURCE

The console is self-powered through rider-generated energy. No external power or batteries are required, reducing maintenance and simplifying installation.

ACCURACY

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Specifications

Console Metrics: Power (W), Cadence (rpm), Heart rate (bpm), Speed (kmh or mph), Kilojoules (work), Distance (km or mi), Calories (kcal), Time
Power: Stages Power meter, Stages EcoSCRN display with self-generating power source
Power Accuracy: +/- 1.5%
Connectivity: Bluetooth® & ANT+
Batteries: Power Meter - 2000+ hours battery life via two standard AA batteries; Console: self-powered
Warranty: Visit www.precor.com for warranty terms.

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CARDIO

Upright Bike

UBK 685

Product Highlights

The AMT 835 with Open Stride™ is the only variable stride cardio equipment with adjustable step height, allowing exercisers to train in a variety of stride paths, including running, jogging, and stepping. With one piece of equipment that creates an array of movement patterns, you can maximize valuable floor space and help exercisers stay engaged in their workouts. The AMT combines essential reliability and ease-of-use with smooth, flowing, and precise motion to add value to your facility.

Product Features

P84 TOUCHSCREEN CONSOLE

The P84 console features a brilliant 16-inch touchscreen that combines performance, entertainment, and workout variety. Exercisers can enjoy seamless wireless casting that provides access to thousands of third-party fitness and media apps. They can also stream content through fully integrated PlutoTV, Netflix and YouTube apps --putting the content they want, right at their fingertips.

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.



Black Pearl

Connects to Apple Watch

Apple Watch is a trademark of Apple Inc., registered in the U.S. and other countries and regions.

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: 120 volt, 15 amp circuit
Total Workouts: 16
Resistance Levels: 25
Minimum Watts: 22 (level 1 at 20 RPM)
Maximum Watts: 500 (level 25 at 150 RPM) Adjustable Stride
Language: English, Arabic, Danish, Dutch, French, Finnish, German, Hebrew, Hindi, Italian, Japanese, Korean, Norwegian, Polish, Portuguese, Russian, Simplified Chinese, Spanish, Swedish, Traditional Chinese, Turkish, Welsh

Console Features: 16 in / 40.6 cm LCD Capacitive Touchscreen with wireless charging, audio jack, and Bluetooth® headphones
Smart Watch Connector: Apple Watch® and Samsung Galaxy Watch® wearable compatibility
Accessories: Integrated Reading Rack, Cable Management (Optional)
Warranty: Visit www.precor.com for warranty terms.

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EIGHTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting

October 31, 2026

Cypress Bluff
Community Development District
Combined Balance Sheet
October 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 168,371	$ -	$ 19,407	$ 187,778
Investments:				
State Board of Administration (SBA)	630	-	-	630
Custody (US Bank)	145,640	-	-	145,640
Series 2019				
Reserve	-	360,131	-	360,131
Principal	-	94	-	94
Revenue	-	148,780	-	148,780
Interest	-	235,986	-	235,986
Prepayment	-	5,000		5,000
Series 2020				
Reserve	-	246,160	-	246,160
Principal	-	155,000	-	155,000
Revenue	-	88,917	-	88,917
Interest	-	167,954	-	167,954
Prepayment	-	5,000	-	5,000
Series 2020A				
Reserve	-	210,118	-	210,118
Principal	-	68	-	68
Revenue	-	81,123	-	81,123
Interest	-	121,153	-	121,153
Prepayment	-	5,000	-	5,000
Series 2021				
Reserve	-	57,625	-	57,625
Principal	-	17	-	17
Revenue	-	28,837	-	28,837
Interest	-	32,808	-	32,808
Prepaid Expenses	224	-	-	224
Total Assets	**$ 314,865**	**$ 1,949,770**	**$ 19,407**	**$ 2,284,042**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 224	$ -	$ -	$ 224
Restricted for:				
Debt Service - Series	-	1,949,770	-	1,949,770
Assigned for:				
Capital Reserve Fund	-	-	19,407	19,407
Unassigned	314,642	-	-	314,642
Total Fund Balances	**$ 314,865**	**$ 1,949,770**	**$ 19,407**	**$ 2,284,042**
Total Liabilities & Fund Balance	$ 314,865	$ 1,949,770	$ 19,407	$ 2,284,042

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	1,407,588	$ -	$ -	-
Interest Income	25,000	2,083	992	(1,091)
Other Revenues (Event Fees)	10,000	833	1,256	422
Total Revenues	**1,442,588**	**$ 2,917**	**$ 2,248**	**(669)**
Expenditures:				
General & Administrative:				
Supervisor Fees	12,000	$ 1,000	$ 600	400
FICA Expense	918	77	46	31
Engineering	9,500	792	-	792
Arbitrage Rebate	2,400	200	600	(400)
Dissemination Agent	8,800	733	700	33
Attorney	13,000	1,083	-	1,083
Annual Audit	6,900	575	-	575
Assessment Roll Administration	12,506	12,506	12,506	-
Trustee Fees	23,000	8,800	8,800	-
Management Fees	61,453	5,121	5,121	-
Information Technology	3,126	261	261	-
Website Maintenance	1,563	130	130	-
Telephone	500	42	3	39
Postage & Delivery	1,500	125	199	(74)
Printing & Binding	2,500	208	70	138
Insurance General Liability	7,732	7,556	7,556	-
Legal Advertising	2,500	208	104	105
Other Current Charges	500	42	43	(1)
Office Supplies	300	25	11	14
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**170,873**	**$ 39,658**	**$ 36,924**	**2,735**
Operations & Maintenance				
Ground Maintenance				
Lake Maintenance	1,200	$ 100	$ 100	-
Landscape Maintenance	429,617	35,801	34,759	1,043
Landscape Contingency	30,000	2,500	-	2,500
Pump Maintenance	3,550	296	-	296
Electric	26,000	2,167	1,032	1,135
Reclaim Water	27,600	2,300	2,425	(125)
Irrigation Repairs	5,000	417	-	417
Pest Control	3,360	280	290	(10)
Environmental Permit/Monitoring	20,000	1,667	-	1,667
Other Repairs and Maintenance	5,000	417	-	417
Subtotal Ground Maintenance	**551,327**	**$ 45,944**	**$ 38,605**	**7,340**

Cypress Bluff

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Amenity Center				
Insurance	$ 53,623	$ 49,317	$ 49,317	$ -
Amenity Manager (Vesta)	129,480	10,790	10,790	-
Pool Maintenance (Vesta)	10,477	873	873	-
Pool Chemicals (Vesta)	17,662	1,472	1,472	-
Facility Attendant (Vesta)	93,500	7,792	7,792	-
Janitorial Services (Vesta)	13,739	1,145	1,145	-
Refuse	3,000	250	215	35
Security Monitoring	720	60	-	60
Security Camera	10,313	859	-	859
Security Patrol	20,000	1,667	-	1,667
Facility Maintenance (Vesta)	22,242	1,854	1,854	-
Elevator Maintenance	4,000	333	-	333
Electric	8,400	700	802	(102)
Water & Sewer	4,440	370	325	45
Irrigation Water	54,000	4,500	1,249	3,251
Cable and Internet	10,800	900	800	100
Licenses and Permits	1,000	83	-	83
Subscriptions	6,400	533	383	150
Repairs & Maintenance	71,000	5,917	6,732	(815)
Special Events	35,000	2,917	4,304	(1,388)
Holiday Decorations	1,500	125	-	125
Fitness Center R&M	20,000	1,667	2,186	(519)
Fitness Equipment Rentals	7,092	591	591	-
Reserve for Amenities	90,000	7,500	-	7,500
Mobile Application	9,000	750	750	-
Other Current Charges	3,000	250	-	250
Subtotal Amenity Center	**700,388**	**$ 103,214**	**$ 91,580**	**11,634**
Capital Reserve				
Capital Reserve Funding	20,000	$ -	$ -	-
Subtotal Capital Reserve	**20,000**	**$ -**	**$ -**	**-**
Total Operations & Maintenance	**1,271,715**	**$ 149,158**	**$ 130,185**	**18,974**
Total Expenditures	**1,442,588**	**$ 188,816**	**$ 167,109**	**21,709**
Excess (Deficiency) of Revenues over Expenditures	-	$ (185,900)	$ (164,861)	21,040
Net Change in Fund Balance	-	**$ (185,900)**	**$ (164,861)**	**21,040**
Fund Balance - Beginning	-		$ 479,726	
Fund Balance - Ending	-		$ 314,865	

Cypress Bluff
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Special Assessments - Direct Bill	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	992	-	-	-	-	-	-	-	-	-	-	-	992
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenues (Event Fees)	1,256	-	-	-	-	-	-	-	-	-	-	-	1,256
Total Revenues	**$ 2,248**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,248**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600
FICA Expense	46	-	-	-	-	-	-	-	-	-	-	-	46
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	600	-	-	-	-	-	-	-	-	-	-	-	600
Dissemination Agent	700	-	-	-	-	-	-	-	-	-	-	-	700
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	12,506	-	-	-	-	-	-	-	-	-	-	-	12,506
Trustee Fees	8,800	-	-	-	-	-	-	-	-	-	-	-	8,800
Management Fees	5,121	-	-	-	-	-	-	-	-	-	-	-	5,121
Information Technology	261	-	-	-	-	-	-	-	-	-	-	-	261
Website Maintenance	130	-	-	-	-	-	-	-	-	-	-	-	130
Telephone	3	-	-	-	-	-	-	-	-	-	-	-	3
Postage & Delivery	199	-	-	-	-	-	-	-	-	-	-	-	199
Printing & Binding	70	-	-	-	-	-	-	-	-	-	-	-	70
Insurance General Liability	7,556	-	-	-	-	-	-	-	-	-	-	-	7,556
Legal Advertising	104	-	-	-	-	-	-	-	-	-	-	-	104
Other Current Charges	43	-	-	-	-	-	-	-	-	-	-	-	43
Office Supplies	11	-	-	-	-	-	-	-	-	-	-	-	11
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 36,924**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 36,924**
Operations & Maintenance													
Ground Maintenance													
Lake Maintenance	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100
Landscape Maintenance	34,759	-	-	-	-	-	-	-	-	-	-	-	34,759
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	1,032	-	-	-	-	-	-	-	-	-	-	-	1,032
Reclaim Water	2,425	-	-	-	-	-	-	-	-	-	-	-	2,425
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	290	-	-	-	-	-	-	-	-	-	-	-	290
Environmental Permit/Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Repairs and Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	**$ 38,605**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 38,605**

Cypress Bluff

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center													
Insurance	$ 49,317	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 49,317
Amenity Manager (Vesta)	10,790	-	-	-	-	-	-	-	-	-	-	-	10,790
Pool Maintenance (Vesta)	873	-	-	-	-	-	-	-	-	-	-	-	873
Pool Chemicals (Vesta)	1,472	-	-	-	-	-	-	-	-	-	-	-	1,472
Facility Attendant (Vesta)	7,792	-	-	-	-	-	-	-	-	-	-	-	7,792
Janitorial Services (Vesta)	1,145	-	-	-	-	-	-	-	-	-	-	-	1,145
Refuse	215	-	-	-	-	-	-	-	-	-	-	-	215
Security Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Patrol	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance (Vesta)	1,854	-	-	-	-	-	-	-	-	-	-	-	1,854
Elevator Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	802	-	-	-	-	-	-	-	-	-	-	-	802
Water & Sewer	325	-	-	-	-	-	-	-	-	-	-	-	325
Irrigation Water	1,249	-	-	-	-	-	-	-	-	-	-	-	1,249
Cable and Internet	800	-	-	-	-	-	-	-	-	-	-	-	800
Licenses and Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	383	-	-	-	-	-	-	-	-	-	-	-	383
Repairs & Maintenance	6,732	-	-	-	-	-	-	-	-	-	-	-	6,732
Special Events	4,304	-	-	-	-	-	-	-	-	-	-	-	4,304
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Center R&M	2,186	-	-	-	-	-	-	-	-	-	-	-	2,186
Fitness Equipment Rentals	591	-	-	-	-	-	-	-	-	-	-	-	591
Reserve for Amenities	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Application	750	-	-	-	-	-	-	-	-	-	-	-	750
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	**$ 91,580**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 91,580**
Capital Reserve													
Capital Reserve Funding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Capital Reserve	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Operations & Maintenance	**$ 130,185**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 130,185**
Total Expenditures	**$ 167,109**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 167,109**
Excess (Deficiency) of Revenues over Expenditures	$ (164,861)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (164,861)
Net Change in Fund Balance	**$ (164,861)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (164,861)**

Cypress Bluff

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 726,850	$ -	$ -	$ -
Interest Income	10,000	833	2,170	1,337
Total Revenues	**$ 736,850**	**$ 833**	**$ 2,170**	**$ 1,337**
Expenditures:				
Interest - 11/1	$ 236,113	$ -	$ -	$ -
Interest - 5/1	236,113	-	-	-
Principal - 5/1	250,000	-	-	-
Total Expenditures	**$ 722,226**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 14,624	$ 833	$ 2,170	$ 1,337
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 14,624**	**$ 833**	**$ 2,170**	**$ 1,337**
Fund Balance - Beginning	$ 360,334		$ 747,820	
Fund Balance - Ending	$ 374,958		$ 749,990	

Cypress Bluff

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 495,405	$ -	$ -	$ -
Interest Income	10,000	833	1,839	1,006
Total Revenues	**$ 505,405**	**$ 833**	**$ 1,839**	**$ 1,006**
Expenditures:				
Interest - 11/1	$ 168,084	$ -	$ -	$ -
Principal - 11/1	155,000	-	-	-
Interest - 5/1	164,713	-	-	-
Total Expenditures	**$ 487,796**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 17,609	$ 833	$ 1,839	$ 1,006
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 17,609**	**$ 833**	**$ 1,839**	**$ 1,006**
Fund Balance - Beginning	$ 415,115		$ 661,192	
Fund Balance - Ending	$ 432,724		$ 663,031	

Cypress Bluff

Community Development District

Debt Service Fund Series 2020A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 422,868	$ -	$ -	$ -
Interest Income	10,000	833	1,208	375
Total Revenues	**$ 432,868**	**$ 833**	**$ 1,208**	**$ 375**
Expenditures:				
Interest - 11/1	$ 121,244	$ -	$ -	$ -
Interest - 5/1	121,244	-	-	-
Principal - 5/1	180,000	-	-	-
Total Expenditures	**$ 422,488**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 10,381	$ 833	$ 1,208	$ 375
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 10,381**	**$ 833**	**$ 1,208**	**$ 375**
Fund Balance - Beginning	$ 197,240		$ 416,254	
Fund Balance - Ending	$ 207,620		$ 417,462	

Cypress Bluff

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 116,483	$ -	$ -	$ -
Interest Income	2,000	167	345	178
Total Revenues	**$ 118,483**	**$ 167**	**$ 345**	**$ 178**
Expenditures:				
Interest - 11/1	$ 32,808	$ -	$ -	$ -
Interest - 5/1	32,808	-	-	-
Principal - 5/1	50,000	-	-	-
Total Expenditures	**$ 115,616**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 2,867	$ 167	$ 345	$ 178
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 2,867**	**$ 167**	**$ 345**	**$ 178**
Fund Balance - Beginning	$ 60,807		$ 118,942	
Fund Balance - Ending	$ 63,674		$ 119,287	

Cypress Bluff

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest Income	$ 500	$ 42	$ -	$ (42)
Reserve for Amenities	90,000	-	-	-
Capital Reserve Funding	20,000	-	-	-
Total Revenues	**$ 110,500**	**$ 42**	**$ -**	**$ (42)**
Expenditures:				
Capital Outlay	$ 15,000	$ 1,250	$ -	$ 1,250
Repair and Replacements	5,000	417	-	417
Other Current Charges	960	80	74	6
Total Expenditures	**$ 20,960**	**$ 1,747**	**$ 74**	**$ 1,672**
Excess (Deficiency) of Revenues over Expenditures	**$ 89,540**		**$ (74)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 89,540.00**		**$ (74)**	
Fund Balance - Beginning	$ 11,634		$ 19,481	
Fund Balance - Ending	$ 101,174		$ 19,407	

Cypress Bluff

Community Development District

Long Term Debt Report

Series 2019, Special Assessment Bonds		
Interest Rate:	3.75% - 5.1%	
Maturity Date:	5/1/2048	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	$ 360,131	
Reserve Fund Balance	360,131	
Bonds outstanding - 9/30/2018		$ 11,565,000
Less: Principal Payment - 5/1/19		(330,000)
Less: Principal Payment - 5/1/20		(195,000)
Less: Principal Prepayment - 11/1/20		(15,000)
Less: Principal Prepayment - 2/1/21		(20,000)
Less: Principal Payment - 5/1/21		(200,000)
Less: Principal Prepayment - 5/1/21		(15,000)
Less: Principal Prepayment - 8/1/21		(10,000)
Less: Principal Prepayment - 11/1/21		(15,000)
Less: Principal Prepayment - 2/1/22		(5,000)
Less: Principal Payment - 5/1/22		(210,000)
Less: Principal Prepayment - 5/1/22		(35,000)
Less: Principal Prepayment - 11/1/22		(10,000)
Less: Principal Payment - 5/1/23		(215,000)
Less: Principal Prepayment - 11/1/23		(15,000)
Less: Principal Payment - 5/1/24		(225,000)
Less: Principal Prepayment - 11/1/24		(15,000)
Less: Principal Payment - 5/1/25		(230,000)
Less: Principal Prepayment - 5/1/25		(5,000)
Less: Principal Prepayment - 11/1/25		(5,000)
Less: Principal Payment - 5/1/26		(240,000)
Less: Principal Prepayment - 5/1/26		(5,000)
Less: Principal Prepayment - 8/1/26		(5,000)
Current Bonds Outstanding		**$ 9,545,000**

Series 2020, Special Assessment Bonds		
Interest Rate:	3.9% - 5.2%	
Maturity Date:	11/1/2049	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	$ 246,160	
Reserve Fund Balance	246,160	
Bonds outstanding - 4/15/2020		$ 7,705,000
Less: Principal Payment - 11/1/20		(290,000)
Less: Principal Payment - 11/1/21		(130,000)
Less: Principal Payment - 11/1/22		(135,000)
Less: Principal Payment - 11/1/23		(140,000)
Less: Principal Payment - 11/1/24		(145,000)
Less: Principal Prepayment - 5/1/25		(10,000)
Less: Principal Payment - 11/1/25		(150,000)
Less: Principal Prepayment - 11/1/25		(5,000)
Less: Principal Prepayment - 5/1/26		(5,000)
Less: Principal Prepayment - 8/1/26		(5,000)
Current Bonds Outstanding		**$ 6,690,000**

Series 2020A, Special Assessment Bonds (Del Webb Project)		
Interest Rate:	2.7% - 3.8%	
Maturity Date:	5/1/2050	
Reserve Fund Definition	50% Max Annual Debt	
Reserve Fund Requirement	$ 210,118	
Reserve Fund Balance	210,118	
Bonds outstanding - 9/11/2020		$ 7,675,000
Less: Principal Payment - 5/1/21		(150,000)
Less: Principal Prepayment - 2/1/22		(10,000)
Less: Principal Payment - 5/1/22		(155,000)
Less: Principal Prepayment - 11/1/22		(15,000)
Less: Principal Payment - 5/1/23		(160,000)
Less: Principal Prepayment - 11/1/23		(15,000)
Less: Principal Payment - 5/1/24		(165,000)
Less: Principal Prepayment - 5/1/24		(10,000)
Less: Principal Payment - 5/1/25		(165,000)
Less: Principal Prepayment - 5/1/25		(15,000)
Less: Principal Prepayment - 11/1/25		(5,000)
Less: Principal Payment - 5/1/26		(175,000)
Less: Principal Prepayment - 5/1/26		(10,000)
Less: Principal Prepayment - 8/1/26		(5,000)
Current Bonds Outstanding		**$ 6,620,000**

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

B.

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2027 Assessment Receipts

	ASSESSED						
	# UNITS ASSESSED	SERIES 2019 DEBT NET	SERIES 2020 DEBT NET	SERIES 2020A DEBT NET	SERIES 2021 DEBT NET	O&M NET	TOTAL NET ASMTS
TAX ROLL	1,999	723,981.35	493,450.01	421,199.18	116,023.06	1,408,403.64	3,163,057.25

	SUMMARY OF TAX ROLL COLLECTIONS						
DUVAL COUNTY DISTRIBUTION	DATE	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	SERIES 2021 PAID	O&M PAID	TOTAL ASMTS PAID
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		-	-	-	-	-	-
% COLLECTED TAX ROLL		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

C.

Cypress Bluff

Community Development District

Check Run Summary

October 31, 2026

Fund		Date	Check No.		Amount
General Fund					
	Payroll	10/29/26	50328-50330	$	554.10
			Subtotal	$	554.10
	Accounts Payable				
		10/2/26	2068-2082	$	37,699.28
		10/12/26	2083-2095		4,870.30
		10/20/26	2096-2112		61,689.80
		10/30/26	2113-2119		9,616.18
			Subtotal	$	113,875.56
Capital Reserve Fund					
	Accounts Payable			$	-
			Subtotal	$	-
Total				$	114,429.66

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50328	7	EDWARD J MUHL JR	184.70	10/29/2026
50329	2	JOHN S HEWINS JR	184.70	10/29/2026
50330	6	WILLIAM J CELLAR	184.70	10/29/2026
		TOTAL FOR REGISTER	554.10	

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: October 27, 2026 Meeting

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

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

Approved for Payment:

District Manager Signature

10/27/2024
Date

PLEASE RETURN COMPLETED FORM TO TARA LEE

*** CHECK NOS. 002068-002119 CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/26	00137	9/18/26	217791	202609	320-57200-46000			*	1,790.00		
			ETOWN RECHARGE CENTER RPR								
							ALL WEATHER CONTRACTORS INC			1,790.00	002068
10/02/26	00042	9/22/26	47755	202609	320-57200-46700			*	180.00		
			3RD QTR FIRE ALARM MONIT								
							DYNAMIC SECURITY PROFESSIONALS,INC.			180.00	002069
10/02/26	00171	10/01/26	12405	202610	320-57200-46000			*	1,143.49		
			LOCINOX TIGER - HINGES								
							EDWARDS ORNAMENTAL IRON INC			1,143.49	002070
10/02/26	00171	9/29/26	12378	202609	320-57200-46000			*	390.00		
			ADJUSTED HINGE ON DOOR								
							EDWARDS ORNAMENTAL IRON INC			390.00	002071
10/02/26	00086	8/07/26	271203	202608	320-57200-49400			*	875.00		
			50% DEP SUPER ZOO & PONY								
							FARM TO YOU REVUE LLC			875.00	002072
10/02/26	00044	6/20/26	1006A	202606	320-57200-49400			*	250.00		
			7/1 LIVE MUSIC								
		6/20/26	1007A	202606	320-57200-49400			*	250.00		
			8/5 SERVICES								
							KYRA LIVINGSTON DBA			500.00	002073
10/13/26	00044	6/20/26	1006A	202606	320-57200-49400			V	250.00-		
			7/1 LIVE MUSIC								
		6/20/26	1007A	202606	320-57200-49400			V	250.00-		
			8/5 SERVICES								
							KYRA LIVINGSTON DBA			500.00-	002073
10/02/26	00064	9/29/26	BP640259	202609	330-57200-46500			*	134.85		
			UNIFORMS AND NAME TAGS								
							PROFORMA			134.85	002074
10/02/26	00096	7/31/26	112026	202607	320-57200-49400			*	100.00		
			11/20 3HR HOLIDAY FAIR								
							ROBERT LEMAY			100.00	002075
10/02/26	00094	9/25/26	40040C	202609	320-57200-46000			*	850.00		
			PEDESTRIAN CROSSING SIGN								
							ROGERS PAVEMENT MAINTENANCE INC			850.00	002076
10/02/26	00088	9/22/26	26-69384	202609	320-57200-46000			*	1,098.00		
			RPLC VIZPIN AND LOCK								
							SECURITY ENGINEERING & DESIGNS,INC			1,098.00	002077

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/26	00088	10/01/26	26-69656	202610	320-57200-46000			*	900.00		
			RNWL ANNL VIZ PIN-5 UNITS								
							SECURITY ENGINEERING & DESIGNS,INC			900.00	002078
10/02/26	00012	9/30/26	18738	202609	320-57200-46110			*	3,968.00		
			LANDSCAPE EXTRA WORK								
							SUN STATE NURSERY			3,968.00	002079
10/02/26	00012	9/30/26	18739	202609	320-57200-46110			*	2,200.00		
			RPLC SOD AROUND POOL AREA								
							SUN STATE NURSERY			2,200.00	002080
10/02/26	00055	9/17/26	62271720	202609	320-57200-47000			*	144.94		
			SEP PEST CONTROL								
							TURNER PEST CONTROL LLC			144.94	002081
10/02/26	00037	10/01/26	434883	202610	320-57200-45000			*	10,790.00		
			OCT AMENITY MANAGER								
		10/01/26	434883	202610	320-57200-45100			*	7,791.67		
			OCT FACILITY ATTENDANT								
		10/01/26	434883	202610	320-57200-46800			*	873.08		
			OCT POOL MAINTENANCE								
		10/01/26	434883	202610	320-57200-46200			*	1,144.92		
			OCT JANITORIAL								
		10/01/26	434883	202610	320-57200-46600			*	1,853.50		
			OCT MAINTENANCE								
		10/01/26	434883	202610	320-57200-46810			*	1,471.83		
			OCT POOL CHEMICALS								
							VESTA PROPERTY SERVICES INC			23,925.00	002082
10/12/26	00195	9/30/26	INV-6313	202610	320-57200-49400			*	225.00		
			DEP 4TH OF JULY 3HR								
							LIZETH CHICA			225.00	002083
10/12/26	00081	10/01/26	165924	202610	320-57200-47200			*	100.00		
			OCT LAKE MAINT POND 1								
							CLEAR WATERS INC			100.00	002084
10/12/26	00134	10/01/26	10012026	202610	320-57200-49400			*	150.00		
			12/19 MRS SUNSHINE SANTA								
							DEBRA ANNE WELLER			150.00	002085
10/12/26	00196	8/03/26	2	202610	320-57200-49400			*	515.00		
			11/20 EVENT TRANSPORT SRV								
							ELITE CART SHUTTLE LLC			515.00	002086

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/12/26	00127	2/16/26	2026-12-	202610	320-57200-49400			*	600.00		
			12/4 SNOW 2HR								
							FIRST COAST FOAM PARTY LLC			600.00	002087
10/12/26	00127	2/16/26	2026-12-	202610	320-57200-49400			*	400.00		
			12/31 1HR FOAM YEARS EVE								
							FIRST COAST FOAM PARTY LLC			400.00	002088
10/12/26	00127	10/05/26	2026-12-	202610	320-57200-49400			*	300.00		
			12/18 SNOW 1HR								
							FIRST COAST FOAM PARTY LLC			300.00	002089
10/12/26	00123	10/01/26	1975	202610	320-57200-49400			*	920.00		
			12/4 2HR THE GRINCH								
							GIRLY-GIRL PARTEAS			920.00	002090
10/12/26	00038	10/06/26	ETOWNNOV	202610	320-57200-49400			*	350.00		
			11/4 DJ ROSS-MUSIC TRIVIA								
							LIVE ENTERTAINMENT SOLUTIONS			350.00	002091
10/12/26	00061	10/07/25	12810677	202610	320-57200-49400			*	395.00		
			12/18 MOVIE NIGHT								
							PROGRESSIVE ENTERTAINMENT			395.00	002092
10/12/26	00061	11/17/25	12901065	202610	320-57200-49400			*	297.50		
			FNL PMT 12/4 XMAS EVENT								
							PROGRESSIVE ENTERTAINMENT			297.50	002093
10/12/26	00065	8/26/26	3025A	202608	320-57200-46500			*	385.00		
			EQUIPMENT SERVICES								
							SOUTHEAST FITNESS REPAIR			385.00	002094
10/12/26	00066	10/05/26	24844	202610	320-57200-46500			*	232.80		
			DISINFECTANT WIPES CASE								
							WIPES LLC			232.80	002095
10/20/26	00120	10/07/26	2026-648	202610	320-57200-46000			*	377.00		
			14 PLUMBING COMMERCIAL								
							ALDRIDGE & SONS PLUMBING			377.00	002096
10/20/26	00124	10/13/26	8783	202610	330-57200-46500			*	352.00		
			FLOOR CLEANING/BATHROOM								
							C&C CARPET CARE OF JACKSONVILLE LLC			352.00	002097
10/20/26	00123	4/14/26	1911	202610	320-57200-49400			*	125.00		
			10/23 FALL FAIRY 1HR								
							GIRLY-GIRL PARTEAS			125.00	002098

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/26	00005	10/01/26	117	202610	310-51300-34000			*	5,121.08		
			OCT MANAGEMENT FEES								
		10/01/26	117	202610	310-51300-52100			*	130.25		
			OCT WEBSITE ADMIN								
		10/01/26	117	202610	310-51300-35200			*	260.50		
			OCT INFO TECH								
		10/01/26	117	202610	310-51300-31300			*	700.00		
			OCT DISSEM AGENT SRVCS								
		10/01/26	117	202610	310-51300-51000			*	10.72		
			OFFICE SUPPLIES								
		10/01/26	117	202610	310-51300-42000			*	199.05		
			POSTAGE								
		10/01/26	117	202610	310-51300-42500			*	69.90		
			COPIES								
		10/01/26	117	202610	310-51300-41000			*	3.16		
			TELEPHONE								
							GOVERNMENTAL MANAGEMENT SERVICES			6,494.66	002099
10/20/26	00005	10/08/26	118	202610	310-51300-31700			*	12,506.00		
			FY27 ASSESSMENT ROLL CERT								
							GOVERNMENTAL MANAGEMENT SERVICES			12,506.00	002100
10/20/26	00010	10/09/26	30106	202610	310-51300-31400			*	600.00		
			ARBIT-SE2020A FYE 8/31/26								
							GRAU AND ASSOCIATES			600.00	002101
10/20/26	00002	10/15/26	26-06373	202610	310-51300-48000			*	103.50		
			10/15 NTC OF BOS MTG								
							JACKSONVILLE DAILY RECORD			103.50	002102
10/20/26	00095	10/09/26	3828940	202606	310-51300-31500			*	3,144.16		
			JUN GENERAL COUNSEL								
		10/09/26	3828940A	202607	310-51300-31500			*	1,704.66		
			JUL GENERAL COUNSEL								
							KUTAK ROCK LLP			4,848.82	002103
10/20/26	00044	6/20/26	1006B	202606	320-57200-49400			*	250.00		
			7/1 LIVE MUSIC								
		6/20/26	1007B	202606	320-57200-49400			*	250.00		
			8/5 SERVICES								
							KYRA LIVINGSTON DBA			500.00	002104
10/20/26	00038	8/01/26	ETOWNSEP	202608	320-57200-49400			*	350.00		
			9/18 DJ ROSS MUSIC BINGO								
							LIVE ENTERTAINMENT SOLUTIONS			350.00	002105

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/26	00065	10/09/26	3161	202610	320-57200-46500			*	395.00		
			SHOULDER PRESS/TREADMILL								
							SOUTHEAST FITNESS REPAIR			395.00	002106
10/20/26	00012	10/12/26	18817	202610	320-57200-46100			*	22,673.58		
			OCT LANDSCAPE MAINT AREA1								
							SUN STATE NURSERY			22,673.58	002107
10/20/26	00012	10/12/26	18818	202610	320-57200-46100			*	1,844.24		
			OCT LANDSCAPE MAINT AREA2								
							SUN STATE NURSERY			1,844.24	002108
10/20/26	00012	10/12/26	18819	202610	320-57200-46100			*	6,854.40		
			OCT LANDSCAPE MAINT AREA3								
							SUN STATE NURSERY			6,854.40	002109
10/20/26	00012	10/12/26	18831	202610	320-57200-46100			*	3,386.40		
			OCT LANDSCAPE MAINTENANCE								
							SUN STATE NURSERY			3,386.40	002110
10/20/26	00055	10/10/26	62285167	202610	320-57200-47000			*	144.94		
			OCT FIRE ANT CONTROL								
							TURNER PEST CONTROL LLC			144.94	002111
10/20/26	00037	9/30/26	435309	202609	320-57200-46000			*	55.86		
			HOUSEKEEPING GLOVES								
		9/30/26	435309	202609	320-57200-46000			*	41.89		
			HOUSEKEEPING ITEMS								
		9/30/26	435309	202609	320-57200-46810			*	36.51		
			HOME DEPOT-POOL CHEMICALS								
							VESTA PROPERTY SERVICES INC			134.26	002112
10/30/26	00148	10/16/26	10571-6	202610	320-57200-46000			*	610.00		
			RPLC BELT FOR LENNOX UNIT								
							ANTHONY E ORTOLANI			610.00	002113
10/30/26	00154	10/20/26	157696	202610	320-57200-46000			*	449.34		
			RPLC AQUA LATCH								
							HARDWICK FENCE LLC			449.34	002114
10/30/26	00128	10/05/26	5529	202610	320-57200-46000			*	2,606.10		
			PRESSURE WASHING								
		10/19/26	5565	202610	320-57200-46000			*	200.00		
			PRESSURE WASH								
							HYDRO-KLEEN PRESSURE WASHING INC			2,806.10	002115

*** CHECK NOS. 002068-002119 CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/30/26	00174	10/22/26	JAK10260	202610	320	57200-46500				*	973.00		
			SCRUB RESTROOM FLOORS										
									FIRST COAST FRANCHISING			973.00	002116
10/30/26	00011	10/05/26	00252-26	202610	310	51300-31200				*	4,400.00		
			FY27 SE2021 TRUSTEE FEES										
									THE BANK OF NEW YORK MELLON			4,400.00	002117
10/30/26	00055	10/23/26	62285167	202610	320	57200-47000				*	144.94		
			OCT PEST CONTROL										
									TURNER PEST CONTROL LLC			144.94	002118
10/30/26	00066	10/28/26	25033	202610	320	57200-46500				*	232.80		
			DISINFECTANT WIPES CASE										
									WIPES LLC			232.80	002119

TOTAL FOR BANK A 113,875.56

TOTAL FOR REGISTER 113,875.56

AllWeather CONTRACTORS

Invoice

Date:	Invoice #:
9/18/2026	217791

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

Bill To

Cypress Bluff CDD
475 West Town Place
Vesta Property Services
Suite 114
St Augustine, FL 32092

Email	Terms
mpollicino@vestapropertyservices.com	Due Upon Receipt

Work Performed At

Cypress Bluff CDD
10571 eTown Parkway
Jacksonville, FL 32256

Marcy Pollicino

Purchase Order	Rep	Work Order
-	PM SCOTT HAINES	291071

Item	Description	Amount
	Final Billing	$1,790.00

Etown Recharge Center
Attn:Marcy Pollicino – Vesta Property Services

8 25 26

Re:misc -10571 E Town Parkway 32256

>bring in crew/materials to do the scope of work listed below per management
>cut and remove the stained carpet /laminate pieces at the fitness center in the areas per mgmt -we will only do the areas where the property has spare pieces of carpet/laminate on site
>inspect the exterior of the windows on the bldg and caulk any areas that possible be the cause of the window leaks (if the pressure washer broke the seals of the windows we will have to call our window guy to get a price to replace the seals (this will be a extra bid if needed)
>repair the drywall approx. 4 sq ft behind the office chair per mgmt -match the existing texture as close as possible -paint to match the existing color as close as possible
>clean up job site and haul away debris
*if any more carpet/laminate pieces is needed replaced after the pieces the property has on site are used we will get with property to price the extra areas as needed

Total Price $1,790.00

Approved
Marcy Pollicino
9/28/26

RECEIVED
SEP 28 2026
BY TP

If paying by credit card, a 3% surcharge will be added. Total due will be $1,843.70

ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. Paying by credit card is subject to a 3% surcharge. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof. In any action to collect past due amounts, customer shall pay all reasonable attorney's fees incurred.

Subtotal:	$1,790.00
Sales Tax:	$0.00
Invoice Total:	$1,790.00
Payments and Credits:	$0.00
Total Due:	$1,790.00

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
9/22/2026	47755

Bill To	Location
Cypress Bluff CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 4th Quarter	60.00	180.00

Approved
Marcy Pollicino
9/28/26

RECEIVED
SEP 28 2026
BY: TP

Thank you for your business.

Subtotal	$180.00
Sales Tax (7.5%)	$0.00
Total	$180.00
Payments/Credits	$0.00
Balance Due	$180.00

INVOICE

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

BILL TO:

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

SHIP TO:

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

P.O. Number:
Sales Rep:
Invoice No: **12405**
Status: **Open**
Invoice Date: **10/01/2026**
Due Date: **10/31/2026**
Total Card: **$1,242.00**
Total ACH: **$1,200.00**

Installation	1.00	$403.65 / $390.00	$403.65 / $390.00
One Locinox tiger hydraulic self-closing hinges	1.00	$779.86 / $753.49	$779.86 / $753.49

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

Approve
Marcy Pollicino
10/1/26

RECEIVED
OCT 01 2026
TP
BY:

	Card	ACH
Subtotal:	$1,183.51	$1,143.49
Tax:	$58.49	$56.51
Invoice Amount:	$1,242.00	$1,200.00
Previous Payment(s):	$0.00	
Amount Due (USD)	**$1,242.00**	**$1,200.00**

Thank you for doing business with us!

INVOICE

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

BILL TO:

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

SHIP TO:

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

P.O. Number:
Sales Rep:
Invoice No: **12378**
Status: **Open**
Invoice Date: **9/29/2026**
Due Date: **10/29/2026**
Total Card: **$403.65**
Total ACH: **$390.00**

Adjusted the hinge so the door will close and latch properly. I did notice that the hinge is noticeably noisy and when I tested the other door, the hinge is quiet. May need to replace the hinge	1.00	$403.65 / $390.00	$403.65 / $390.00

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

	Card	ACH
Subtotal:	$403.65	$390.00
Tax:	$0.00	$0.00
Invoice Amount:	$403.65	$390.00
Previous Payment(s):	$0.00	
Amount Due (USD)	**$403.65**	**$390.00**

Approved for ACH Payment
Marcy Pollicino
9/29/26

RECEIVED
SEP 29 2026
TP

Thank you for doing business with us!

BEAUTIFUL CREATURES
FARM TO YOU REVUE

Mailing Address
19410 SW 25th Place
Dunnellon, FL 34431

Call/text 518-1239
Email: farmtoyourevue@icloud.com
www.FarmToYouRevue.com

Invoice

Date: 08/07/26
Invoice #: 271203

Attention:	Marcy Pollinico	Project Title:	Holiday Animals
Title:	General Manager	Project Description:	
Company Name:	Vesta eTown	P.O. Number:	
Address:	10571 eTown Parkway	Invoice Number:	
City, State Zip Code:	Jacksonville, Fl 32256	Term:	12/3/2027
Phone:	904-527-1081		

Description	Quantity	Unit Price	Cost
Super Zoo + Pony	0	$1,550.00	$0.00
Travel	0	$200.00	$0.00
			$0.00
50% Deposit Due	0.5	$1,750.00	$875.00
			$0.00
	1	Subtotal	$875.00
Not For Profit	Tax	0.00%	$0.00
		Total	**$875.00**

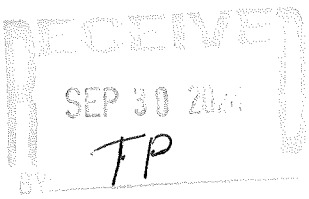
Payment Information:

Please make payments to Farm To You Revue. A 50% Non-refundable deposit is due at the time of scheduling. Balances are due one day before day of service. Payments can be made via Zelle, Venmo, paypal, credit card, organizational check or cash.

Thank you very much for your business!

Candice & Scott Miller.

Approved
Marcy Pollicino
9/30/26



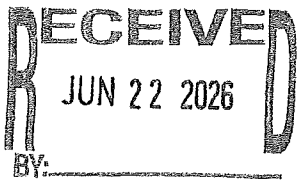
INVOICE

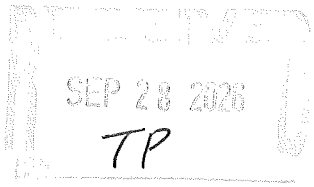
Kyra Livingston
11723 Wells Creek Parkway Apt. 2119
Jacksonville, FL 32256

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

Reissue check #1975, which was processed on 06/25/26. Must have gotten lost in the mail because vendor didn't receive the check.
TP
09/28/29

Bill to
Cypress Bluff CDD





Invoice details
Invoice no.: 1006
Invoice date: 06/20/2026
Due date: 07/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Live music**			$0.00	$0.00
2.	**Services**			$250.00	$250.00
			Total		**$250.00**

Note to customer

Thank you for your business.

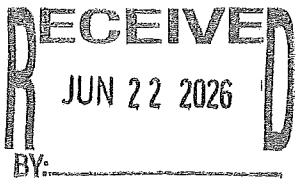
INVOICE

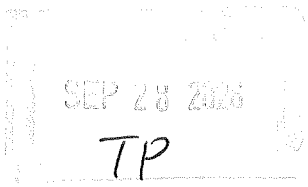
Kyra Livingston
11723 Wells Creek Parkway Apt. 2119
Jacksonville, FL 32256

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

Reissue check #1975, which was processed on 06/25/26. Must have gotten lost in the mail because vendor didn't receive the check.
TP
09/28/29

Bill to
Cypress Bluff CDD





Invoice details
Invoice no.: 1007
Invoice date: 06/20/2026
Due date: 08/05/2026

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

Total **$250.00**

Note to customer

Thank you for your business.

Original Bill

Bill Number	BP64025957A
Bill Date	9/29/2026
Due Date	10/28/2026
Terms	Net 30
Sales Order	SP64025957
Sales Person	Blair Wygle

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

Sold To

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

Shipped To

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

Customer Reference: eTown Apparel & Name Tags

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Sport-Tek Posi-UV Pro Long Sleeve Tee. **Color:** *True Navy: 1 - L*	1	1	0	18.0000	Each	-	$18.00
	Sport-Tek Posi-UV Pro Tee. **Color:** *True Navy: 1 - L*	1	1	0	17.0000	Each	-	$17.00
	Hanes Fleece Crewneck Sweatshirt. **Color:** *Navy: 1 - L*	1	1	0	36.0000	Each	-	$36.00
	Aluminum Name Badge Size: 1.25" x 3" Magnetic Fastener Artwork: eTown Full Color Personalizations Anthony	1	1	0	20.0000	Each	-	$20.00
	Setup charge	1	1	0	25.0000	Each	-	$25.00

Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:
$116.00	$18.85	-	$134.85	-	-	$134.85 USD

Bills that are paid beyond terms will be adjusted to reflect current retail prices in addition to a 1.5% per month (18% per annum) service charge.
Vendor makes no warranties, express or implied, on merchantability, fitness or otherwise which extend beyond the description of the product herein.
Furthermore, buyer agrees through payment of this bill that Vendor's damages, if any, shall be limited to the total selling price of any item purchased.

Please indicate on your remittance the bill numbers to which the payment is to be applied.

Thank you for your business!

Approved
Marcy Pollicino
9/29/26

SEP 29 2026
TP

Please detach this portion and return with your payment.

Remittance Advice

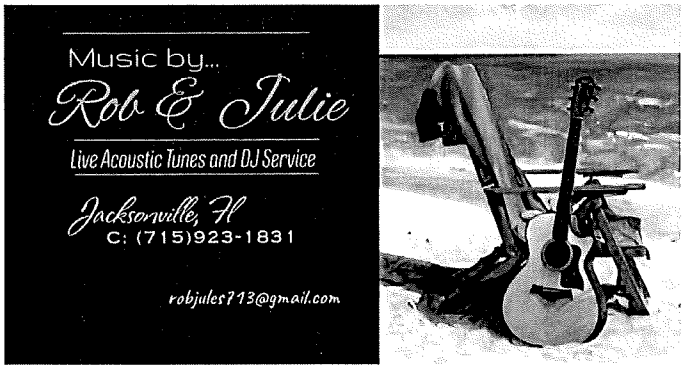
Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64025957A	9/29/2026	$134.85 USD

BILL TO:

Cypress Bluff Community Development
Marcy Pollicino
475 W Town PL
Suite 114
SAINT AUGUSTINE, FL 32092

PLEASE SEND PAYMENT TO:

Proforma
P.O. Box 640814
Cincinnati, OH 45264-0814



Invoice 112026

July 31, 2026

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

Amount Due: $100

$425 - $325 Check 001992 Received

Performance Information:
November 20, 2026
Live Music from 5 to 8 pm at Recharge for the Holiday Vendor Fair

Please make check payable to:

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

Thank you for choosing us for your entertainment!

Approved
Marcy Pollicino
10/1/26

RECEIVED
OCT 01 2026
TP

Invoice

Rogers Pavement Maintenance Inc.

PO Box 65909
Orange Park, Fl 32065

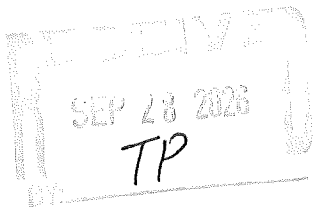
Date	Invoice #
9/25/2026	40040c

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

Job		
Etown:Ped Crossing Sign E-town Pkwy		
Job Completed	Terms	P.O. #
9/25/2026	Net 30	

Description	Qty	U/M	Amount
Supply and Install 36" (W11A-2) High Intensity "Pedestrian Crossing" with Black Matte Backing on existing post.	1	EA	850.00

Approved
Marcy Pollicino
9/28/26



Balance Due	$850.00

Invoice

Invoice Numbe
26-69384

Invoice Date
9/22/26

Page
1

Security Engineering And Designs, Inc.
3139 Waller Street
Jacksonville, FL 32254
usa

Voice: 904-371-4931
Fax:

Sold To:
CYPRESS BLUFF CCD
10571 CYPRESS E-TOWN PKWY.
JACKSONVILLE, FL 32256

Site Address:
E-TOWN RECHARGE
10571 CYPRESS E-TOWN PKWY.
JACKSONVILLE, FL 32256

Customer ID: CYPRESS BLUFF CCD

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days	SCOTT SOKERKA	10/2/26

Description	Amount
SERVICE CALL: REPLACE VIZPIN REPLACED VIZPIN AND LOCK	1,098.00

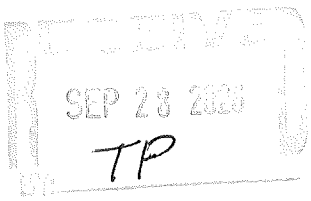
Service Department: 371-4931
Monitoring Center: 800-318-9486
Installation: 371-4931

Subtota	1,098.00
Sales Ta	
Total Invoice Amou	1,098.00
Payment Receive	0.00
TOTAL	1,098.00

Please include invoice number on payment

26-69384

Approved
Marcy Pollicino
9/28/26



Invoice

Invoice Numbe
26-69656

Invoice Date
10/1/26

Page
1

Security Engineering And Designs, Inc.
3139 Waller Street
Jacksonville, FL 32254
usa

Voice: 904-371-4931
Fax:

Sold To:
CYPRESS BLUFF CCD
10571 CYPRESS E-TOWN PKWY.
JACKSONVILLE, FL 32256

Site Address:

E-TOWN RECHARGE
10571 CYPRESS E-TOWN PKWY.
JACKSONVILLE, FL 32256

Customer ID: CYPRESS BLUFF CCD

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days		10/11/26

Description	Amount
ANNUAL VIZ PIN RENEWAL X (5) UNITS	900.00

Service Department: 371-4931
Monitoring Center: 800-318-9486
Installation: 371-4931

Approved
Marcy Pollicino
9/29/26

RECEIVED
SEP 29 2026
BY: TP

Please include invoice number on payment

26-69656

Subtota	900.00
Sales Ta	
Total Invoice Amou	900.00
Payment Receive	0.00
TOTAL	900.00

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

Maintenance Invoice

Invoice#: 18738

Date: 09/30/2026

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

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

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Landscape Extra Work Please see attached for details.	1.00	3,968.00	3,968.00	

Approved
Marcy Pollicino
9/30/26

RECEIVED
SEP 30 2026
BY:

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

9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811
If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due	**3,968.00**

THANK YOU FOR YOUR BUSIINESS!!

Authorization for Extra Work

SUN STATE NURSERY & LANDSCAPING, INC.

Job Name:	eTown Recharge
Attention:	Marcy Pollicino
RE:	Recharge Center
City, ST:	
Estimator	Todd Murphy
Date:	August 18, 2026

Jacksonville, Florida

Phone: 904-250-4868

Work Classification

Irrigation _____ Tree Trimming _____

Enhancements X Other

Material and Labor Based on the Following Landscape Enhancements

DESCRIPTION	SIZE	QTY	UNIT COST	EXT'D COST
			$	$ -
Front Drive Island:			$	$ -
Remove 2 dead Pygmy Date Palms (Freeze Damage)		1.5	$ 55.00	$ 82.50
Install			$	$ -
Drift Rose Pink	3 gal	16	$ 36.50	$ 584.00
			$	$ -
Front walkway:			$	$ -
Remove blue daze in Planters			$	$ -
Fill In:			$	$ -
Flax Lily (Along wall)	3 gal	6	$ 20.00	$ 120.00
2 bags of Pine Bark	bags	2	$ 10.00	$ 20.00
			$	$ -
Under Stairwell			$	$ -
Remove weak Xanadu		2	$ 55.00	$ 82.50
Install Cord Grass	3 gal	15	$ 20.00	$ 300.00
			$	$ -
Entrance to Pool Area			$	$ -
Remove 2 dead Pygmy Date Palms (Freeze Damage)		1	$ 55.00	$ 55.00
Install			$	$ -
Drift Rose Pink	3 gal	16	$ 36.50	$ 584.00
			$	$ -
Pool Planters			$	$ -
Remove weak Drift Rose and Fountain Grass		8	$ 55.00	$ 440.00
Install			$	$ -
Jack Frost Ligustrum	3 gal	45	$ 20.00	$ 900.00
Liriope (Super Blue)	1 gal	80	$ 7.50	$ 600.00
			$	$ -
			$	$ -
Dispatch & Delivery of Materials		1	$ 200.00	$ 200.00
			$	$ -
		SUB-TOTAL:	$ 3,968.00	
Tax % (if Applicable)	0.00%	TAX:	$ -	
		TOTAL:	$ 3,968.00	

APPROVAL INFORMATION:

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

Maintenance Invoice

Invoice#: 18739

Date: 09/30/2026

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

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

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Recharge - Sod				
Replaced dead sod around pool area.	3.00	650.00	1,950.00	
Dispatch and delivery of materials.	1.00	250.00	250.00	

Approved
Marcy Pollicino
9/30/26

RECEIVED
SEP 30 2026
BY: TP

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

9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811
If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due	2,200.00

THANK YOU FOR YOUR BUSIINESS!!

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622717208
DATE:	09/17/2026
ORDER:	622717208

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

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

Work Date	Time	Target Pest	Technician		Time In
09/17/2026	08:21 AM	ANTS, ROACH, WASP			08:21 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/17/2026			09:22 AM

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

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

Approved
Marcy Pollicino
9/28/26

RECEIVED
SEP 28 2026
TP

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Vesta

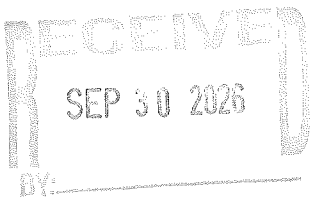
Invoice

Invoice #	434883
Date	10/01/2026
Terms	
Due Date	10/31/2026
Memo	Monthly Fees

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

Bill To

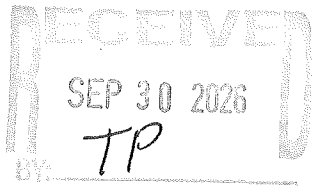
James Perry, CPA
Cypress Bluff CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine FL 32092



Description	Quantity	Rate	Amount
Amenity Manager	1	10,790.00	10,790.00
Facility Attendant	1	7,791.67	7,791.67
Pool Maintenace	1	873.08	873.08
Janitorial	1	1,144.92	1,144.92
Maintenance	1	1,853.50	1,853.50
Pool Chemicals	1	1,471.83	1,471.83

Total 23,925.00

Airbrush Tattoos & Face Painting Jax
3063 Orange Picker Rd
9045182518
funeventsjax@proton.me



Invoice

INV-6313

Sent

Approved
Marcy Pollicino
9/30/26

BILL TO

Marcy Pollicino
Recharge Amenity Center, 10571 eTown Parkway, Jacksonville, FL 32256
recharge@etownjax.com
(904)527-1081

YOUR SERVICE

When **July 4, 2027, 11:00 AM – 2:00 PM**

TERMS & CONDITIONS

Thank you for reaching out to us regarding your upcoming event. We appreciate your business and look forward to working with you. Please find below important information regarding your event on July 4, 2027.

Payment Information:
The client agrees to pay 50% by October 1, 2026 and the remaining amount by July 2, 2027
If you would like to pay the deposit by Venmo, my phone number is (954)540-8978, Lizeth Chica, Airbrush Tattoos Jax.

Event Details:
The event will be held at Recharge Amenity Center, 10571 eTown Parkway, Jacksonville, FL 32256 on July 4, 2027. The estimated number of airbrushed face paintings, tattoos, or balloons will depend on the number of guests present and their availability. The artist will provide service from 11:00 AM – 2:00 PM. to ___-. If more guests attend the event than anticipated and the artists are available, they may stay longer at a rate of $75 per 30 minutes. Please note that the artists are not responsible for the number of attendees at the event.

Artist Requests:
To ensure a successful event, please provide the artist with a space next to an outlet and adequate lighting. If the event is held outside, please provide a shaded area next to an outlet.

Rescheduling or cancellation:
If you need to reschedule or cancel your event, please provide us with notice at least seven days in advance. If you do so, you will receive your deposit or booking fee back. If you fail to provide notice

within seven days, you will only be allowed to reschedule.

If you have any questions or concerns, please do not hesitate to reach out to us. We are happy to assist you. Thank you for choosing us to be a part of your special event.

Thanks, Airbrush Tattoos & Face Painting Jax

DESCRIPTION	QTY	UNIT	AMOUNT
Airbrush Face Painting • Looking to make your event an unforgettable experience? Look no further than our airbrush face painting services! Our highly skilled artists will use top-of-the-line airbrush equipment and safe, non-toxic makeup to create stunning look. • Safety is our top priority, which is why we use only safe and gentle makeup that is easily removable with makeup remover. Our artists are highly trained professionals who will ensure that your guests have a comfortable and enjoyable experience.	3	$150.00	$450.00

Subtotal	**$450.00**
Total	**$450.00**
Deposit — due October 1, 2026	**$225.00**
Then — due July 2, 2027	**$225.00**

NOTES
From booked job — 4th of July

Pay deposit $225.00

Pay the full $450.00 instead

The rest is due July 2, 2027 — you'll be able to pay it from this same link.

HOW DID WE DO?
A quick rating for Airbrush Tattoos & Face Painting Jax — your answer goes straight to the team.



Anything you'd like to add? (optional)

Powered by Airbrush Tattoos & Face Painting Jax

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

Invoice

DATE	INVOICE #
10/1/2026	165924

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

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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00

Approved
Marcy Pollicino
10/1/26

RECEIVED
OCT 01 2026
BY: TP

Total $100.00

Thank you for your business.

Clearwaterslakemgmt.com

DEBRA WELLER-EDUCATOR, STORYTELLER, CONSULTANT
510 Los Caminos Street, St. Augustine, Florida 32095

949-295-7634 debteller136@gmail.com

https://story-tellingcourses.com





Oct. 1, 2026

To : Cypress Bluff CDD

475 West Town Place Approved for payment/Marcy Pollicino/10/6/26

Suite 114

St. Augustine, Fl 32902

Attention- Marcy Pollicino

Vesta Property Services, 904-527-1081

RECEIVED
OCT 06 2026
BY: TP

INVOICE

Dec. 19, 2026

Mrs. Sunshine Santa Claus (Debra Weller)

will perform engaging stories, and songs

about the holidays.

1 hour performance 10:00 a.m -11:00 a.m.

Arrival time- 9:30

Recharge Amenity Center, 10571 eTown Parkway,

Jacksonville

Fee:	$150.00
Total	**$150.00**

Make Check payable to: Debra Weller, Thank you!

Invoice #0000002

Issue Date: Aug 3, 2026
Due Date: Nov 20, 2026

Elite Cart Shuttle
Jacksonville, Florida
United States
elitecartshuttle@gmail.com
Phone: 9042711590
Company ID: Elite Cart Shuttle

Bill to:
CYPRESS BLUFF CDD
10571 eTown Parkway
Jacksonville, 32256
United States

Additional Customer Info:
recharge@etownjax.com
Phone: +1 904 527 1081

Holiday Vendor Fair 2026

Product or Service	Quantity	Price	Line Total
Event Transportation Services Group shuttle solutions for concerts, festivals, football games, and more Pre-scheduled carts available for entry and exit windows VIP arrival experience for guests	1	$515.00	$515.00

Approved
Marcy Pollicino
10/1/26

RECEIVED
OCT 01 2026
TP

Subtotal	**$515.00**
Taxes	$0.00
Invoice Total	$515.00
Amount Paid	$0.00
Balance Due	**$515.00**

Thank you for choosing Elite Cart Shuttle for your event transportation needs. We look forward to supporting the Holiday Vendor Fair 2026 with safe, reliable, and guest-friendly shuttle services. Your event's success is our priority, and our team is committed to delivering a smooth arrival and departure experience for all attendees.

If you have any updates, special requests, or logistical changes, please feel free to reach out at any time.

Payment is due **no later than November 20th, 2026**. Late payments may result in service delays or rescheduling.

Service Conditions

- Shuttle services include pre-scheduled entry and exit windows, coordinated vendor access, and VIP arrival support.
- Any additional carts, extended service hours, or last-minute changes may result in updated pricing.
- Weather delays, road closures, or community access restrictions may impact service timing. Elite Cart Shuttle will communicate promptly if adjustments are required.

Cancellation Policy

- Cancellations made **14 days or more** before the event date incur no penalty.
- Cancellations made **13 days or fewer** before the event date may be subject to a **25% service fee**.

Liability Elite Cart Shuttle maintains full commercial coverage for low-speed vehicles operating within approved community zones. Safety, compliance, and guest experience remain our top priorities throughout the event.

INVOICE

First Coast Foam Party LLC
101 Marketside ave Suite 404-154, ponte vedra, FL 32081
Phone: +1 904-834-1311;
firstcoastfoamparty@gmail.com; Website:
www.Firstcoastfoamparty.com

Invoice No#: 2026-12-04-01
Invoice Date: Feb 16, 2026
Due Date: Dec 3, 2026

Scan.Pay.Go

$600.00 USD

AMOUNT DUE

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

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

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	SNOW 12-4 6-8 pm	1	$600.00	$600.00
		Subtotal		$600.00
		TOTAL		**$600.00 USD**

Approved
Marcy Pollicino
10/1/26

RECEIVED
OCT 01 2026
BY: TP

NOTES TO CUSTOMER

Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome!

TERMS AND CONDITIONS

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

INVOICE

First Coast Foam Party LLC
101 Marketside ave Suite 404-154, ponte vedra, FL 32081
Phone: +1 904-834-1311;
firstcoastfoamparty@gmail.com; Website:
www.Firstcoastfoamparty.com

Invoice No#: 2026-12-31-01
Invoice Date: Feb 16, 2026
Due Date: Dec 30, 2026

Scan.Pay.Go

$400.00 USD

AMOUNT DUE

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

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

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	Foam for Noon Years eve 12/31 12-1	1	$400.00	$400.00
		Subtotal		$400.00
		TOTAL		**$400.00 USD**

Approved
Marcy Pollicino
10/1/26

RECEIVED
OCT 01 2026
BY: TP

NOTES TO CUSTOMER

Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome!

TERMS AND CONDITIONS

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

First Coast Foam Party LLC
101 Marketside ave Suite 404-154, ponte vedra, FL 32081
Phone: +1 904-834-1311
firstcoastfoamparty@gmail.com
www.Firstcoastfoamparty.com

INVOICE

Invoice #: 2026-12-18-02
Issued: Oct 5, 2026
Due: Dec 18, 2026

Scan.Pay.Go

$300.00
Amount Due

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

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

#	Items	Qty/Hrs	Price	Amount ($)
1	SNOW DEC 18 5:30- 6:30	1	$400.00	$400.00

Approved
Marcy Pollicino
10/6/26

RECEIVED
OCT 06 2026
BY: TP

Subtotal	$400.00
Other discount	-$100.00
Total	**$300.00** USD

Notes to customer

Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome!

Terms and conditions

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

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

INVOICE

Invoice #: 1975
Issued: Oct 1, 2026
Due: Nov 27, 2026

$920.00
Amount Due

RECEIVED
OCT 05 2026
BY: TP

Bill to:
Cypress Bluff CDD
Marcy
recharge@etownjax.com

Approved
Marcy Pollicino
10/5/26

#	Items	Qty/Hrs	Price	Amount ($)
1	**The Grinch** Friday, December 4·6:00 – 8:00pm at 10571 E Town Pkwy, Jacksonville, FL 32256, USA	2	$100.00	$200.00
2	**Grinch Assistant (Masked Character)** Friday, December 4·6:00 – 8:00pm at 10571 E Town Pkwy, Jacksonville, FL 32256, USA	2	$60.00	$120.00
3	**Cindy Lou Who** Friday, December 4·6:00 – 8:00pm at 10571 E Town Pkwy, Jacksonville, FL 32256, USA	2	$100.00	$200.00
4	**Holiday Who** Friday, December 4·6:00 – 8:00pm at 10571 E Town Pkwy, Jacksonville, FL 32256, USA	2	$100.00	$200.00
5	**North Pole Elf** Friday, December 4·6:00 – 8:00pm at 10571 E Town Pkwy, Jacksonville, FL 32256, USA	2	$100.00	$200.00

Subtotal	$920.00
Shipping	$0.00
Total	**$920.00** USD

Notes to customer

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

Terms and conditions

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

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

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

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

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

LIVE ENTERTAINMENT SOLUTIONS

INVOICE

Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: EtownNov2026

11925 Alden Trace Blvd N
Jacksonville FL 32246

Description	Date	Time	Price
• DJ Ross for Music Triva	11/4/2026	6:30 pm	$ 350.00

Approved
Marcy Pollicino
10/6/26

RECEIVED
OCT 06 2026
BY: TP

Final Balance Due **$ 350.00**

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

PROGRESSIVE Entertainment
Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225
(904) 645-9068 Fax: (904)645-9082
E-mail: bookme@progressiveent.com
www.progressiveent.com

Invoice date: 10/7/2025 **Invoice #** 12810677 **Terms:** Prior to event date **PO#**
Customer name: Cypress Bluff CDD (e-Town) **Event type:** Movie Night
Billing address: 10571 eTown Parkway, Jacksonville, Fl. 32256
Original contact person: Marcy Pollicino **Wk:** 527-1081 **Cell:** 904-710-9348 **E-mail/ fax:** mpollicino@vestapropertyservices.com
At event contacts with cell: Same
Event date: Friday, December 18th, 2026 **Hours of event:** 6:30pm till end **Hours of service:** Same
Approximate set up time: 5:00 to 5:30pm
Location name and address: Same
Where to set up at location: **Power within 75':** NA
Set up-grass or pavement: Grass **Water within 75':** N/A **Covered area for entertainer:** NA
Notes:

SERVICES NEEDED:

* 24' inflatable Movie Screen System with operator — **Reg. Rate** $ 450.00 — **Your Cost** $ 395.00

Total Savings $ 55.00

Approved
Marcy Pollicino
10/1/26

RECEIVED
OCT 01 2026
BY: TP

Sub Total:	$	395.00
Sales Tax:	$	-
Invoice Total:	$	395.00
50 % Deposit required	$	-
Balance due before date of event	**$**	**395.00**
Payments received	$	-
Current Balance	$	395.00

***Balance due before event to avoid a $50 late fee.**

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

Customer signature required x_____ **Date:** _____

PROGRESSIVE Entertainment

Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225
(904) 645-9068 Fax: (904)645-9082
E-mail: bookme@progressiveent.com
www.progressiveent.com

Invoice date: 11/17/2025 **Invoice #** 129010654 **Terms:** Prior to event date **PO#**
Customer name: Cypress Bluff CDD (e-Town) **Event type:** Christmas Event
Billing address: 10571 eTown Parkway, Jacksonville, Fl. 32256
Original contact person: Marcy Pollicino **Wk:** 527-1081 **Cell:** 904-710-9348 **E-mail/ fax:** mpollicino@vestapropertyservices.com
At event contacts with cell: Same
Event date: Saturday December 4, 2026 **Hours of event:** 6:00 pm-8:00 pm **Hours of service:** Same
Approximate set up time: 5:00 to 5:15 pm
Location name and address: Same
Where to set up at location: **Power within 75':** NA
Set up-grass or pavement: Parking lot **Water within 75':** N/A **Covered area for entertainer:** NA
Notes:

SERVICES NEEDED:

* Tracklesss Train with operator	**Reg. Rate**	$ 650.00		**Your Cost**	$ 550.00
* Area Delivery	**Reg. Rate**	$ 45.00		**Your Cost**	$ 45.00
	Reg. Total	$ 695.00		**Your Total**	$ 595.00
			Total Savings	$ 100.00	

RECEIVED
OCT 01 2026
BY: TP

Approved
Marcy Pollicino
10/1/26

Sub Total:	$	595.00
Sales Tax:	$	-
Invoice Total:	$	595.00
50 % Deposit required	$	297.50
Balance due prior to event date	$	297.50
Payments received	$	-
Current Balance	$	595.00

Due Prior to event date or $50 Late Fee

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

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

Customer signature required x Marcy Pollicino **Date:** 12-9-25

Approved
Marcy Pollicino
8/27/26

Invoice

SOUTHEAST FITNESS REPAIR

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

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

BILL TO

Cypress Bluff Etown Amenity Center
10571 E Town Pkwy
Jacksonville FL 32256
(904) 422-5294

SERVICE LOCATION

Cypress Bluff Etown Amenity Center
10571 E Town Pkwy
Jacksonville FL 32256
(904) 422-5294

JOB#	DATE	PO/REF#	DESCRIPTION
107716	08/26/2026	2026 PM	2026 PM

Completion Notes: All equipment service and inspected no issues reported

Job Charges	Qty	Rate	Total
Q-PM: Treadmill	4.00	$33.00	$132.00
Q-PM: Elliptical, Cross-trainer, ARC, AMT	2.00	$33.00	$66.00
Q-PM: Spin Bike, Rowing Machine	4.00	$22.00	$88.00
Q-PM: Multi-Station	2.00	$18.00	$36.00
Q-PM: Single-Station	3.00	$13.00	$39.00
Q-PM: Dumbbell Set, Weight Set	2.00	$12.00	$24.00
Travel <60 miles	1.00	$0.00	$0.00
Job Subtotal			**$385.00**
Job Total			**$385.00**

PRE-WORK SIGNATURE

Was processed and mailed out on 09/04/26 with check #2047. But, never received by vendor. It is being reissued.
TP 10/05/26

POST-WORK SIGNATURE



08/26/2026 01:05 pm

Signed By:

Signed By: Marcy Pollicino

CUSTOMER MESSAGE

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

Approved
Marcy Pollicino
9/28/26

RECEIVED
OCT 05 2026
BY: TP

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

INVOICE

BILL TO	SHIP TO	SHIP DATE	10/05/2026	INVOICE	24844
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	10/05/2026
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	10/05/2026
St Augustine, FL 32092	Jacksonville, FL 32256				

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

INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS.

Ways to pay

View and pay

SUBTOTAL	232.80
TAX	0.00
TOTAL	232.80
BALANCE DUE	**$232.80**

Approved
Marcy Pollicino
10/5/26

RECEIVED
OCT 05 2026
BY:

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

Invoice

Aldridge & Sons PLUMBING CONTRACTORS, INC.

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

SHIP TO
Cypress Bluff CDD
eTown
10571 eTown Parkway
Jacksonville, FL 32256

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2026-64849	10/07/2026	$377.00	11/06/2026	Net 30	

SERVICE TECHNICIAN
Zach Dennis

DATE		DESCRIPTION	QTY	RATE	AMOUNT
10/05/2026	**14 Plumbing Commercial**	Ticket: Replace water cooler filter (outside across from restrooms in breezeway)			
10/05/2026	**14 Plumbing Commercial**	Called out to change the breezeway water cooler filter. We did so without issue	1	377.00	377.00

BALANCE DUE **$377.00**

Approved
Marcy Pollicino
10/12/26

RECEIVED
OCT 12 2026
BY: TP

All invoices are due upon receipt, If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorney's fees, incurred in the collection of unpaid portion.

C&C Carpet Care
Home of the "NO BAIT & SWITCH"

C&C Carpet Care Of Jacksonville

JOB	#8783
SERVICE DATE	Oct 13, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 13, 2026
AMOUNT DUE	**$352.00**

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

(904) 710-9348
mpollicino@vestapropertyservices.com

CONTACT US

1015 Atlantic Blvd, Suite158
Atlantic Beach, FL 32233

(904) 372-7374
cuttheline2013@gmail.com

INVOICE

Services	Amount
1 to 2 areas/Vacuuming With our carpet cleanings you would get the chemical boost that is applied directly to the stains, pet treatment that neutralizes the odors, truck mount steam extraction, and deodorizer.	$150.00
Laminate This includes the citric acid, power scrub, and Hot steam extraction with our truck mounted unit.	$150.00
Fitness center bathroom This includes the citric acid, power scrub, and Hot steam extraction with our truck mounted unit.	$52.00

Approved
Marcy Pollicino
10/13/26

RECEIVED
OCT 13 2026
BY: TP

Subtotal	$352.00
Job Total	**$352.00**
Amount Due	**$352.00**

Don't forget to ask or call about our PRESSURE WASHING SERVICES, and HVAC maintenance. Stop overpaying to get your driveways, sidewalks, and house looking brand new!

See our Terms & Conditions

INVOICE

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

Invoice No# : 1911
Invoice Date : Apr 14, 2026
Due Date : Oct 16, 2026

$125.00 USD

AMOUNT DUE

BILL TO
Cypress Bluff CDD
Marcy Pollicino
mpollicino@vestapropertyservices.com

#	DATE	ITEMS & DESCRIPTION	PRICE	AMOUNT($)
1	Oct 23, 2026	Fall Fairy Friday, October 23, 2026·6:00 – 7:00pm	$125.00	$125.00
		Subtotal		$125.00
		TOTAL		**$125.00 USD**

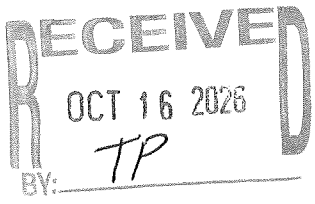
NOTES TO CUSTOMER

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

TERMS AND CONDITIONS

Kindly note, there is a 5% service fee for using Paypal's services. If you wish to avoid this fee, you may mail a check made payable to Girly-Girl Parteas to 245 Ashby Landing Way St Augustine FL 32086. Alternately, you may request instructions to pay via Zelle. Please note, payment MUST be received 7 days PRIOR to your party/event date. If applicable, mileage is calculated based on $0.75 per mile outside our 15 mile radius. We are based in St. Augustine, FL. For details please read a full copy of the agreed to terms and conditions (including our Travel Policy) at https://www.girlygirlparteas.com/terms-of-service/ Gratuity is greatly appreciated with all party packages and is automatically added in the amount of 15% to parties of $1,000 or more. You may add gratuity on your PayPal invoice or pay in cash the day of the event. LATE BOOKING: Bookings scheduled within 7 days of the event date will be subject to a fee due to last minute preparations. ATTENDANCE: Though some guests may not show up even if they RSVP, you will be charged for the final guest count you confirmed prior to the party. We do not provide refunds if your guests are no shows.

Approved
Marcy Pollicino
10/16/26

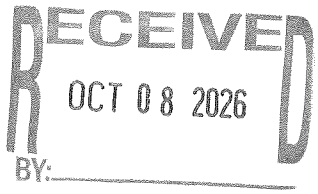


Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 117
Invoice Date: 10/1/26
Due Date: 10/1/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Management Fees -October 2026		5,121.08	5,121.08
Website Administration - October 2026		130.25	130.25
Information Technology - October 2026		260.50	260.50
Dissemination Agent Services - October 2026		700.00	700.00
Office Supplies		10.72	10.72
Postage		199.05	199.05
Copies		69.90	69.90
Telephone		3.16	3.16

Total	$6,494.66
Payments/Credits	$0.00
Balance Due	$6,494.66

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

Invoice

Invoice #: 118
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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



Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		12,506.00	12,506.00

Total	$12,506.00
Payments/Credits	$0.00
Balance Due	$12,506.00

Grau and Associates

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

Phone: 561-994-9299 **Fax: 561-994-5823**

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

Invoice No. *30106*
Date *10/09/2026*

RECEIVED
OCT 09 2026
BY:

SERVICE	AMOUNT
Project: Arbitrage - Series 2020A FYE 8/31/2026	
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.

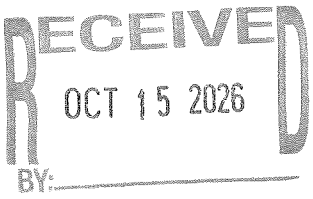
Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 15, 2026
Date



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

Serial # 26-06373D **PO/File #**

$103.50
Payment Due

Notice of Meeting of the Board of Supervisors

$103.50
Publication Fee

Cypress Bluff Community Development District

Amount Paid

Case Number

Publication Dates 10/15

County Duval

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 26-06373D on your check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Cypress Bluff Community Development District ("**District**") will hold a regular meeting ("**Meeting**") of the Board of Supervisors ("**Board**") on Tuesday, October 15, 2026, at 12:30 p.m. at the Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

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

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

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

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

Matt Biagetti
District Manager

Oct. 15 00 (26-06373D)

KUTAK ROCK LLP

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

Federal ID 47-0597598

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

[redacted]

October 9, 2026

RECEIVED
OCT 12 2026
BY:

Reference: Invoice No. 3828940
Client Matter No. 4123-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3828940
4123-1

Re: General Counsel

For Professional Legal Services Rendered

06/01/26	K. Buchanan	0.70	259.00	Review rule development notice for publication; review rulemaking notice for publication
06/02/26	K. Buchanan	0.40	148.00	Review meeting minutes
06/06/26	K. John	0.10	30.50	Research matters pertaining to statutory requirements for public notices resulting from legislative changes
06/09/26	K. Buchanan	0.60	222.00	Review tentative agenda and confer with district manager; review Trademark Licensing Agreements - and Coastal Ridge from Muhl; review correspondence from Haber regarding Security Camera Update; review correspondence from Pollicino regarding Security Camera Update
06/09/26	K. Haber	0.40	114.00	Revise notice and disclaimer for security equipment agreement
06/11/26	K. Buchanan	0.40	148.00	Cypress Bluff CDD

06/12/26	K. Buchanan	0.60	222.00	Review meeting minutes; Review Vesta Renewal Agreement from Hogge
06/16/26	K. Buchanan	0.30	111.00	Review agenda package and prepare for board meeting
06/17/26	K. Buchanan	0.50	185.00	Confer regarding trademark licensing agreements; review agenda package and prepare for board meeting
06/19/26	K. Buchanan	0.80	296.00	Confer regarding trademark licensing agreements; research same
06/23/26	K. Buchanan	3.50	1,295.00	Prepare for, travel to and from, and attend board meeting
06/25/26	K. Buchanan	0.20	74.00	Perform meeting follow-up
07/08/26	K. Buchanan	0.30	111.00	Review meeting minutes
07/14/26	K. Buchanan	0.40	148.00	Review correspondence from Biagetti regarding venomous snakes at dog park
07/15/26	K. Buchanan	0.20	74.00	Review tentative agenda and confer with district manager
07/21/26	K. Buchanan	0.20	74.00	Review agenda package and prepare for board meeting; review correspondence from Muhl regarding Trademark licensing agreements
07/28/26	K. Buchanan	2.50	925.00	Review trademark licensing and funding agreements; prepare for and attend board meeting
07/29/26	K. Buchanan	0.60	222.00	Confer with Oliver, Biagetti, and Pollicino regarding landscaping cost share agreements
07/31/26	K. Buchanan	0.30	111.00	Review meeting minutes

TOTAL HOURS 13.00

TOTAL FOR SERVICES RENDERED $4,769.50

DISBURSEMENTS

Meals	5.37
Travel Expenses	73.95

TOTAL DISBURSEMENTS	79.32
TOTAL CURRENT AMOUNT DUE	$4,848.82

INVOICE

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

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

Bill to
Cypress Bluff CDD

Invoice details
Invoice no.: 1006
Invoice date: 06/20/2026
Due date: 07/01/2026

Reissuing another check for this invoice for the 3rd time.
1st check (check #1975 on 6/25/26) was sent to vendor's address, but was not received by vendor.
Same thing with 2nd check (check #2073 on 10/02/26).
The address was correct for both checks.
But, the 3rd check attempt will be physically picked up at the office by vendor.
TP
10/13/26

#	Product or service	Description	Qty	Rate	Amount
1.	**Live music**			$0.00	$0.00
2.	**Services**			$250.00	$250.00
			Total		**$250.00**

Note to customer

Thank you for your business.

Approved
Marcy Pollicino
10/13/26

RECEIVED
OCT 13 2026
BY: TP

INVOICE

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

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

Bill to
Cypress Bluff CDD

Invoice details
Invoice no.: 1007
Invoice date: 06/20/2026
Due date: 08/05/2026

Reissuing another check for this invoice for the 3rd time.
1st check (check #1975 on 6/25/26) was sent to vendor's address, but was not received by vendor.
Same thing with 2nd check (check #2073 on 10/02/26).
The address was correct for both checks.
But, the 3rd check attempt will be physically picked up at the office by vendor.
TP
10/13/26

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

Note to customer

Thank you for your business.

Approved
Marcy Pollicino
10/13/26

RECEIVED
OCT 13 2026
BY: TP

LIVE ENTERTAINMENT SOLUTIONS

Reissue check because check #2020, processed and mailed out on 08/10/26, was never received by vendor.
TP
10/14/26

INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

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

RECEIVED
OCT 14 2026
BY: TP

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

RECEIVED
AUG 0 [illegible] 2026
BY:

Final Balance Due **$ 350.00**

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

SOUTHEAST FITNESS REPAIR

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

Invoice

DATE	10/09/2026
INVOICE#	3161
TERMS	NET 30
DUE DATE	11/08/2026

BILL TO

Cypress Bluff Etown Amenity Center
10571 E Town Pkwy
Jacksonville FL 32256
(904) 422-5294

SERVICE LOCATION

Cypress Bluff Etown Amenity Center
10571 E Town Pkwy
Jacksonville FL 32256
(904) 422-5294

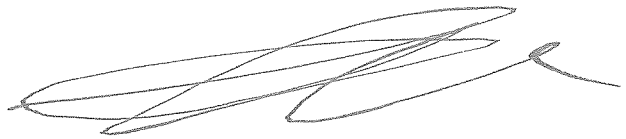
JOB#	DATE	PO/REF#	DESCRIPTION
107993	10/09/2026		Shoulder press is making a squeaking noise again Functional trainer has the clamp and screw that came out for the pulley TM down **Completion Notes:** Fixed smith machine clip, disassembled multi press and lubed joints to eliminate the squeak and e stop spring on Precor treadmill was stuck so I opened it up fixed the jam and now it's working properly

Job Charges	Qty	Rate	Total
Labor Rate (Per hr)	3.75	$80.00	$300.00
Travel Zone 1	1.00	$95.00	$95.00
Job Subtotal			**$395.00**
Job Total			**$395.00**

PRE-WORK SIGNATURE

Signed By:

POST-WORK SIGNATURE



10/09/2026 01:10 pm

Signed By: Marcy Pollicino

CUSTOMER MESSAGE

Invoice Total:	**$395.00**
Deposits (-):	**$0.00**
Payments (-):	**$0.00**
Total Due:	**$395.00**

Approved
Marcy Pollicino
10/12/26

RECEIVED
OCT 12 2026
BY: TP

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

Maintenance Invoice

Invoice#: 18817

Date: 10/12/2026

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

For: E-Town Area 1

RECEIVED
OCT 12 2026
BY:

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
October Landscape Maintenance				
Phase 1 Balance	1.00	4,303.30	4,303.30	
Phase 2	1.00	14,494.28	14,494.28	
Apex	1.00	1,632.00	1,632.00	
Glenmont	1.00	2,244.00	2,244.00	

Approved
Marcy Pollicino
10/12/26

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

9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811
If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due	22,673.58

THANK YOU FOR YOUR BUSIINESS!!

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

Maintenance Invoice

Invoice#: 18818

Date: 10/12/2026

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

For: E-Town Area 2

RECEIVED
OCT 12 2026
BY:

For requests and inquiries please contact service@sunstatenursery.com

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

Approved
Marcy Pollicino
10/12/26

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

9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811
If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due	1,844.24

THANK YOU FOR YOUR BUSIINESS!!

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

Maintenance Invoice

Invoice#: 18819

Date: 10/12/2026

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

For: E-Town Area 3

RECEIVED
OCT 12 2026
BY:

For requests and inquiries please contact service@sunstatenursery.com

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

Approved
Marcy Pollicino
10/12/26

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

9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811
If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due	6,854.40

THANK YOU FOR YOUR BUSIINESS!!

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

Maintenance Invoice

Invoice#: 18831

Date: 10/12/2026

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

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

RECEIVED
OCT 12 2026
BY:

For requests and inquiries please contact service@sunstatenursery.com

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

Approved
Marcy Pollicino
10/12/26

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

9362 Phillips Highway
Jacksonville FL 32256
(904) 260-0811
If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due	3,386.40

THANK YOU FOR YOUR BUSIINESS!!

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622851673
DATE:	10/10/2026
ORDER:	622851673

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

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

Work Date	Time	Target Pest	Technician		Time In
10/10/2026	12:41 PM	FIRE ANT			12:41 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	10/10/2026			12:56 PM

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

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

Approved
Marcy Pollicino
10/12/26

RECEIVED
OCT 12 2026
BY: TP

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

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

PLEASE PAY FROM THIS INVOICE

Vesta

Invoice

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

Invoice # 435309
Date 09/30/2026

Terms

Due Date 10/31/2026

Memo

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



Description	Quantity	Rate	Amount
Billable Expenses			
Marcy Pollicino - 2026-09-06 - COSTCO WHSE #0357 - Housekeeping gloves			55.86
Marcy Pollicino - 2026-08-31 - COSTCO WHSE #0357 - Housekeeping items			41.89
Marcy Pollicino - 2026-09-16 - THE HOME DEPOT #0226 - Pool chemicals for ph			36.51
Total Billable Expenses			134.26

Total 134.26

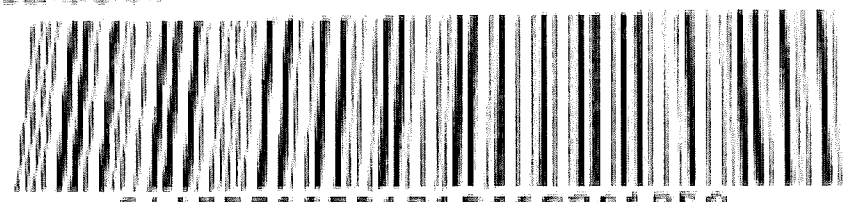
NA Member 11203476629S

1241492 L GLOVES	12.99 A
1241492 L GLOVES	12.99 A
1241493 XL GLOVES	12.99 A
SUBTOTAL	38.97
TAX	2.92
**** TOTAL	[redacted]

XXXXXXXXXXXX2782 H
AID: A0000000031010
Seq# 5699 App#: 543764
Visa Resp: APPROVED
APPROVED - Purchase
AMOUNT: $41.89

Visa	41.89
CHANGE	0.00
A 7.500% TAX	2.92
TOTAL TAX	2.92

TOTAL NUMBER OF ITEMS SOLD - 3
[redacted] 13:52 357 5 171 150



2103570050171260830135Z

OP#: 150 Name: Wendy M

Thank You! Please Come Again

SUBTOTAL 51.96
TAX 3.90
**** TOTAL [redacted]

XXXXXXXXX2782 H
: A0000000031010
10685 App#: S06975
a Resp: APPROVED
ROVED - Purchase
UNT: $55.86

Visa 55.86
CHANGE 0.00

7.500% TAX 3.90
TAL TAX 3.90
AL NUMBER OF ITEMS SOLD = 4
05/2024 14:09 357 10 216 121



21035701002162609051409

OP#: 121 Name: Arty W

Thank You! Please Come Again

0226 00061 65203 09/15/26 11:35 AM
SALE SELF CHECKOUT

01754166074 7 PH UP <A>
POOLTIME PH UP
2@16.98 33.96

SUBTOTAL	33.96
SALES TAX	2.55
TOTAL	$36.51

XXXXXXXXXXXX2782 VISA

USD$ 36.51
TA

AUTH CODE S65622/8612131
AUTH MODE - ISSUER
Chip Read
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: VESTA

0226 09/15/26 11:35 AM

0226 61 65203 09/15/2026 3161

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	12/14/2026

INVOICE

Air Doctors Heating and Cooling, Inc CAC1815910
120 Cumberland Park Dr
Ste 201
Saint Augustine, FL 32095-8914

airdrs@aol.com
+1 (904) 230-4645
www.airdrs.com

Air Doctors Heating & Cooling, Inc.

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

Ship to
Marcy
Cypress Bluff CDD
Recharge Amenity Center
10571 eTown Parkway
Jacksonville, FL 32256

Invoice details
Invoice no.: 10571-6
Terms: Due on receipt
Invoice date: 10/16/2026
Due date: 10/16/2026

Product or service	Description	Qty	Rate	Amount
15.10 Service Call	Serviced and checked the system. Checked the coil. Checked the freon level. Tech noted the system low by 5lbs of 410a, added. Tech noted a bad belt - estimate to replace $135 - ACCEPTED. Checked the capacitors. Checked the contactors.	1	$0.00	$0.00
15.20 Refridgerant	410a added	5	$95.00	$475.00
15.45 Misc. Parts	Replacing the belt noted above for the Lennox unit. AX55 V-Belt	1	$135.00	$135.00

Total **$610.00**

Ways to pay

BANK

View and pay

Approved
Marcy Pollicino
10/16/26

RECEIVED
OCT 16 2026
BY: TP

INVOICE

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

BILL TO:

Cypress Bluff CDD
10571 eTown Parkway
Jacksonville, FL 32256

SHIP TO:

Cypress Bluff CDD
10571 eTown Parkway
Jacksonville, FL 32256

P.O. Number: **Job #4560**
Sales Rep:
sales3:
Invoice No: **157696**
Status: **Open**
Invoice Date: **10/20/2026**
Due Date: **10/20/2026**
Total Card: **$462.60**
Total ACH: **$449.34**

Product/Service	Quantity	Unit Price CARD / ACH	Total CARD / ACH
Replace 1- AQUA LATCH on existing 4'H x 8'W Black Aluminum Double-Drive Gate. Make any Necessary Adjustments to Gate Needed to Open/Close Properly. Location of Gate is at the Pond of the Recharge Amenity Center.	1.00	$462.60 / $449.34	$462.60 / $449.34

Approved
Marcy Pollicino
10/20/26

RECEIVED
OCT 20 2026
BY:

	Card	ACH
Subtotal:	$462.60	$449.34
Tax:	$0.00	$0.00
Invoice Amount:	$462.60	$449.34
Previous Payment(s):	$0.00	
Amount Due (USD)	**$462.60**	**$449.34**

Thank you for doing business with us!

INVOICE #5529

ISSUED:
Oct 05, 2026

DUE:
Nov 04, 2026

RECIPIENT:

Cypress Bluff CDD

10571 eTown Parkway
JACKSONVILLE, FL 32256

RECEIVED
OCT 05 2026
BY:

SENDER:

Hydro-Kleen Pressure Washing

11318 Distribution Avenue West
Suite 3
Jacksonville, Florida 32256

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

SERVICE ADDRESS:

10571 eTown Parkway
JACKSONVILLE, FL 32256

Approved
Marcy Pollicino
10/5/26

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Oct 05, 2026				
Pressure Wash	Clean roof top Bar area tile floor and stairs both sides	1809	$0.16	$289.44
Pressure Wash	Clean upper pool deck concrete lounge area, breezeway, both ramps and stairs to playground entrance	3857	$0.16	$617.12
Pressure Wash	Clean Top, inside, outside of all white knee walls	1	$150.00	$150.00
Pressure Wash	clean outside sidewalk from left side exit to past bike rack and island at rotunda. Dog park entry side walk and ramp across from dog park and dumpster pad.	4169	$0.16	$667.04
Pressure Wash	Clean blue pool awnings	4	$30.00	$120.00
Pressure Wash	2 Blue awnings in Dog Park 2 Blue awnings in Playground	4	$50.00	$200.00
WINDOWS - SPOT FREE	Gym windows	25	$6.50	$162.50*
Pressure Wash	Clean recharge and three other signs	4	$100.00	$400.00

HYDRO-KLEEN PRESSURE WASHING
LICENSED INSURED
PAINTING
904-329-5279
Commercial Residential

INVOICE #5529

ISSUED:
Oct 05, 2026

DUE:
Nov 04, 2026

Total	**$2,606.10**

* 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.

Pay Now

INVOICE #5565

ISSUED:
Oct 19, 2026

DUE:
Nov 18, 2026

RECIPIENT:

Cypress Bluff CDD

10571 eTown Parkway
JACKSONVILLE, FL 32256

SERVICE ADDRESS:

10571 eTown Parkway
JACKSONVILLE, FL 32256

SENDER:

Hydro-Kleen Pressure Washing

11318 Distribution Avenue West
Suite 3
Jacksonville, Florida 32256

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

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Oct 16, 2026				
Pressure Wash	Clean Breezeway & Dumpster Pad (Min set up fee)	1	$200.00	$200.00

Approved
Marcy
Pollicino
10/19/26

RECEIVED
OCT 19 2026
BY: TP

Total **$200.00**

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.

Pay Now

Remit To:
JANI-KING OF JACKSONVILLE
5700 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32207
(904) 346-3000

Invoice	
Date	**Number**
10/22/2026	JAK10260540
Due Date	**Cust #**
Upon Receipt	246099
Invoice Amount	**Amount Remitted**
$973.00	

Sold To:
CYPRESS BLUFF CDD
475 WEST TOWN PLACE STE 114
ST. AUGUSTINE, FL 32092

For:
CYPRESS BLUFF CDD
475 WEST TOWN PLACE
STE 114
ST. AUGUSTINE, FL 32092

Make All Checks Payable to: JANI-KING OF JACKSONVILLE
RETURN THIS PORTION WITH YOUR PAYMENT

JANI-KING OF JACKSONVILLE

Commercial Cleaning Services
(904) 346-3000

Sold To:
CYPRESS BLUFF CDD
475 WEST TOWN PLACE STE 114
ST. AUGUSTINE, FL 32092

For:
CYPRESS BLUFF CDD
475 WEST TOWN PLACE
STE 114
ST. AUGUSTINE, FL 32092

Invoice No	Date	Cust No	Slsmn No	PO Number	Franchisee	Due Date
JAK10260540	10/22/2026	246099	LEN STEWARTSON	MARK CYPRESS BLUFF C	HIGH VIBE GLEAM, LLC	Upon Receipt

Quantity	Description	Unit Price	Extended Price
1	SCRUB OF WOMEN'S AND MEN'S RESTROOM FLOORS	$973.00	$973.00

Approved
Marcy Pollicino
10/26/26

RECEIVED
OCT 26 2026
BY:

Amount of Sale	$973.00
Sales Tax	$0.00
Total	$973.00

Pay On-Line: https://linktr.ee/janikingjax
Make All Checks Payable to:
JANI-KING OF JACKSONVILLE

BNY

INVOICE

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

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

Invoice Number: 00252-26-0165472
Invoice Date: Oct 5, 2026
Due Date: Nov 4, 2026
Account Number: 7014100964-INV
Cycle Date: Oct 1, 2026
Legacy Ref#: CT2118080
Currency: USD

INVOICE

RECEIVED
OCT 06 2026
BY:

Total Payable Amount: 4,400.00 USD

Current Period Subtotal:	4,400.00 USD
Current Period Tax:	0.00 USD
Current Period Total:	4,400.00 USD
Satisfied to Date:	0.00 USD
Balance Due:	4,400.00 USD

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

[redacted]

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

When making a payment through Nexen Instruction Capture (IIC), please select SWIFT as the ID type and use the SWIFT code mentioned above.

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

Client Service Rep: Daniel Niedzielski | daniel.niedzielski@bny.com

Details for Cypress Bluff Community Development District Special Assessment Revenue Bonds, Series 2021

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Trustee					
Annual Fee					4,400.00
For the period: Oct 1, 2026 to Sep 30, 2027					
Flat Fee		4,400.00		4,400.00	
Total					4,400.00

Billing Stub

CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT

Invoice Number: 00252-26-0165472
Account Number: 7014100964-INV
Invoice Date: Oct 5, 2026
Cycle Date: Oct 1, 2026

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

Client Service Rep: Daniel Niedzielski | daniel.niedzielski@bny.com

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622851672
DATE:	10/23/2026
ORDER:	622851672

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

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

Work Date	Time	Target Pest	Technician		Time In
10/23/2026	06:32 AM	ANTS, ROACH, WASP			06:32 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	10/23/2026			07:19 AM

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

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

Approved
Marcy
Pollicino
10/26/26

RECEIVED
OCT 26 2026
BY:

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

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

INVOICE

BILL TO	SHIP TO	SHIP DATE	10/28/2026	INVOICE	25033
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	10/28/2026
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	10/28/2026
St Augustine, FL 32092	Jacksonville, FL 32256				

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

INVOICE # MUST APPEAR ON ALL EFT & CHECK PAYMENTS.

Ways to pay

View and pay

SUBTOTAL	232.80
TAX	0.00
TOTAL	232.80
BALANCE DUE	**$232.80**

Approved
Marcy Pollicino
10/28/26

RECEIVED
OCT 28 2026
BY: