

*TISON'S LANDING*  
*Community Development District*

*FEBRUARY 13, 2025*

# *AGENDA*

# Tison's Landing Community Development District

475 West Town Place  
Suite 114  
St. Augustine, Florida 32092  
[www.TisonsLandingCDD.com](http://www.TisonsLandingCDD.com)

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February 6, 2025

Board of Supervisors  
Tison's Landing Community Development District  
**Call In # 1-877-304-9269 Code 1051210**

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Thursday, February 13, 2025 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.  
Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below (limited to three minutes)
- III. Staff Reports
  - A. District Engineer
  - B. District Counsel
  - C. District Manager – Request for Fitness Classes
  - D. Amenity Manager – Report
  - E. Field Operations Manager
- IV. Approval of Consent Agenda
  - A. Minutes of the December 12, 2024 Meeting
  - B. Financial Statements
  - C. Check Register
- V. Consideration of Resolution 2025-02, Designating a Registered Agent
- VI. Consideration of Resolution 2025-03, Designating Officers
- VII. Acceptance of the Fiscal Year 2024 Audit Report

- VIII. Discussion of Rental and Events Liability Implications
- IX. Supervisor Requests
- X. Audience Comments
- XI. Next Scheduled Meeting – Thursday, March 13, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- XII. Adjournment

*THIRD ORDER OF BUSINESS*

*C.*

**From:** Courtney Hogge chogge@gmsnf.com  
**Subject:** Fwd: YBL: Group Fitness  
**Date:** February 6, 2025 at 9:24 AM  
**To:**



Begin forwarded message:

**From:** Jonalyn Rodriguez <jonalynr0715@yahoo.com>  
**Subject:** YBL: Group Fitness  
**Date:** December 12, 2024 at 10:38:40 PM EST  
**To:** "dlaughlin@gmsnf.com" <dlaughlin@gmsnf.com>

Hello Daniel

Good Evening.

My name is Jonalyn Rodriguez and we have been a resident of YBL for about 9 years now. I attended the HOA Meeting tonight and per our conversation, I wanted to see if the HOA is open to having Group Fitness in our neighborhood. I am a Certified Personal Trainer and a trainer at baileys and workout anytime but wanted to have it available for our neighbors as well.

And with that being said, the group fitness will include: Stretching before and after  
Full Body workout (arms, core, legs and  
glutes)  
Alternating HIIT (High Intensity Interval  
Training)

Saturdays or Sunday Mornings 9am

Duration: 1 hour

Location: YBL Amenity center

soccer field / basketball court

\$25 per person

Please let me know if this can be approved and please let me know if you need anything from me.

Thanks in advance

Best regards,

Jonalyn Rodriguez  
YBL

*D.*





YELLOW BLUFF  
LANDING

# Amenity Manager's Report



Prepared For  
**Tisons Landing**  
**CDD**  
for the month of  
**February 2025**

Respectfully submitted by  
**Tim Harden and Elizabeth  
Myers-Hesford**

# UPCOMING EVENT

Date : February 14th 630am to 830am

Event: Donuts



# UPCOMING EVENT

Date : February 14th 10am to noon

Event: Paint Party for Home schoolers



# PAST EVENT SUMMARY

Date : January 11th 2pm to 4pm

Event: Yoga Event

## YOGA INTEREST EVENT

WE ARE THRILLED TO INVITE YOU TO KICK OFF THE NEW YEAR BY EMBRACING FITNESS AND RELAXATION THROUGH A COMPREHENSIVE RANGE OF YOGA SERVICES AT OUR FREE COMMUNITY EVENT!

YOU ARE WELCOME TO ATTEND ONE OR ALL OF THE CLASSES OFFERED. WHETHER YOU'RE A SEASONED YOGI OR A BEGINNER, THERE'S SOMETHING FOR EVERYONE.

WHAT TO BRING:

- TOWEL
- WATER BOTTLE
- YOGA MAT

WHAT TO EXPECT:

- SIGN-UP SHEETS FOR FUTURE CLASSES
- CLASSES RUNNING FOR 4 WEEKS
- DROP-IN RATE: \$20 PER CLASS OR \$65 MONTHLY PER SESSION

TAKE THE FIRST STEP TOWARD A HEALTHIER YOU AND JOIN US! WE CAN'T WAIT TO SEE YOU THERE AND SHARE THIS EXCITING JOURNEY TOWARD FITNESS AND WELLNESS.

LET'S MAKE 2025 YOUR YEAR OF HEALTH AND HAPPINESS!

✓ CHAIR YOGA 2PM

✓ ALL LEVELS/BASIC FLOW  
(KID FRIENDLY) 230PM

✓ POWER YOGA 3PM



Saturday, January 11th

Amenity Center

2pm to 4pm

# MANAGERS NOTES

Here are some updates on community activities and initiatives for the month of February:

- We have **begun the hiring process** for summer pool monitors to ensure coverage for the upcoming season.
- A **reminder email** regarding **Amenity Center policies** was sent to the community to reinforce guidelines and expectations.
- Unfortunately, the **Yoga Event** had no resident participation. I am currently in discussions with a vendor that offers **GOAT YOGA**, which could generate more interest.
- The **HOA-sponsored Military Appreciation Luncheon** was a great success! We will be **partnering with the CDD** to expand military-focused programming within the community.
- We have implemented a **Military Resident Spotlight** using the **message boards** at both entrances to feature one military resident per month. An **eblast is also sent to the community** to recognize their service.
- Moving forward, I plan to **focus more events on specific community groups**, including homeschool kids, moms, teens, and seniors, to ensure more inclusive and engaging activities for all residents.

**As always, I appreciate your support and welcome any feedback or suggestions**

# FACILITIES MAINTENANCE

Alpha Foundations came in and leveled all of the sidewalks around the amenity center.



Before



After



Before



After

Staff repaired the damaged fascia on the north side of the amenity center. A fifty foot lift was required to complete this project. Total cost was less than \$600.



Before repair



After repair

# REPAIR OF DAMAGED CHAIR LEG

Staff repaired one of the conference table chairs that was damaged.



Damaged chair



Repaired chair



# REPAINTING OF STOP BARS

Staff logged a ticket with Public Works to repaint stop bars at intersection of Magnolia Grove and Stanis Ct and Magnolia Grove and Kayla Cove Ct.



Missing stop bar at Magnolia Grove and Kayla Cove Ct



Pic of worn stop bar at Magnolia Grove and Stanis



New stop bar at Kayla Cove Ct



New Stanis stop bar

# Irrigation leaks repaired by Lawnboy

Lawnboy repaired a major irrigation leak at both of the entrances on January 7th.



Irrigation leak at Yellow Bluff  
entrance



Yellow Bluff irrigation leak  
repaired



Irrigation leak at Main St entrance



Main St irrigation leak repaired

# New signage at JEA lift station

Staff reached out to JEA and requested that the faded signage on the lift station on Magnolia Grove be replaced.



Faded signage at JEA lift station



New signage at JEA lift station

**If you have questions concerning this  
report please email  
[tharden@vestapropertyservices.com](mailto:tharden@vestapropertyservices.com)  
or  
[emyers@vestapropertyservices.com](mailto:emyers@vestapropertyservices.com) or  
call the office at 904-757-1547.**



*FOURTH ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING  
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, December 12, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

Monica Timmons	Chairperson
Cedeila Alford	Vice Chair
Linda Waldhauer	Supervisor
Ann Schaffer	Supervisor
Michael Evans	Supervisor

Also present were:

Daniel Laughlin	District Manager
Gregory George <i>by telephone</i>	District Counsel
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager

The following is a summary of the discussions and actions taken at the December 12, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 6:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Regarding Agenda Items**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected Supervisors**

Mr. Laughlin, being a notary public for the State of Florida, administered an oath of office to Ms. Waldhauer and Ms. Schaffer.

**B. Consideration of Resolution 2025-01, Designating Officers**

Mr. Laughlin reminded the Board that the current slate of officers is Ms. Timmons as Chair, Ms. Alford as Vice Chair, Ms. Waldhauer, Mr. Evans and Ms. Schaffer as Assistant Secretaries, Mr. Laughlin as Secretary and Treasurer, and from GMS's office, Darrin Mossing, Marilee Giles, Jim Oliver, Rich Hans and Patti Powers are Assistant Secretaries and Assistant Treasurers.

On MOTION by Ms. Schaffer seconded by Ms. Alford with all in favor Resolution 2025-01, designating the same slate of officers was approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

There being no report, the next item followed.

**B. District Counsel**

Mr. George reminded the board members to complete the four hours of required ethics training prior to the end of the year.

**C. District Manager**

There being nothing to report, the next item followed.

**D. Amenity Manager - Report**

A copy of the amenity manager's report was included in the agenda package for the Board's review.

**E. Field Operations Manager**

Mr. Harden provided an overview of repairs and community upkeep that have been completed since the last meeting. He also presented proposals for sidewalk repairs.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the proposal from Alpha Foundation was approved at an amount not to exceed \$3,800.



Ms. Alford asked that Mr. Harden take pictures of the before and after state of the sidewalks.

**FIFTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the November 14, 2024 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$66,027.15, were included in the agenda package for the Board’s review.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the consent agenda was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Pool Pump Replacement**

Mr. Harden reminded the Board that proposals to replace or repair the pool pump were presented last month and there were some questions about warranties. United Pool Pros did not respond to his request for confirmation of a warranty; however Hydra Pools confirmed the equipment they are recommended comes with a two-year warranty. The equipment C Buss Enterprises is recommended comes with a three-year warranty. He noted Hydra’s proposal includes redoing some piping.

On MOTION by Ms. Timmons seconded by Ms. Schaffer with all in favor the proposal from Hydra Pools was approved at an amount not to exceed \$4,500.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

Jill Graby stated that there are areas of the sidewalk coming from the handicap section that need to be addressed.

Mr. Harden stated that those are on the list to be taken care of.

A resident asked if the Christmas lights that are out are going to be replaced.

Mr. Harden stated that there are a few sections he needs to replace.

A resident stated that she is a personal trainer and asked if some of the equipment at the fitness center could be used.

Mr. Laughlin responded that personal trainers are not permitted in the fitness center per the District’s policies.

The resident asked if she could use the athletic field or basketball court.

Mr. Laughlin responded that the request could be added to the next agenda for discussion.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday,  
January 9, 2025 at 6:00 p.m. at the Yellow  
Bluff Amenity Center**

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

***Tison's Landing***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2024***



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**Tison's Landing**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 34,634	\$ -	\$ -	\$ 34,634
Capital Reserve Account	-	-	1,160	1,160
Accounts Receivable	455	-	-	455
Due from General Fund	-	4,420	-	4,420
<u>Investments:</u>				
State Board Administration (SBA)	906,689	-	224,259	1,130,948
<u>Series 2016-1</u>				
Reserve	-	150,217	-	150,217
Revenue	-	416,794	-	416,794
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	43,922	-	43,922
Deposits	4,202	-	-	4,202
<b>Total Assets</b>	<b>\$ 945,981</b>	<b>\$ 615,356</b>	<b>\$ 225,419</b>	<b>\$ 1,786,756</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 17,708	\$ -	-	\$ 17,708
Due to Debt Service	4,420	-	-	4,420
<b>Total Liabilities</b>	<b>\$ 22,129</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,129</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service - Series 2016	-	615,356	-	615,356
Assigned for:				
Capital Reserve Fund	-	-	225,419	225,419
Unassigned	919,650	-	-	919,650
<b>Total Fund Balances</b>	<b>\$ 923,852</b>	<b>\$ 615,356</b>	<b>\$ 225,419</b>	<b>\$ 1,764,627</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 945,981</b>	<b>\$ 615,356</b>	<b>\$ 225,419</b>	<b>\$ 1,786,756</b>

**Tison's Landing**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 854,540	\$ 838,288	\$ 838,288	\$ -
Clubhouse Income	2,000	500	1,570	1,070
Interest Income	10,000	2,500	4,764	2,264
<b>Total Revenues</b>	<b>\$ 866,540</b>	<b>\$ 841,288</b>	<b>\$ 844,622</b>	<b>\$ 3,334</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,000	\$ 1,000
PR-FICA	918	230	153	77
Engineering	3,000	750	845	(95)
Attorney	15,000	3,750	2,109	1,641
Annual Audit	3,200	3,200	3,200	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	250	350	(100)
Trustee Fees	3,725	-	-	-
Management Fees	45,000	11,250	11,250	-
Information Technology	1,600	400	400	0
Website Maintenance	1,600	400	400	0
Telephone	350	88	27	61
Postage & Delivery	1,000	250	2	248
Insurance General Liability	11,733	11,733	10,910	823
Printing & Binding	2,000	500	77	423
Legal Advertising	2,500	625	300	325
Other Current Charges	1,000	250	90	160
Office Supplies	500	125	0	125
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 110,001</b>	<b>\$ 39,475</b>	<b>\$ 34,788</b>	<b>\$ 4,688</b>

**Operations & Maintenance**

**Community Operations**

Insurance (Property)	\$ 24,738	\$ 24,738	\$ 22,201	\$ 2,537
Field Management & Administration (Vesta)	37,179	9,295	9,295	-
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera / Hi-Tech)	16,377	4,094	4,005	89
Landscape Maintenance (LawnBoy)	59,690	14,923	13,272	1,651
Landscape Mulch	15,000	-	-	-
Landscape Fertilization (Agro Pro)	19,332	4,833	4,833	0

**Tison's Landing**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Community Operations (continued)</b>		-		
Irrigation Repairs and Maintenance	\$ 10,000	\$ 2,500	\$ 2,143	\$ 358
Landscape Repairs and Maintenance	7,000	1,750	1,115	636
Lake Maintenance (The Lake Doctor)	11,428	2,857	2,412	445
Utilities-Cable (Comcast)	1,680	420	370	50
Utilities-Electric (JEA)	1,800	450	320	130
Utilities-Irrigation (JEA)	30,000	7,500	3,433	4,067
Community Repairs and Maintenance	20,000	5,000	742	4,258
Community Operations Contingency	5,000	1,250	-	1,250
Capital Improvement Plan	22,500	5,625	-	5,625
Capital Reserve Funding	162,574	162,574	162,574	-
<b>Subtotal Community Operations Expenditures</b>	<b>\$ 446,798</b>	<b>\$ 247,808</b>	<b>\$ 226,713</b>	<b>\$ 21,096</b>
<b>Amenity Operations Expenditures</b>				
Amenity Manager (Vesta)	\$ 102,210	25,553	\$ 25,553	\$ -
Pool Maintenance (Vesta)	33,150	8,288	8,288	-
Janitorial Maintenance (Vesta)	33,099	8,275	8,275	-
Janitorial Supplies (Vesta)	4,058	1,015	1,015	(0)
Amenity Website (Vesta)	3,000	750	750	-
Seasonal Office Staffing (Vesta)	13,753	3,438	3,438	-
Security Camera Monitoring (Envera/High-Tech)	13,761	3,440	3,380	60
Pool Chemicals (Hawkins)	15,000	3,750	2,445	1,305
License / Permit Fees	600	-	-	-
Utilities-Cable (Comcast)	6,600	1,650	1,511	139
Utilities-Electric (JEA)	17,410	4,353	2,710	1,642
Utilities-Water/Sewer (JEA)	12,000	3,000	6,019	(3,019)
Refuse Service (Republic Services)	7,200	1,800	2,102	(302)
Pest Control	1,000	250	150	100
Amenity Repairs and Maintenance	15,400	3,850	1,722	2,128
Fitness Equipment Maintenance	1,000	250	330	(80)
Special Events	23,500	5,934	5,934	-
Amenity Supplies	5,000	1,250	462	788
Amenity Operations Contingency	2,000	500	-	500
Capital Outlay	-	-	4,490	(4,490)
<b>Subtotal Amenity Operations Expenditures</b>	<b>\$ 309,740</b>	<b>\$ 77,345</b>	<b>\$ 78,575</b>	<b>\$ (1,230)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 756,538</b>	<b>\$ 325,153</b>	<b>\$ 305,288</b>	<b>\$ 19,865</b>
<b>Total Expenditures</b>	<b>\$ 866,540</b>	<b>\$ 364,628</b>	<b>\$ 340,075</b>	<b>\$ 24,553</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 476,660</b>	<b>\$ 504,547</b>	<b>\$ 27,887</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 476,660</b>	<b>\$ 504,547</b>	<b>\$ 27,887</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 419,306</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 923,852</b>	



**Tison's Landing**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b><u>Revenues</u></b>				
Capital Reserve - Transfer In	\$ 162,574	\$ 162,574	\$ 162,574	\$ -
Interest	3,353	838	1,189	351
<b>Total Revenues</b>	<b>\$ 165,927</b>	<b>\$ 163,412</b>	<b>\$ 163,763</b>	<b>\$ 351</b>
<b><u>Expenditures:</u></b>				
Christmas Décor	\$ -	\$ -	\$ 9,640	\$ (9,640)
Miscellaneous Services	52,000	13,000	164	12,836
<b>Total Expenditures</b>	<b>\$ 52,000</b>	<b>\$ 13,000</b>	<b>\$ 9,804</b>	<b>\$ 3,196</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 113,927</b>	<b>\$ 150,412</b>	<b>\$ 153,960</b>	<b>\$ 3,547</b>
<b>Net Change in Fund Balance</b>	<b>\$ 113,927</b>	<b>\$ 150,412</b>	<b>\$ 153,960</b>	<b>\$ 3,547</b>
<b>Fund Balance - Beginning</b>	<b>\$ 95,340</b>		<b>\$ 71,459</b>	
<b>Fund Balance - Ending</b>	<b>\$ 209,267</b>		<b>\$ 225,419</b>	

**Tison's Landing**  
**Community Development District**  
**Debt Service Fund Series 2016A-1 & A-2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 381,936	\$ 374,672	\$ 374,672	\$ -
Interest Income	7,500	1,875	3,366	1,491
<b>Total Revenues</b>	<b>\$ 389,436</b>	<b>\$ 376,547</b>	<b>\$ 378,038</b>	<b>\$ 1,491</b>
<b>Expenditures:</b>				
<b>Series 2016A-1</b>				
Interest - 11/01	\$ 51,417	\$ 51,417	\$ 51,417	\$ -
Interest - 05/01	51,417	-	-	-
Principal - 05/01	195,000	-	-	-
<b>Series 2016A-2</b>				
Interest - 11/01	\$ 18,213	\$ 18,213	\$ 18,213	-
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 05/01	18,213	-	-	-
Principal - 05/01	45,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 379,259</b>	<b>\$ 69,629</b>	<b>\$ 74,629</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,177</b>	<b>\$ 306,918</b>	<b>\$ 303,408</b>	<b>\$ (3,509)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,177</b>	<b>\$ 306,918</b>	<b>\$ 303,408</b>	<b>\$ (3,509)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 148,125</b>		<b>\$ 311,948</b>	
<b>Fund Balance - Ending</b>	<b>\$ 158,302</b>		<b>\$ 615,356</b>	

**Tison's Landing**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 41,582	\$ 796,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 838,288
Clubhouse Income	-	1,185	385	-	-	-	-	-	-	-	-	-	1,570
Interest Income	1,513	1,265	1,986	-	-	-	-	-	-	-	-	-	4,764
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 1,513</b>	<b>\$ 44,032</b>	<b>\$ 799,078</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 844,622</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
PR-FICA	-	77	77	-	-	-	-	-	-	-	-	-	153
Engineering	-	-	845	-	-	-	-	-	-	-	-	-	845
Attorney	500	930	679	-	-	-	-	-	-	-	-	-	2,109
Annual Audit	-	-	3,200	-	-	-	-	-	-	-	-	-	3,200
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	183	83	83	-	-	-	-	-	-	-	-	-	350
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,750	3,750	3,750	-	-	-	-	-	-	-	-	-	11,250
Information Technology	133	133	133	-	-	-	-	-	-	-	-	-	400
Website Maintenance	133	133	133	-	-	-	-	-	-	-	-	-	400
Telephone	8	19	-	-	-	-	-	-	-	-	-	-	27
Postage & Delivery	-	2	-	-	-	-	-	-	-	-	-	-	2
Insurance General Liability	10,810	-	100	-	-	-	-	-	-	-	-	-	10,910
Printing & Binding	38	-	38	-	-	-	-	-	-	-	-	-	77
Legal Advertising	-	200	100	-	-	-	-	-	-	-	-	-	300
Other Current Charges	24	53	13	-	-	-	-	-	-	-	-	-	90
Office Supplies	-	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 18,255</b>	<b>\$ 6,381</b>	<b>\$ 10,152</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,788</b>

**Tison's Landing**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Community Operations</b>													
Insurance (Property)	\$ 22,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,201
Field Management & Administration (Vesta)	3,098	3,098	3,098	-	-	-	-	-	-	-	-	-	9,295
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera / Hi-Tec)	1,265	2,031	708	-	-	-	-	-	-	-	-	-	4,005
Landscape Maintenance (LawnBoy)	4,424	4,424	4,424	-	-	-	-	-	-	-	-	-	13,272
Landscape Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Fertilization (Agro Pro)	1,611	1,611	1,611	-	-	-	-	-	-	-	-	-	4,833
Irrigation Repairs and Maintenance	-	853	1,290	-	-	-	-	-	-	-	-	-	2,143
Landscape Repairs and Maintenance	372	372	372	-	-	-	-	-	-	-	-	-	1,115
Lake Maintenance (The Lake Doctor)	804	804	804	-	-	-	-	-	-	-	-	-	2,412
Utilities-Cable (Comcast)	123	123	123	-	-	-	-	-	-	-	-	-	370
Utilities-Electric (JEA)	102	103	115	-	-	-	-	-	-	-	-	-	320
Utilities-Irrigation (JEA)	1,331	992	1,110	-	-	-	-	-	-	-	-	-	3,433
Community Repairs and Maintenance	-	330	412	-	-	-	-	-	-	-	-	-	742
Community Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Funding	-	-	162,574	-	-	-	-	-	-	-	-	-	162,574
<b>Subtotal Field Expenditures</b>	<b>\$ 35,331</b>	<b>\$ 14,741</b>	<b>\$ 176,640</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 226,713</b>
<b>Amenity Operations Expenditures</b>													
Amenity Manager (Vesta)	\$ 8,518	\$ 8,518	\$ 8,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,553
Pool Maintenance (Vesta)	2,763	2,763	2,763	-	-	-	-	-	-	-	-	-	8,288
Janitorial Maintenance (Vesta)	2,758	2,758	2,758	-	-	-	-	-	-	-	-	-	8,275
Janitorial Supplies (Vesta)	338	338	338	-	-	-	-	-	-	-	-	-	1,015
Amenity Website (Vesta)	250	250	250	-	-	-	-	-	-	-	-	-	750
Seasonal Office Staffing (Vesta)	1,146	1,146	1,146	-	-	-	-	-	-	-	-	-	3,438
Security Camera Monitoring (Envera/High-Te)	1,147	1,147	1,087	-	-	-	-	-	-	-	-	-	3,380
Pool Chemicals (Hawkins)	925	783	738	-	-	-	-	-	-	-	-	-	2,445
License / Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities-Cable (Comcast)	504	504	504	-	-	-	-	-	-	-	-	-	1,511
Utilities-Electric (JEA)	937	828	945	-	-	-	-	-	-	-	-	-	2,710
Utilities-Water/Sewer (JEA)	4,380	1,465	174	-	-	-	-	-	-	-	-	-	6,019
Refuse Service (Republic Services)	569	968	565	-	-	-	-	-	-	-	-	-	2,102
Pest Control	50	50	50	-	-	-	-	-	-	-	-	-	150
Amenity Repairs and Maintenance	987	316	419	-	-	-	-	-	-	-	-	-	1,722
Fitness Equipment Maintenance	-	330	-	-	-	-	-	-	-	-	-	-	330
Special Events	3,084	876	1,974	-	-	-	-	-	-	-	-	-	5,934
Amenity Supplies	354	94	15	-	-	-	-	-	-	-	-	-	462
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	4,490	-	-	-	-	-	-	-	-	-	4,490
<b>Subtotal Amenity Expenditures</b>	<b>\$ 28,708</b>	<b>\$ 23,134</b>	<b>\$ 26,732</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 78,575</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 64,039</b>	<b>\$ 37,876</b>	<b>\$ 203,373</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 305,288</b>
<b>Total Expenditures</b>	<b>\$ 82,294</b>	<b>\$ 44,257</b>	<b>\$ 213,525</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 340,075</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (80,781)</b>	<b>\$ (225)</b>	<b>\$ 585,553</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 504,547</b>
<b>Net Change in Fund Balance</b>	<b>\$ (80,781)</b>	<b>\$ (225)</b>	<b>\$ 585,553</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 504,547</b>

**Tison's Landing**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds</b>		
Original Bond Issuance: 8/12/2016		\$4,520,000.00
Term 1:	\$2,235,000	
Interest Rate:	2.000%, 2.200%, 2.400%, 2.600%, 2.875%, 3.000%, 3.125%	
Maturity Date:	5/1/2028	
Term 2:	\$930,000	
Interest Rate:	3.750%	
Maturity Date:	5/1/2032	
Term 3:	\$1,355,000	
Interest Rate:	3.600%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$149,668	
Reserve Fund Balance	150,217	
Less: Principal Payment - 5/1/17		(\$165,000)
Less: Special Call - 11/1/17		(\$10,000)
Less: Principal Payment - 5/1/18		(\$170,000)
Less: Special Call - 11/1/18		(\$5,000)
Less: Principal Payment - 5/1/19		(\$170,000)
Less: Special Call - 11/1/19		(\$10,000)
Less: Principal Payment - 5/1/20		(\$175,000)
Less: Principal Payment - 5/1/21		(\$180,000)
Less: Special Call - 11/1/21		(\$5,000)
Less: Principal Payment - 5/1/22		(\$180,000)
Less: Principal Payment - 5/1/23		(\$185,000)
Less: Special Call - 5/1/23		(\$5,000)
Less: Principal Payment - 5/1/24		(\$190,000)
<b>Current Bonds Outstanding</b>		<b>\$3,070,000</b>

<b>Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds</b>		
Original Bond Issuance: 8/12/2016		\$1,135,000
Interest Rate:	4.70%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$43,761	
Reserve Fund Balance	43,922	
Less: Principal Payment - 5/1/17		(\$50,000)
Less: Principal Payment - 5/1/18		(\$45,000)
Less: Principal Payment - 5/1/19		(\$40,000)
Less: Special Call - 11/1/19		(\$5,000)
Less: Principal Payment - 5/1/20		(\$45,000)
Less: Principal Payment - 5/1/21		(\$40,000)
Less: Principal Payment - 5/1/22		(\$45,000)
Less: Special Call - 11/1/22		(\$5,000)
Less: Principal Payment - 5/1/23		(\$40,000)
Less: Special Call - 5/1/23		(\$5,000)
Less: Principal Payment - 5/1/24		(\$40,000)
Less: Special Call - 11/1/24		(\$5,000)
<b>Current Bonds Outstanding</b>		<b>\$770,000</b>

**Tison's Landing**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - Duval County**  
**Fiscal Year 2025**

Gross Assessments \$ 923,827.60 \$ 412,903.60 \$ 1,336,731.20  
 Net Assessments \$ 854,540.53 \$ 381,935.83 \$ 1,236,476.36

**ON ROLL ASSESSMENTS**

allocation in % 69.11% 30.89% 100.00%

Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Property Appraiser	Net Receipts	2016A-1&A-2		
							O&M Portion	Debt Service	Total
11/06/24	10/15-10/31/24	\$ 3,477.38	\$ 163.39	\$ 67.27	\$ 48.72	\$ 3,198.00	\$ 2,210.17	\$ 987.83	\$ 3,198.00
11/15/24	11/01-11/10/24	24,163.95	966.57	470.91	341.00	22,385.47	15,470.81	6,914.66	22,385.47
11/21/24	11/11-11/17/24	12,545.75	484.77	244.84	177.29	11,638.85	8,043.72	3,595.13	11,638.85
11/29/24	11/18-11/24/24	24,725.62	948.79	482.67	349.52	22,944.64	15,857.26	7,087.38	22,944.64
12/05/24	11/25-12/04/24	118,164.59	4,726.64	2,268.76	1,701.57	109,467.62	75,654.11	33,813.51	109,467.62
12/10/24	11/25-12/04/25	1,110,746.52	44,409.33	21,326.74	15,995.06	1,029,015.39	711,162.29	317,853.10	1,029,015.39
12/20/29	12/05-12/15/24	15,396.80	567.55	301.04	217.99	14,310.22	9,889.93	4,420.29	14,310.22
<b>TOTAL</b>		<b>\$ 1,309,220.61</b>	<b>\$ 52,267.04</b>	<b>\$ 25,162.23</b>	<b>\$ 18,831.15</b>	<b>\$ 1,212,960.19</b>	<b>\$ 838,288.29</b>	<b>\$ 374,671.90</b>	<b>\$ 1,212,960.19</b>

<b>97.94%</b>	<b>Percent Collected</b>
<b>\$ 27,510.59</b>	<b>Balance Remaining to Collect</b>

*C.*

**Tison's Landing**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025  
Check Register

**GENERAL FUND**

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
11/1 - 11/30/24	3689-3713	\$	47,239.71
12/1 - 12/31/24	3714-3732	\$	1,163,756.44
<b>TOTAL</b>		<b>\$</b>	<b>1,210,996.15</b>

**CAPITAL RESERVE FUND**

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
<b>TOTAL</b>		<b>\$</b>	<b>-</b>



AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 12/16/24	PAGE 1		
*** CHECK DATES 11/01/2024 - 11/30/2024 ***		TISON'S LANDING GF BANK A TISON LANDING								
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/04/24	00030	10/25/24	84957412	202411 320-57200-41050		TV/INTERNET 11/4-12/3/24	*	503.73		
		10/28/24	84957412	202411 320-53800-41050		INTERNET 11/2-12/1/24	*	123.35		
						COMCAST (AUTO PAY)			627.08	003689
11/04/24	00206	10/22/24	6896289	202410 320-57200-46500		AZONE-EPA REG NO. 7870-1	*	470.08		
						HAWKINS, INC.			470.08	003690
11/04/24	00186	11/01/24	413672	202411 320-57200-34502		NOV 24 - ACCESS CONTR SYS	*	60.00		
						HI-TECH SYSTEMS ASSOCIATES			60.00	003691
11/04/24	00015	10/30/24	89708215	202410 320-53800-43000		ELECTRIC 9/26-10/28/24	*	101.56		
		10/30/24	89708215	202410 320-57200-43000		ELECTRIC 9/26-10/28/24	*	936.93		
		10/30/24	89708215	202410 320-53800-43100		IRRIGATION 9/25-10/27/24	*	1,432.05		
		10/30/24	89708215	202410 320-57200-43100		SEWER 9/28-10/30/24	*	3,366.86		
		10/30/24	89708215	202410 320-57200-43100		WATER 9/28-10/30/24	*	1,013.21		
		10/30/24	89708215	202410 320-53800-43100		INSP/BACKFLOW FEES	*	101.17-		
						JEA (AUTO PAY)			6,749.44	003692
11/04/24	00229	10/31/24	5	202411 320-57200-49400		FRIENDAVERSARY PRY 11/23	*	250.00		
						MAXIMUM ENTERTAINMENT TRIVIA			250.00	003693
11/04/24	00229	10/31/24	6	202412 320-57200-49400		BREAKFAST W/SANTA 12/7	*	250.00		
						MAXIMUM ENTERTAINMENT TRIVIA			250.00	003694
11/04/24	00229	10/31/24	7	202412 320-57200-49400		CHRISTMAS KARAOKE 12/14	*	250.00		
						MAXIMUM ENTERTAINMENT TRIVIA			250.00	003695
11/04/24	00064	10/30/24	58949201	202410 320-53800-46202		OCT 24 - PEST CONTROL SVC	*	50.00		
						NADER'S PEST RAIDERS			50.00	003696
11/04/24	00137	11/01/24	225516B	202411 320-53800-46800		NOV 24 - WATER MGMT	*	804.00		
						THE LAKE DOCTORS, INC.			804.00	003697
						TISO TISON				
						TCESSNA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/20/24	00161	10/31/24	18716	202410	320-53800	46203	AGROWPRO INC.	*	1,610.98	1,610.98	003699
11/20/24	00081	10/31/24	190319	202410	310-51300	31500	BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	500.00	500.00	003700
11/20/24	00012	11/07/24	24-07004	202411	310-51300	48000	DAILY RECORD + OBSERVER LLC	*	99.88	99.88	003701
11/20/24	00004	11/01/24	460	202411	310-51300	34000	GOVERNMENTAL MANAGMENT'S SERVICES	*	3,750.00	4,121.18	003702
		11/01/24	460	202411	310-51300	49500	HAWKINS, INC.	*	133.33	617.58	003703
		11/01/24	460	202411	310-51300	35100	LAWNBOY LAWN SERVICES, INC.	*	133.33	4,424.00	
		11/01/24	460	202411	310-51300	31200	REPLC HUNTER STATION NODE	*	83.33	240.00	
		11/01/24	460	202411	310-51300	51000	LAWNBOY LAWN SERVICES, INC.	*	.03	131.50	
		11/01/24	460	202411	310-51300	42000	REPUBLIC SERVICES #687 (AUTO PAY)	*	2.31	312.50	
		11/01/24	460	202411	310-51300	41000	REPUBLIC SERVICES #687 (AUTO PAY)	*	18.85	968.45	003705
11/20/24	00206	11/11/24	6911303	202411	320-57200	46500	WASTE 11/1-11/30/24	*	617.58	968.45	003705

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/21/24	00152	11/03/24	55693990	202410	320	57200	46550		TORO VALVE FOR POOL AUTOF	*	100.03		
		11/03/24	55693990	202410	320	57200	46000		POOL CHAIR SLINGS	*	196.00		
		11/03/24	55693990	202410	320	57200	46000		PVC FITTINGS	*	8.17		
		11/03/24	55693990	202410	320	57200	46550		FLOWMETER FOR POOL	*	130.12		
		11/03/24	55693990	202410	320	57200	46000		PVC FITTINGS	*	27.70		
WELLS FARGO CREDIT CARD (AUTO PAY)												462.02	003706
11/22/24	00152	11/03/24	55693990	202410	320	57200	49400		SAND FOR HALLOWEEN EVENT	*	56.50		
		11/03/24	55693990	202410	320	57200	52000		DUCT TAPE AND VELCRO	*	48.87		
		11/03/24	55693990	202410	320	57200	52000		STAMPS	*	14.60		
		11/03/24	55693990	202410	320	57200	49400		HALLOWEEN EVENT	*	700.00		
WELLS FARGO CREDIT CARD (AUTO PAY)												819.97	003707
11/22/24	00246	11/18/24	YBL01	202412	320	57200	49400		FACE PAINTING SVCS	*	300.00		
OBBLUDAZZI PRINTS												300.00	003708
11/22/24	00116	11/18/24	17568	202411	320	53800	35000		BACKFLOW TEST	*	540.00		
BOB'S BACKFLOW & PLUMBING SERVICES												540.00	003709
11/22/24	00156	10/22/24	87408	202410	320	53800	34502		INST SURGE PROTECTION EQ	*	617.30		
		11/01/24	747978	202412	320	53800	34502		ENTR2 VIDEO 12/1-12/31/24	*	130.61		
		11/01/24	747979	202412	320	53800	34502		UTILITY VID 12/1-12/31/24	*	288.21		
		11/01/24	747980	202412	320	53800	34502		ENTR1 POND RN 12/1-12/31	*	229.27		
		11/01/24	747981	202412	320	57200	34502		AMENITY 12/1-12/31/24	*	1,086.71		
ENVERA												2,352.10	003710
11/22/24	00206	11/19/24	6919665	202411	320	57200	46500		AZONE-EPA REG NO. 7870-1	*	165.40		
HAWKINS, INC.												165.40	003711
TISO TISON													
TCESSNA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/22/24	00064	11/19/24 59352836	202411 320-53800-46202	NOV 24 - PEST CONTROL SVC	*	50.00	
				NADER'S PEST RAIDERS			50.00 003712
11/22/24	00157	10/31/24 423201	202410 320-57200-49400	MOVIE NIGHT	*	193.49	
		10/31/24 423201	202410 320-57200-52000	ELEC CORD/AMENITY CENTER	*	290.16	
		10/31/24 423201	202410 320-57200-49400	HALLOWEEN	*	127.76	
		10/31/24 423201	202410 320-57200-49400	HALLOWEEN	*	6.39	
		10/31/24 423201	202410 320-57200-46601	AC REPAIR	*	525.00	
		11/01/24 422746	202411 320-57200-45105	NOV 24 - AMENITY MANAGER	*	8,517.50	
		11/01/24 422746	202411 320-57200-46400	NOV 24 - POOL MAINTENANCE	*	2,762.50	
		11/01/24 422746	202411 320-53800-34400	NOV 24 - FIELD MGMT	*	3,098.25	
		11/01/24 422746	202411 320-57200-46602	NOV 24 - JANITORIAL SUPP	*	338.17	
		11/01/24 422746	202411 320-57200-46601	NOV 24 - JANITORIAL MAINT	*	2,758.25	
		11/01/24 422746	202411 320-57200-49510	NOV 24 - WEBSITE ADMIN	*	250.00	
		11/01/24 422746	202411 320-57200-34450	NOV 24 - POOL MONITORS	*	1,146.08	
				VESTA PROPERTY SERVICE INC.			20,013.55 003713
				TOTAL FOR BANK A		47,239.71	
				TOTAL FOR REGISTER		47,239.71	

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/03/24	00030	11/25/24	84957412	202412	320	57200	41050		TV/INTERNET 12/4-1/3/25	*	503.73		
		11/28/24	84957412	202412	320	53800	41050		INTERNET 12/2-1/1/25	*	123.35		
COMCAST (AUTO PAY)												627.08	003714
12/03/24	00012	11/29/24	24-07353	202411	310	51300	48000		BOARD OF SUPERVISORS MTG	*	99.88		
DAILY RECORD + OBSERVER LLC												99.88	003715
12/03/24	00034	12/02/24	26491	202412	310	51300	45000		TRAVELERS CASUALTY	*	100.00		
EGIS INSURANCE ADVISORS, LLC												100.00	003716
12/03/24	00004	12/01/24	461	202412	310	51300	34000		DEC 24 - MGMT FEES	*	3,750.00		
		12/01/24	461	202412	310	51300	49500		DEC 24 - WEBSITE ADMIN	*	133.33		
		12/01/24	461	202412	310	51300	35100		DEC 24 - IT	*	133.33		
		12/01/24	461	202412	310	51300	31200		DEC 24 - DISSEMINATION	*	83.33		
		12/01/24	461	202412	310	51300	42500		DEC 24 - COPIES	*	38.40		
GOVERNMENTAL MANagements SERVICES												4,138.39	003717
12/03/24	00186	12/01/24	415358	202412	320	53800	34502		DEC 24 - ACCESS CONTR SYS	*	60.00		
HI-TECH SYSTEMS ASSOCIATES												60.00	003718
12/03/24	00137	12/02/24	232862B	202412	320	53800	46800		DEC 24 - WATER MGMT	*	804.00		
THE LAKE DOCTORS, INC.												804.00	003719
12/10/24	00161	11/30/24	18861	202411	320	53800	46203		NOV 24 COMM TURF/ORNAMENT	*	1,610.98		
AGROWPRO INC.												1,610.98	003720
12/10/24	00081	11/30/24	190638	202411	310	51300	31500		LEGAL SV THRU 11/30/24	*	930.00		
BILLING, COCHRAN, LYLES, MAURO & RAMSE												930.00	003721
12/10/24	00015	12/03/24	89708215	202411	320	53800	43000		ELECTRIC 10/28-11/26/24	*	103.36		
		12/03/24	89708215	202411	320	57200	43000		ELECTRIC 10/28-11/26/24	*	827.92		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/03/24		89708215	202411	320-53800-43100			IRRIGATION 10/27-11/25/24	*	992.13		
12/03/24		89708215	202411	320-57200-43100			SEWER 10/30-11/25/24	*	1,109.34		
12/03/24		89708215	202411	320-57200-43100			WATER 10/30-11/25/24	*	356.09		
JEA (AUTO PAY)										3,388.84	003722
12/10/24	00052	11/29/24	9213	202411	320-53800-46200		NOV 24- LAWN MAINT	*	4,424.00		
		11/29/24	9213	202411	320-53800-46201		ADD WEEDS MGMT	*	240.00		
		11/29/24	9213	202411	320-53800-46201		MONTHLY MOW	*	131.50		
LAWNBOY LAWN SERVICES, INC.										4,795.50	003723
12/10/24	00038	12/10/24	12102024	202412	300-20700-10200		TXFER TAX COLLECTIONS	*	370,251.61		
TISON'S LANDING CDD										370,251.61	003724
12/10/24	00102	12/10/24	12102024	202412	300-15100-10000		TXFER EXCESS FUNDS TO SBA	*	750,000.00		
TISON'S LANDING CDD										750,000.00	003725
12/10/24	00157	12/01/24	423288	202412	320-57200-45105		DEC 24 - AMENITY MANAGER	*	8,517.50		
		12/01/24	423288	202412	320-57200-46400		DEC 24 - POOL MAINTENANCE	*	2,762.50		
		12/01/24	423288	202412	320-53800-34400		DEC 24 - FIELD MGMT	*	3,098.25		
		12/01/24	423288	202412	320-57200-46602		DEC 24 - JANITORIAL SUPP	*	338.17		
		12/01/24	423288	202412	320-57200-46601		DEC 24 - JANITORIAL MAINT	*	2,758.25		
		12/01/24	423288	202412	320-57200-49510		DEC 24 - WEBSITE ADMIN	*	250.00		
		12/01/24	423288	202412	320-57200-34450		DEC 24 - POOL MONITORS	*	1,146.08		
VESTA PROPERTY SERVICE INC.										18,870.75	003726
12/12/24	00152	12/03/24	55693990	202411	320-53800-46000		PLUMBING FITTINGS	*	28.33		
		12/03/24	55693990	202411	320-53800-46000		ELECTRICAL OUTLET AND WIR	*	80.84		
		12/03/24	55693990	202411	320-57200-46000		OUTLET COVER	*	8.13		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/03/24		55693990	202411	320-57200-46000					POOL LOUNGE CHAIR SLINGS	*	200.00		
12/03/24		55693990	202411	320-53800-46000					PLUMBING FITTINGS	*	36.26		
12/03/24		55693990	202411	320-53800-46000					GAS	*	15.10		
12/03/24		55693990	202411	320-53800-46000					PLUMBING FITTINGS	*	35.49		
12/03/24		55693990	202411	320-53800-46000					BATTERY POWERED BLOWER	*	133.98		
12/03/24		55693990	202411	320-57200-46000					VACCUM PORT COVER	*	37.99		
12/03/24		55693990	202411	320-57200-46900					45LB WEIGHTS	*	330.20		
12/03/24		55693990	202411	320-57200-46000					BALLASTS FOR OVERHEAD LIG	*	69.96		
WELLS FARGO CREDIT CARD (AUTO PAY)												976.28	003727
12/12/24	00152	12/03/24	55693990	202411	320-57200-52000				OFFICE SUPPLIES/PANNER	*	11.99		
		12/03/24	55693990	202411	320-57200-49400				FRIEDSGIVING EVENT	*	31.94		
		12/03/24	55693990	202411	320-57200-52000				SUPPLIES AMENITY	*	57.72		
		12/03/24	55693990	202411	320-57200-49400				FRIEDSGIVING EVENT	*	63.20		
		12/03/24	55693990	202411	320-57200-52000				SUPPLIES AMENITY	*	24.49		
		12/03/24	55693990	202411	320-57200-49400				FRIEDSGIVING EVENT	*	150.29		
		12/03/24	55693990	202411	320-57200-49400				FRIEDSGIVING EVENT	*	32.74		
		12/03/24	55693990	202411	320-57200-49400				FRIEDSGIVING EVENT	*	100.98		
		12/03/24	55693990	202411	320-57200-49400				SANTA BREAKFAST EVENT	*	18.99		
		12/03/24	55693990	202411	320-57200-49400				SANTA BREAKFAST EVENT	*	189.13		
		12/03/24	55693990	202411	320-57200-49400				FRIEDSGIVING ENVENT	*	38.99		
WELLS FARGO CREDIT CARD (AUTO PAY)												720.46	003728
12/16/24	00236	12/16/24	1880	202412	320-57200-60000				50% DEPOSIT 3HP FLO PUMP	*	2,245.00		
HYDRA POOLS AND PAVERS												2,245.00	003729
TISO TISON													
TCESSNA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
12/20/24	00156	11/13/24 88480	202411 320-53800-34502	ETHERNET SMART SWITCH	*	1,383.30		
12/02/24	749151	202501 320-53800-34502	ENTR2 VIDEO 01/1-01/31/25		*	130.61		
12/02/24	749152	202501 320-53800-34502	UTILITY VID 01/1-01/31/25		*	288.21		
12/02/24	749153	202501 320-53800-34502	ENTR1 POND RN 01/1-01/31		*	229.27		
12/02/24	749154	202501 320-53800-34502	AMENITY 01/1-01/31/25		*	1,086.71		
							ENVERA	3,118.10 003730
12/20/24	00206	12/12/24 6935870	202412 320-57200-46500	AZONE-EPA REG NO. 7870-1	*	454.50		
							HAWKINS, INC.	454.50 003731
12/31/24	00077	11/16/24 0687-001	202412 320-57200-43200	WASTE 12/1-12/31/24	*	565.07		
							REPUBLIC SERVICES #687 (AUTO PAY)	565.07 003732
TOTAL FOR BANK A						1,163,756.44		
TOTAL FOR REGISTER						1,163,756.44		

TISO TISON

TCESSNA



# Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL,  
32218-8982

Previous balance		\$123.35
EFT Payment - thank you	Oct 20	-\$123.35
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
<b>New charges</b>		<b>\$123.35</b>

**Amount due \$123.35**

### ⓘ Thanks for paying by Automatic Payment

Your automatic payment on Nov 19, 2024, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

### Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

870 238 41056

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

1100 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937

TISONS LANDING COMMUNITY  
ATTN JOHNATHAN PERRY  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

Account number **8495 74 120 3534627**

Automatic payment **Nov 19, 2024**

**Please pay \$123.35**

Electronic payment will be applied Nov 19, 2024

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

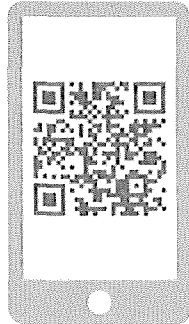
849574120353462700123356

## Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



## Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

**Call today for a FREE account review at 877-564-0318.**

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

800-391-3000  
Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at [support.xfinity.com/accessibility](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto:accessibility@comcast.com), fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838  
Attn: M. Gifford.

## Ways to pay



**No more mailing monthly checks**  
Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



**Go paperless and say goodbye to clutter**  
Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### Comcast Business App

Download the Comcast Business App



#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

**Regular monthly charges** **\$123.35**

Comcast Business	\$104.90
Business Internet 35	\$94.95
Static IP - 1	\$19.95
Automatic Payments Discount Including Paperless Billing	-\$10.00

<b>Equipment &amp; services</b>	<b>\$18.45</b>
Equipment Fee Internet.	\$18.45

What's included?



**Internet:** Fast, reliable internet on our Gig-speed network

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$10.00 this month with your automatic payments discount.

# Hello Landing Tison's,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 16529 TISON'S BLUFF RD, JACKSONVILLE, FL, 32218-0000

Previous balance		\$503.53
EFT Payment - thank you	Oct 17	-\$503.53
Credits	Page 3	-\$7.25
<b>Credit balance</b>		<b>-\$7.25</b>
Regular monthly charges	Page 3	\$504.30
Taxes, fees and other charges	Page 3	\$6.68
<b>New charges</b>		<b>\$510.98</b>

**Amount due \$503.73**

### Thanks for paying by Automatic Payment

Your automatic payment on Nov 16, 2024, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

### Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- This bill shows that you have unreturned equipment fees. Please return your equipment to your nearest UPS Store as soon as possible.

*320 572 41030*

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

1100 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937

TISON'S LANDING  
C/O CDD OFFICES  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

Account number **8495 74 120 0906133**

Automatic payment **Nov 16, 2024**

Please pay **\$503.73**

Electronic payment will be applied Nov 16, 2024

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

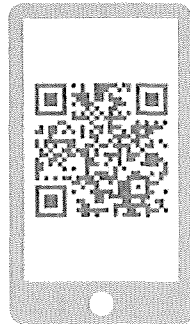
849574120090613300503730

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- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



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### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

800-391-3000  
Open 24 hours, 7 days a week for billing and technical support

## Useful information

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We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

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If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at [support.xfinity.com/accessibility](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto:accessibility@comcast.com), fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

## Ways to pay



**No more mailing monthly checks**  
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**Go paperless and say goodbye to clutter**  
Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



**Online**  
Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



**Comcast Business App**  
Download the Comcast Business App



**In-Store**  
Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

<b>Credit balance</b>		<b>-\$7.25</b>
Previous balance		\$503.53
Payment - thank you	Oct 17	-\$503.53
<b>Credits</b>		<b>-\$7.25</b>
RSN Fee - Adjustment	Oct 23	-\$7.25

<b>Regular monthly charges</b>		<b>\$504.30</b>
Comcast Business		\$384.30
TV Standard		\$99.95
Business Video. Service Discount		-\$40.00
Business Internet 150		\$254.95
Static IP - 5		\$24.95
Voice Line Business Voice.		\$44.45

<b>Equipment &amp; services</b>		<b>\$62.50</b>
TV Box + Remote		\$2.70
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each		\$19.90
Unreturned Equipment Modem.		\$22.95
Equipment Fee Voice.		\$16.95

<b>Service fees</b>		<b>\$57.50</b>
Directory Listing Management Fee		\$6.00
Voice Network Investment		\$6.00
Broadcast TV Fee		\$34.00
Regional Sports Fee		\$11.50

<b>Taxes, fees and other charges</b>		<b>\$6.68</b>
<b>Other charges</b>		<b>\$6.68</b>
Regulatory Cost Recovery		\$2.88
Federal Universal Service Fund		\$3.80

## What's included?



**Internet:** Fast, reliable internet on our Gig-speed network



**TV:** Keep your employees informed and customers entertained



**Voice Numbers:** (904)757-1547

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$40.00 this month with your service discount.

## Additional information

**Billing Update:** This bill includes an RSN fee credit for your local Bally Sports network(s) being unavailable, and a credit for your Bally Sports network(s) subscription being unavailable, if applicable.

Account Number  
8495 74 120 0906133

Billing Date  
Oct 25, 2024

Services From  
Nov 04, 2024 to Dec 03, 2024

Page  
4 of 4

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

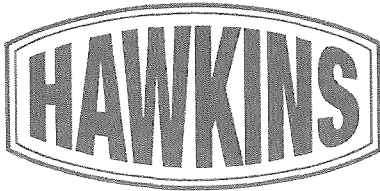
**Parental Controls:** With parental controls, you can choose and manage the programming that is right for your family. Learn more at: [business.comcast.com/support/article/tv/x1-parental-controls-safe-browse](https://business.comcast.com/support/article/tv/x1-parental-controls-safe-browse).

**Comcast Business TV Update:** Effective October 21, 2024, Bally Sports will be rebranded to FanDuel Sports Network.

**Recent and Upcoming Programming Changes:** Information on recent and upcoming programming changes can be found at [xfinity.com/programmingchanges/](https://xfinity.com/programmingchanges/) or by calling 866-216-8634.

Original

# INVOICE



Hawkins, Inc.  
2381 Rosegate  
Roseville, MN 55113  
Phone: (612) 331-6910

Total Invoice	\$470.08
Invoice Number	6896289
Invoice Date	10/22/24
Sales Order Number/Type	4652109 SL
Branch Plant	74
Shipment Number	5549322

Sold To: 485799  
ACCOUNTS PAYABLE  
TISON'S LANDING CDD  
475 W Town Pl  
SUITE 114  
St Augustine FL 32092-3648

Ship To: 485800  
YELLOW BLUFF AMENITY CENTER  
16529 Tisons Bluff Rd  
Jacksonville FL 32218-8908

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
11/21/24	Net 30	PPD Origin	HWTG			382			
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	100.0000 100.0000	GA GA	\$2.9500	GA	967.0 LB 967.0 GW	\$295.00
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40% 15 GA DD	N	2.0000 2.0000	DD DD	\$66.5400	DD	324.0 LB 344.0 GW	\$133.08
2.001	699922	15 GA Blu/Black Deldrum DELDRM 1H1/X1.9/250	N	2.0000 2.0000	DD RD	\$15.0000	RD	20.0 LB 20.0 GW	\$30.00

Related Order #: 04652109

\*\*\*\*\* Receive Your Invoice Via Email \*\*\*\*\*

Please contact our Accounts Receivable Department via email at [Credit.Dept@HawkinsInc.com](mailto:Credit.Dept@HawkinsInc.com) or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate  
0 %

Sales Tax  
\$0.00

Invoice Total

\$470.08

**No Discounts on Freight**  
**IMPORTANT:** All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.  
**NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.**

**CHECK REMITTANCE:**  
Hawkins, Inc.  
P.O. Box 860263  
Minneapolis, MN 55486-0263

**WIRING CONTACT INFORMATION:**  
Email: [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com)  
Phone Number: (612) 331-6910  
Fax Number: (612) 225-6702

**FINANCIAL INSTITUTION:**  
US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

Account Name: Hawkins, Inc.  
Account #: 180120759469  
ABA/Routing #: 091000022  
Swift Code#: USBKUS44IMT  
Type of Account: Corporate Checking

**ACH PAYMENTS:**  
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.  
For other than CTX, the remit to information may be emailed to [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com)

**CASH IN ADVANCE/EFT PAYMENTS:**  
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

[www.hawkinsinc.com](http://www.hawkinsinc.com)

Job# 409692





Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

Invoice #: 413672  
Invoice Date: 11/01/2024  
Completed: 11/01/2024  
Terms: Due on Aging Date  
Bid#:

Bill to:  
Tison's Landing CDD  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

Please code to 320.538.34502

Approved by Tim Harden

**HiTechFlorida.com**

Description	Qty	Rate	Amount
<i>10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL</i>			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon x 4doors	1.00	\$40.00	40.00
Sales Tax			0.00

Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

**Support@hitechflorida.com**  
**Office: 850-385-7649**

<b>Total</b>	\$60.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$60.00





225 N. Pearl St.  
Jacksonville, FL  
32202-4513



TISONS LANDING CDD

Phone: (904) 665-6000 Online: jea.com

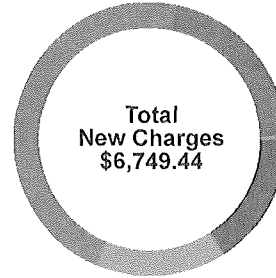
Account #: 8970821539	<b>Amount Due</b> <b>\$6,749.44</b> Do not pay. AutoPay will process your payment on 11/21/24.
Bill Date: 10/30/24	
Cycle: 04	

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	1,038.49
Water .....		1,013.21
Sewer .....		3,366.86
Irrigation .....		1,432.05
Other Activities.....		-101.17
<b>Total New Charges .....</b>	<b>\$</b>	<b>6,749.44</b>

*(A complete breakdown of charges can be found on the following pages.)*

Previous Balance .....	\$	3,426.59
Payment(s) Received .....		-3,426.59
Balance Before New Charges .....		0.00
New Charges .....		6,749.44
<b>Do not pay. AutoPay will process your payment on 11/21/24.</b>	<b>\$</b>	<b>6,749.44</b>



Electric	\$1,038.49
Water	\$1,013.21
Sewer	\$3,366.86
Irrigation	\$1,432.05
Other	\$101.17 (CR)

**MESSAGES**



Change your light bulbs to LEDs.



Energy Star commercial dishwashers are 10 percent more water-efficient than standard models.

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 8970821539	Bill Date: 10/30/24
Do not pay. AutoPay will process your payment on 11/21/24.	
<b>\$6,749.44</b>	<b>TOTAL AMOUNT PAID</b>

TISONS LANDING CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761





Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539  
 Bill Date: 10/30/24  
 Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
15635 TISONS BLUFF RD	I	\$19.47	Irrigation 1 - Commercial	08/25/24 - 09/27/24	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.90													
City of Jacksonville Franchise Fee		0.57													
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">67370623</td> <td style="text-align: center;">33</td> <td style="text-align: center;">5977</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370623	33	5977	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370623	33	5977	Regular	0 GAL											
15681 TISONS BLUFF RD	I	\$284.02	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		203.50													
City of Jacksonville Franchise Fee		8.27													
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">67370625</td> <td style="text-align: center;">32</td> <td style="text-align: center;">5143</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">61000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370625	32	5143	Regular	61000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370625	32	5143	Regular	61000 GAL											
16123 TISONS BLUFF RD	I	\$83.33	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		8.65													
City of Jacksonville Franchise Fee		2.43													
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">83726295</td> <td style="text-align: center;">32</td> <td style="text-align: center;">1047</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">16000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83726295	32	1047	Regular	16000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83726295	32	1047	Regular	16000 GAL											
16151 DOWING CREEK DR	I	\$19.47	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.90													
City of Jacksonville Franchise Fee		0.57													
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">74534584</td> <td style="text-align: center;">32</td> <td style="text-align: center;">2226</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74534584	32	2226	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74534584	32	2226	Regular	0 GAL											
16211 DOWING CREEK DR	I	\$502.56	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		415.67													
City of Jacksonville Franchise Fee		14.64													
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">74458033</td> <td style="text-align: center;">32</td> <td style="text-align: center;">7851</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">110000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74458033	32	7851	Regular	110000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74458033	32	7851	Regular	110000 GAL											
16303 HUNTERS HOLLOW TL	I	\$87.79	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		12.98													
City of Jacksonville Franchise Fee		2.56													
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">67370633</td> <td style="text-align: center;">32</td> <td style="text-align: center;">5646</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">17000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370633	32	5646	Regular	17000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370633	32	5646	Regular	17000 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate															
16316 MAGNOLIA GROVE WY	I	\$176.98	Irrigation 1 - Commercial	09/27/24 - 10/30/24	Commercial Irrigation Service															
Detail Charges:Basic Monthly Charge		18.90																		
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35																		
Tier 2 Consumption (> 14 kgal @ \$4.33)		99.58																		
City of Jacksonville Franchise Fee		5.15																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu. ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370626</td> <td>33</td> <td>7317</td> <td>Regular</td> <td>37000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)	67370626	33	7317	Regular	37000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)																
67370626	33	7317	Regular	37000 GAL																
16331 TISONS BLUFF RD	I	\$19.47	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service															
Detail Charges:Basic Monthly Charge		18.90																		
City of Jacksonville Franchise Fee		0.57																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu. ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370634</td> <td>8</td> <td>7358</td> <td>Regular</td> <td>0 GAL</td> </tr> <tr> <td>514107089</td> <td>24</td> <td>0</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)	67370634	8	7358	Regular	0 GAL	514107089	24	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)																
67370634	8	7358	Regular	0 GAL																
514107089	24	0	Regular	0 GAL																
16343 TISONS BLUFF RD	I	\$58.71	Irrigation 1 - Commercial	09/27/24 - 10/30/24	Commercial Irrigation Service															
Detail Charges:Basic Monthly Charge		18.90																		
Tier 1 Consumption (1-14 kgal @ \$3.81)		38.10																		
City of Jacksonville Franchise Fee		1.71																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu. ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370632</td> <td>33</td> <td>240</td> <td>Regular</td> <td>10000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)	67370632	33	240	Regular	10000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)																
67370632	33	240	Regular	10000 GAL																
16356 MAGNOLIA GROVE WY APT IR01	I	\$141.31	Irrigation 1 - Commercial	09/27/24 - 10/30/24	Commercial Irrigation Service															
Detail Charges:Basic Monthly Charge		18.90																		
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35																		
Tier 2 Consumption (> 14 kgal @ \$4.33)		64.94																		
City of Jacksonville Franchise Fee		4.12																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu. ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370624</td> <td>33</td> <td>5057</td> <td>Regular</td> <td>29000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)	67370624	33	5057	Regular	29000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)																
67370624	33	5057	Regular	29000 GAL																
16365 N MAIN ST APT SG01	E	\$101.56	Commercial - Electric	09/26/24 - 10/28/24	General Service															
Detail Charges:Basic Monthly Charge		21.00																		
Energy Charge (\$0.06276 per kWh)		48.26																		
Tax Exempt Fuel Cost (\$0.02985 per kWh)		22.95																		
Taxable Fuel Cost (\$0.00511 per kWh)		3.93																		
City of Jacksonville Franchise Fee		2.88																		
Gross Receipts Tax		2.54																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>24074025</td> <td>32</td> <td>37521</td> <td>Regular</td> <td>769 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	32	37521	Regular	769 KWH							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption																
24074025	32	37521	Regular	769 KWH																

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	E	\$936.93	Commercial - Electric	09/26/24 - 10/28/24	General Service
Detail Charges:		Basic Monthly Charge	21.00		
		Energy Charge (\$0.06276 per kWh)	556.12		
		Tax Exempt Fuel Cost (\$0.02985 per kWh)	264.50		
		Taxable Fuel Cost (\$0.00511 per kWh)	45.28		
		City of Jacksonville Franchise Fee	26.61		
		Gross Receipts Tax	23.42		
16529 TISONS BLUFF RD	W	\$1,013.21	Commercial - Water/Sewer	09/28/24 - 10/30/24	Commercial Water Service
Detail Charges:		Basic Monthly Charge	63.00		
		Water Consumption Charge	920.70		
		City of Jacksonville Franchise Fee	29.51		
16529 TISONS BLUFF RD	S	\$3,366.86	Commercial - Water/Sewer	09/28/24 - 10/30/24	Commercial Sewer Service
Detail Charges:		Basic Monthly Charge	105.75		
		Sewer Usage Charge	3,163.05		
		City of Jacksonville Franchise Fee	98.06		
261 BRADFORD LAKE CR	I	\$19.47	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	18.90		
		City of Jacksonville Franchise Fee	0.57		
79 BRADFORD LAKE CR	I	\$19.47	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	18.90		
		City of Jacksonville Franchise Fee	0.57		

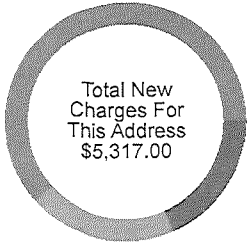
Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22968209	32	66504	Regular	8861 KWH
22968209	32	23.39	Regular	23.39 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	32	5355	Regular	495000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	32	5355	Regular	495000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81523391	32	4486	Regular	0 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83974232	32	2467	Regular	0 GAL



- Electric \$936.93
- Water \$1,013.21
- Sewer \$3,366.86



Phone: (904) 665-6000



Online: [jea.com](http://jea.com)



TISONS LANDING CDD

Account #: 8970821539

Bill Date: 10/30/24

Cycle: 04

**TOTAL OTHER ACTIVITIES**

Service Address:	Budget Number	Service Type	Adjustment Description	Service Period:	Current Charges
15635 TISONS BLUFF RD		W	Incorrect Estimate Read	08/25/24 - 09/27/24	-101.17
<b>Total Other Activities</b>					<b>-101.17</b>





# Maximum Entertainment

# INVOICE

## Trivia

*Entertainment for All!*

INVOICE #6  
OCTOBER 31 :  
2024

77023 Hardwood Ct  
Yulee FL 32097  
Phone: 904-422-1285  
Tax ID: 27-4473111

**TO:**  
Tisons Landing CDD  
16529 Tisons Bluff Rd  
Jacksonville FL 32218

001.320.57200.49400 Breakfast with  
santo 12/7/24

**SERVICES:**  
Breakfast with Santa  
12.7.24 10AM-Noon

	DESCRIPTION	UNIT PRICE	TOTAL
2 HOURS	DJ, Sound, Host		300.00
	Referral Vesta		-50.00
TOTAL DUE			250.00

Make all checks payable to OBMMaximum Entertainment Trivia.  
If you have any questions concerning this invoice, call 904-422-1285 or  
maximumentertainment1@comcast.net.





Nader's Pest Raiders  
 9143 Philips Hwy  
 Suite 460  
 Jacksonville, FL 32256  
 904-646-4717

## Service Slip/Invoice

INVOICE: 58949201  
 DATE: 10/30/2024  
 ORDER: 58949201

BILL TO: [3030641]  
 Tison's Landing CDD  
 Timothy Harden  
 16529 Tisons Bluff Rd  
 Jacksonville, FL 32218-8908

Work Location: [3030641] 904-612-6668  
 Tison's Landing CDD  
 Timothy Harden  
 16529 Tisons Bluff Rd  
 Jacksonville, FL 32218-8908

Approved by Tim Harden Please code to 320.538.46202

Work Date	Time	Target Pest	Technician	Time In
10/30/2024	01:51 PM		WDBROWN	Warren Brown
Purchase Order	Terms	Last Service	Map Code	Time Out
		10/30/2024		Lic:JE311826

Service	Description	Price
---------	-------------	-------

CPC-MONTHLY Pest Control Service \$50.00

IPM interior and exterior of amenity center including kitchen, gym, and bathrooms. Inspected and treated all doorways, treated entryways, treated breezeways, treated exterior foundation areas, treated exterior soft landscaping areas, treated mulch areas, treated windowsills, treated eaves, treated park areas, treated around office areas, Treated soil surface areas

SUBTOTAL \$50.00  
 TAX \$0.00  
 AMT. PAID \$0.00  
 TOTAL \$50.00

AMOUNT DUE \$50.00

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

MAKE CHECK PAYABLE TO:

  
The Lake Doctors, Inc.  
Public Management Services  
Post Office Box 20122  
Tampa, FL 33622-0122  
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

TISONS LANDING COMMUNITY DEVELOPMENT  
DISTRICT  
Tim Harden  
475 West Town Pl  
SUITE 114  
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
724857	11/1/2024	\$804.00

The Lake Doctors  
Post Office Box 20122  
Tampa, FL 33622-0122

Approved by Tim Harden Please code to 320.538.46800

00000000130252001000000022551600000008040000

Please Return this invoice with your payment and notify us of any changes to your contact information.

**TISONS LANDING COMMUNITY DEV 16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218**  
**Invoice Due Date 11/11/2024 Invoice 225516B PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
11/1/2024	Water Management - Monthly		\$804.00	\$0.00	\$804.00
Please remit payment for this month's invoice.					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>

**Total Account Balance including this invoice:**

\$804.00

**This Invoice Total:**

\$804.00

**Click the "Pay Now" link to submit payment by ACH**

**Customer #:** 724857

**Portal Registration #:** 95B1B593

**Customer E-mail(s):** tcessna@gmssf.com

**Customer Portal Link:** www.lakedoctors.com/contact-us/

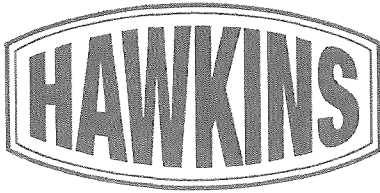
**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

Original

# INVOICE



Hawkins, Inc.  
2381 Rosegate  
Roseville, MN 55113  
Phone: (612) 331-6910

Total Invoice	\$470.08
Invoice Number	6896289
Invoice Date	10/22/24
Sales Order Number/Type	4652109 SL
Branch Plant	74
Shipment Number	5549322

Sold To: 485799  
ACCOUNTS PAYABLE  
TISON'S LANDING CDD  
475 W Town Pl  
SUITE 114  
St Augustine FL 32092-3648

Ship To: 485800  
YELLOW BLUFF AMENITY CENTER  
16529 Tisons Bluff Rd  
Jacksonville FL 32218-8908

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
11/21/24	Net 30	PPD Origin	HWTG			382			
Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	100.0000	GA	\$2.9500	GA	967.0 LB	\$295.00
		1 LB BLK (Mini-Bulk)		100.0000	GA			967.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40%	N	2.0000	DD	\$66.5400	DD	324.0 LB	\$133.08
		15 GA DD		2.0000	DD			344.0 GW	
2.001	699922	15 GA Blu/Black Deldrum	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00
		DELDRM 1H1/X1.9/250		2.0000	RD			20.0 GW	

Related Order #: 04652109

\*\*\*\*\* Receive Your Invoice Via Email \*\*\*\*\*

Please contact our Accounts Receivable Department via email at [Credit.Dept@HawkinsInc.com](mailto:Credit.Dept@HawkinsInc.com) or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate  
0 %

Sales Tax  
\$0.00

Invoice Total **\$470.08**

**No Discounts on Freight**  
**IMPORTANT:** All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.  
**NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.**

**CHECK REMITTANCE:**  
Hawkins, Inc.  
P.O. Box 860263  
Minneapolis, MN 55486-0263

**WIRING CONTACT INFORMATION:**  
Email: [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com)  
Phone Number: (612) 331-6910  
Fax Number: (612) 225-6702

**FINANCIAL INSTITUTION:**  
US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

Account Name: Hawkins, Inc.  
Account #: 180120759469  
ABA/Routing #: 091000022  
Swift Code#: USBKUS44IMT  
Type of Account: Corporate Checking

**ACH PAYMENTS:**  
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.  
For other than CTX, the remit to information may be emailed to [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com)

**CASH IN ADVANCE/EFT PAYMENTS:**  
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.



Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

Invoice #: 413672  
Invoice Date: 11/01/2024  
Completed: 11/01/2024  
Terms: Due on Aging Date  
Bid#:

Bill to:  
Tison's Landing CDD  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

Please code to 320.538.34502

Approved by Tim Harden

**HiTechFlorida.com**

Description	Qty	Rate	Amount
<i>10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL</i>			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon x 4doors	1.00	\$40.00	40.00
Sales Tax			0.00

Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

**Support@hitechflorida.com**  
**Office: 850-385-7649**

<b>Total</b>	\$60.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$60.00







225 N. Pearl St.  
Jacksonville, FL  
32202-4513



TISONS LANDING CDD

Phone: (904) 665-6000 Online: jea.com

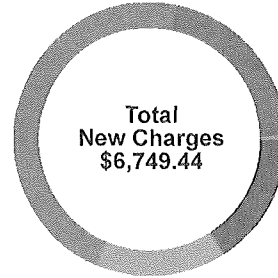
Account #: 8970821539	<b>Amount Due</b> <b>\$6,749.44</b> Do not pay. AutoPay will process your payment on 11/21/24.
Bill Date: 10/30/24	
Cycle: 04	

**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	1,038.49
Water .....		1,013.21
Sewer .....		3,366.86
Irrigation .....		1,432.05
Other Activities.....		-101.17
<b>Total New Charges .....</b>	<b>\$</b>	<b>6,749.44</b>

(A complete breakdown of charges can be found on the following pages.)

Previous Balance .....	\$	3,426.59
Payment(s) Received .....		-3,426.59
Balance Before New Charges .....		0.00
New Charges .....		6,749.44
<b>Do not pay. AutoPay will process your payment on 11/21/24.</b>	<b>\$</b>	<b>6,749.44</b>



Electric	\$1,038.49
Water	\$1,013.21
Sewer	\$3,366.86
Irrigation	\$1,432.05
Other	\$101.17 (CR)

**MESSAGES**



Change your light bulbs to LEDs.



Energy Star commercial dishwashers are 10 percent more water-efficient than standard models.

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 8970821539	Bill Date: 10/30/24
Do not pay. AutoPay will process your payment on 11/21/24.	
<b>\$6,749.44</b>	<b>TOTAL AMOUNT PAID</b>

TISONS LANDING CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761





Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539  
 Bill Date: 10/30/24  
 Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate									
15635 TISONS BLUFF RD	I	\$19.47	Irrigation 1 - Commercial	08/25/24 - 09/27/24	Commercial Irrigation Service									
Detail Charges: Basic Monthly Charge		18.90												
City of Jacksonville Franchise Fee		0.57												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">67370623</td> <td style="text-align: center;">33</td> <td style="text-align: center;">5977</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370623	33	5977	Regular	0 GAL	
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)										
67370623	33	5977	Regular	0 GAL										
15681 TISONS BLUFF RD	I	\$284.02	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service									
Detail Charges: Basic Monthly Charge		18.90												
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35												
Tier 2 Consumption (> 14 kgal @ \$4.33)		203.50												
City of Jacksonville Franchise Fee		8.27												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">67370625</td> <td style="text-align: center;">32</td> <td style="text-align: center;">5143</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">61000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370625	32	5143	Regular	61000 GAL	
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)										
67370625	32	5143	Regular	61000 GAL										
16123 TISONS BLUFF RD	I	\$83.33	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service									
Detail Charges: Basic Monthly Charge		18.90												
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35												
Tier 2 Consumption (> 14 kgal @ \$4.33)		8.65												
City of Jacksonville Franchise Fee		2.43												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">83726295</td> <td style="text-align: center;">32</td> <td style="text-align: center;">1047</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">16000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83726295	32	1047	Regular	16000 GAL	
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)										
83726295	32	1047	Regular	16000 GAL										
16151 DOWING CREEK DR	I	\$19.47	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service									
Detail Charges: Basic Monthly Charge		18.90												
City of Jacksonville Franchise Fee		0.57												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">74534584</td> <td style="text-align: center;">32</td> <td style="text-align: center;">2226</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74534584	32	2226	Regular	0 GAL	
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)										
74534584	32	2226	Regular	0 GAL										
16211 DOWING CREEK DR	I	\$502.56	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service									
Detail Charges: Basic Monthly Charge		18.90												
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35												
Tier 2 Consumption (> 14 kgal @ \$4.33)		415.67												
City of Jacksonville Franchise Fee		14.64												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">74458033</td> <td style="text-align: center;">32</td> <td style="text-align: center;">7851</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">110000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74458033	32	7851	Regular	110000 GAL	
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)										
74458033	32	7851	Regular	110000 GAL										
16303 HUNTERS HOLLOW TL	I	\$87.79	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service									
Detail Charges: Basic Monthly Charge		18.90												
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35												
Tier 2 Consumption (> 14 kgal @ \$4.33)		12.98												
City of Jacksonville Franchise Fee		2.56												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">67370633</td> <td style="text-align: center;">32</td> <td style="text-align: center;">5646</td> <td style="text-align: center;">Regular</td> <td style="text-align: center;">17000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370633	32	5646	Regular	17000 GAL	
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)										
67370633	32	5646	Regular	17000 GAL										

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate															
16316 MAGNOLIA GROVE WY	I	\$176.98	Irrigation 1 - Commercial	09/27/24 - 10/30/24	Commercial Irrigation Service															
Detail Charges:Basic Monthly Charge		18.90																		
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35																		
Tier 2 Consumption (> 14 kgal @ \$4.33)		99.58																		
City of Jacksonville Franchise Fee		5.15																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu. ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370626</td> <td>33</td> <td>7317</td> <td>Regular</td> <td>37000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)	67370626	33	7317	Regular	37000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)																
67370626	33	7317	Regular	37000 GAL																
16331 TISONS BLUFF RD	I	\$19.47	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service															
Detail Charges:Basic Monthly Charge		18.90																		
City of Jacksonville Franchise Fee		0.57																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu. ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370634</td> <td>8</td> <td>7358</td> <td>Regular</td> <td>0 GAL</td> </tr> <tr> <td>514107089</td> <td>24</td> <td>0</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)	67370634	8	7358	Regular	0 GAL	514107089	24	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)																
67370634	8	7358	Regular	0 GAL																
514107089	24	0	Regular	0 GAL																
16343 TISONS BLUFF RD	I	\$58.71	Irrigation 1 - Commercial	09/27/24 - 10/30/24	Commercial Irrigation Service															
Detail Charges:Basic Monthly Charge		18.90																		
Tier 1 Consumption (1-14 kgal @ \$3.81)		38.10																		
City of Jacksonville Franchise Fee		1.71																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu. ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370632</td> <td>33</td> <td>240</td> <td>Regular</td> <td>10000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)	67370632	33	240	Regular	10000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)																
67370632	33	240	Regular	10000 GAL																
16356 MAGNOLIA GROVE WY APT IR01	I	\$141.31	Irrigation 1 - Commercial	09/27/24 - 10/30/24	Commercial Irrigation Service															
Detail Charges:Basic Monthly Charge		18.90																		
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35																		
Tier 2 Consumption (> 14 kgal @ \$4.33)		64.94																		
City of Jacksonville Franchise Fee		4.12																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu. ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370624</td> <td>33</td> <td>5057</td> <td>Regular</td> <td>29000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)	67370624	33	5057	Regular	29000 GAL							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu. ft = 7.48 gal)																
67370624	33	5057	Regular	29000 GAL																
16365 N MAIN ST APT SG01	E	\$101.56	Commercial - Electric	09/26/24 - 10/28/24	General Service															
Detail Charges:Basic Monthly Charge		21.00																		
Energy Charge (\$0.06276 per kWh)		48.26																		
Tax Exempt Fuel Cost (\$0.02985 per kWh)		22.95																		
Taxable Fuel Cost (\$0.00511 per kWh)		3.93																		
City of Jacksonville Franchise Fee		2.88																		
Gross Receipts Tax		2.54																		
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>24074025</td> <td>32</td> <td>37521</td> <td>Regular</td> <td>769 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	32	37521	Regular	769 KWH							
Meter Number	Days Billed	Current Reading	Reading Type	Consumption																
24074025	32	37521	Regular	769 KWH																

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	E	\$936.93	Commercial - Electric	09/26/24 - 10/28/24	General Service
Detail Charges:		Basic Monthly Charge	21.00		
		Energy Charge (\$0.06276 per kWh)	556.12		
		Tax Exempt Fuel Cost (\$0.02985 per kWh)	264.50		
		Taxable Fuel Cost (\$0.00511 per kWh)	45.28		
		City of Jacksonville Franchise Fee	26.61		
		Gross Receipts Tax	23.42		
16529 TISONS BLUFF RD	W	\$1,013.21	Commercial - Water/Sewer	09/28/24 - 10/30/24	Commercial Water Service
Detail Charges:		Basic Monthly Charge	63.00		
		Water Consumption Charge	920.70		
		City of Jacksonville Franchise Fee	29.51		
16529 TISONS BLUFF RD	S	\$3,366.86	Commercial - Water/Sewer	09/28/24 - 10/30/24	Commercial Sewer Service
Detail Charges:		Basic Monthly Charge	105.75		
		Sewer Usage Charge	3,163.05		
		City of Jacksonville Franchise Fee	98.06		
261 BRADFORD LAKE CR	I	\$19.47	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	18.90		
		City of Jacksonville Franchise Fee	0.57		
79 BRADFORD LAKE CR	I	\$19.47	Irrigation 1 - Commercial	09/25/24 - 10/27/24	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	18.90		
		City of Jacksonville Franchise Fee	0.57		

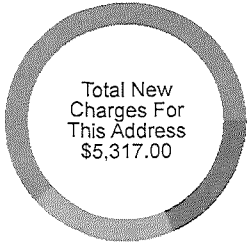
Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22968209	32	66504	Regular	8861 KWH
22968209	32	23.39	Regular	23.39 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	32	5355	Regular	495000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	32	5355	Regular	495000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81523391	32	4486	Regular	0 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83974232	32	2467	Regular	0 GAL



- Electric \$936.93
- Water \$1,013.21
- Sewer \$3,366.86



Phone: (904) 665-6000



Online: [jea.com](http://jea.com)



TISONS LANDING CDD

Account #: 8970821539

Bill Date: 10/30/24

Cycle: 04

**TOTAL OTHER ACTIVITIES**

Service Address:	Budget Number	Service Type	Adjustment Description	Service Period:	Current Charges
15635 TISONS BLUFF RD		W	Incorrect Estimate Read	08/25/24 - 09/27/24	-101.17
<b>Total Other Activities</b>					<b>-101.17</b>











Nader's Pest Raiders  
 9143 Philips Hwy  
 Suite 460  
 Jacksonville, FL 32256  
 904-646-4717

## Service Slip/Invoice


INVOICE: 58949201  
 DATE: 10/30/2024  
 ORDER: 58949201

BILL TO: [3030641]  
 Tison's Landing CDD  
 Timothy Harden  
 16529 Tisons Bluff Rd  
 Jacksonville, FL 32218-8908

Work Location: [3030641] 904-612-6668  
 Tison's Landing CDD  
 Timothy Harden  
 16529 Tisons Bluff Rd  
 Jacksonville, FL 32218-8908

Approved by Tim Harden Please code to 320.538.46202

Work Date	Time	Target Pest	Technician	Time In
10/30/2024	01:51 PM		WDBROWN	Warren Brown
Purchase Order	Terms	Last Service	Map Code	Time Out
		10/30/2024		Lic:JE311826

Service	Description	Price
CPC-MONTHLY	Pest Control Service	\$50.00
IPM interior and exterior of amenity center including kitchen, gym, and bathrooms. Inspected and treated all doorways, treated entryways, treated breezeways, treated exterior foundation areas, treated exterior soft landscaping areas, treated mulch areas, treated windowsills, treated eaves, treated park areas, treated around office areas, Treated soil surface areas		
SUBTOTAL		\$50.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$50.00
AMOUNT DUE		\$50.00
 _____ 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

2024 10/30/2024 01:51 PM 10/30/2024 01:51 PM 10/30/2024 01:51 PM 10/30/2024 01:51 PM

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.  
Public Management Services

Post Office Box 20122  
Tampa, FL 33622-0122  
(904) 262-5500

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

TISONS LANDING COMMUNITY DEVELOPMENT  
DISTRICT  
Tim Harden  
475 West Town Pl  
SUITE 114  
St Augustine, FL 32092

Approved by Tim Harden      Please code to 320.538.46800

00000000130252001000000022551600000008040000

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER      EXP. DATE  
SIGNATURE      AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
724857	11/1/2024	\$804.00

The Lake Doctors  
Post Office Box 20122  
Tampa, FL 33622-0122

Please Return this invoice with your payment and notify us of any changes to your contact information.

**TISONS LANDING COMMUNITY DEV 16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218**

**Invoice Due Date 11/11/2024      Invoice 225516B      PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
11/1/2024	Water Management - Monthly		\$804.00	\$0.00	\$804.00
Please remit payment for this month's invoice.					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>

**Total Account Balance including this invoice:**

\$804.00

**This Invoice Total:**

\$804.00

**Click the "Pay Now" link to submit payment by ACH**

**Customer #:** 724857

**Portal Registration #:** 95B1B593

**Customer E-mail(s):** tcessna@gmssf.com

**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

**AgrowPro Inc**  
 1339 Kavie Ct  
 Green Cove Springs, FL 32043  
 US  
 904-449-1299  
 info@agrowpro.com  
 agrowpro.com

# Invoice



BILL TO
Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218

SHIP TO
Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18716	10/31/2024	\$1,610.98	11/30/2024	Net 30	

Approved by Tim Harden      Please code to 320.538.46203

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Commercial Turf &amp; Ornamental Se</b>	Monthly installment for Turf and ornamental services	1	1,610.98	1,610.98

BALANCE DUE

**\$1,610.98**

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.  
LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150

TISON'S LANDING CDD  
GOVERNMENTAL MANAGEMENT SERVICES  
5385 NORTH NOB HILL ROAD  
SUNRISE FL 33351

Page: 1  
10/31/2024  
Account No: 80-12113M  
Statement No: 190319

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

Monthly minimum billing for general/routine legal services provided for in CDD Engagement Letter, including, but not limited to:  
Communications with District Manager and District Staff re: routine operations of the CDD;  
Communications with State and local government agencies re: CDD matters, requests for information, audits, etc.; Update and maintain CDD records, notices, filings, etc.; Review miscellaneous correspondence re: CDD; Scheduling matters involving the CDD and Agendas re: Meetings of Board of Supervisors; Monitoring litigation matters, receiving and processing all notices, service of process, etc., as Registered Agent of the CDD; Reviewing and reporting upon changes in legislation and regulatory measures affecting the CDD

For Current Services Rendered	500.00
Previous Balance	\$1,662.50
Total Current Work	500.00

Payments

10/08/2024	PAYMENT RECEIVED - THANK YOU	-710.00
11/06/2024	PAYMENT RECEIVED - THANK YOU	-952.50
	Total Payments	-1,662.50
	Balance Due	<u>\$500.00</u>

PLEASE MAKE CHECKS PAYABLE TO  
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.  
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT  
IRS NO. 59-1756046

# Jacksonville Daily Record

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

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

## INVOICE

November 7, 2024

**Date**

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

<b>Serial #</b> 24-07004D	<b>PO/File #</b> _____	\$99.88
Notice of Board of Supervisors Meeting		<b>Payment Due</b>
_____		\$99.88
Tison's Landing Community Development District		<b>Publication Fee</b>
_____		79.33
<b>Case Number</b> _____		<b>Amount Paid</b>
<b>Publication Dates</b> 11/7		
<b>County</b> Duval		

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

If your payment is being mailed, please reference Serial # 24-07004D on your check or remittance advice.

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

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

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

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

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

**NOTICE OF BOARD OF  
SUPERVISORS MEETING OF  
THE TISON'S LANDING  
COMMUNITY  
DEVELOPMENT DISTRICT**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, November 14, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

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 the meeting. An electronic copy of the agenda for the meeting may be obtained by visiting the District's website at [www.TisonsLandingCDD.com](http://www.TisonsLandingCDD.com). Any person requiring special accommodations to attend the meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or (904) 940-5850 at least five calendar days 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 action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin  
District Manager

Nov. 7 00 (24-07004D)

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 460  
**Invoice Date:** 11/1/24  
**Due Date:** 11/1/24  
**Case:**  
**P.O. Number:**

**Bill To:**

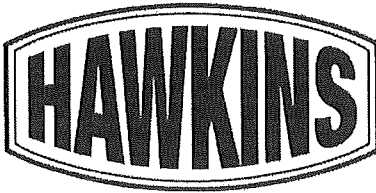
Tison's Landing CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees -November 2024	340	3,750.00	3,750.00
Website Administration -November 2024	495	133.33	133.33
Information Technology -November 2024	351	133.33	133.33
Dissemination Agent Services -November 2024	312	83.33	83.33
Office Supplies	510	0.03	0.03
Postage	420	2.31	2.31
Telephone	410	18.85	18.85
<b>Total</b>			<b>\$4,121.18</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,121.18</b>



Original

# INVOICE



Hawkins, Inc.  
2381 Rosegate  
Roseville, MN 55113  
Phone: (612) 331-6910

Total Invoice	<b>\$617.58</b>
Invoice Number	6911303
Invoice Date	11/11/24
Sales Order Number/Type	4666701 SL
Branch Plant	74
Shipment Number	5568859

Sold To: 485799  
ACCOUNTS PAYABLE  
TISON'S LANDING CDD  
475 W Town Pl  
SUITE 114  
St Augustine FL 32092-3648

Ship To: 485800  
YELLOW BLUFF AMENITY CENTER  
16529 Tisons Bluff Rd  
Jacksonville FL 32218-8908

Approved by Tim Harden      Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
12/11/24	Net 30	PPD Origin	HWTG			382			
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	150.0000 150.0000	GA GA	\$2.9500	GA	1,450.5 LB 1,450.5 GW	\$442.50
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40% 15 GA DD	N	2.0000 2.0000	DD DD	\$66.5400	DD	324.0 LB 344.0 GW	\$133.08
2.001	699922	15 GA Blu/Black Deldrum DELDRM 1H1/X1.9/250	N	2.0000 2.0000	DD RD	\$15.0000	RD	20.0 LB 20.0 GW	\$30.00

Related Order #: 04666701

\*\*\*\*\* Receive Your Invoice Via Email \*\*\*\*\*

Please contact our Accounts Receivable Department via email at [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com) or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate      Sales Tax  
0 %              \$0.00

**Invoice Total**                      **\$617.58**

**No Discounts on Freight**  
**IMPORTANT:** All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.  
**NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.**

**CHECK REMITTANCE:**  
Hawkins, Inc.  
P.O. Box 860263  
Minneapolis, MN 55486-0263  
  
**WIRING CONTACT INFORMATION:**  
Email: [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com)  
  
Phone Number: (612) 331-6910  
Fax Number: (612) 225-6702

**FINANCIAL INSTITUTION:**  
US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402  
  
Account Name: Hawkins, Inc.  
Account #: 180120759469  
ABA/Routing #: 091000022  
Swift Code#: USBKUS44IMT  
Type of Account: Corporate Checking

**ACH PAYMENTS:**  
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.  
For other than CTX, the remit to information may be emailed to [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com)  
  
**CASH IN ADVANCE/EFT PAYMENTS:**  
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §560-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

[www.hawkinsinc.com](http://www.hawkinsinc.com)

Job# 483341



Hawkins, Inc.  
 2381 Rosegate  
 Roseville, MN 55113  
 Phone: (612) 331-6910

# Delivery Confirmation

Ship Date 11/11/2024  
 Order Number 4666701 SL  
 Branch Plant 74  
 Operator ID FLYELL

Sold To  
 485799  
 TISON'S LANDING CDD  
 475 W Town Pl  
 SUITE 114



Ship To Delivery Instructions  
 485800  
 YELLOW BLUFF AMENITY  
 CENTER  
 16529 Tisons Bluff Rd  
 Jacksonville FL 32218-8908

Order/Request Date	Ship/Promised Date	Ship Via/Mode of Transport	FOB Description	Customer P.O. #/Ordered By	Reference
11/11/2024	11/11/2024	HWTG Hawkins Truck		Tisons Bluff	

Item No.	Description	Location	Sales Agent	Shipment Number	Qty Ordered	Net Wgt	Gross Wgt
41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk) UN1791, HYPOCHLORITE SOLUTIONS (SODIUM HYPOCHLORITE), 8, PG III, MARINE POLLUTANT			5568859	150.00 GA	1,450.5000	1,450.5000

Manufacture Date: 11/7/2024      Repack Date: 11/10/2024

NSF/ANSI/CAN Standard 60: Max Use 48 mg/L



Certified to NSF/ANSI/CAN 60

42871	Sulfuric Acid 38-40% 15 GA DD UN2796, SULFURIC ACID, 8, PG II			5568859	2.00 DD	324.0000	344.0000
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Manufacture Date: 11/1/2024

NSF/ANSI/CAN Standard 60: Max Use 116 mg/L



Certified to NSF/ANSI/CAN 60

Page: 1 of 1

Total Net Weight	Total Gross Weight
1,774.5000 LB	1,794.5000 LB
0.0000	0.0000

**Total Order      NOT AN INVOICE - DO NOT PAY**

Shipping Signature

LawnBoy Lawn Services

PO Box 551203  
Jacksonville, FL 32255

# Invoice

Date	Invoice #
11/3/2024	9181

<b>Bill To</b>
Tison's Landing CDD c/o Vesta Property Services Attn: Tim Harden 16529 Tison's Bluff Road Jacksonville, FL 32218

Approved by Tim Harden

Please code to 320.538.35000

P.O. No.	Terms	Project
	Net 30	CC Duval Property, LLC

Quantity	Description	Rate	Amount
1	Replaced Hunter 4 Station Node in Long Pocket Park. Replaced unit, connected to solenoids, installed batteries, programmed unit and tested Hunter Node. Work performed 10/15/2024.	312.50	312.50
		001.320.53800.35000	
All work is complete. Please remit payment immediately.		<b>Total</b>	\$312.50

LawnBoy Lawn Services

PO Box 551203  
 Jacksonville, FL 32255

# Invoice

Date	Invoice #
11/3/2024	9179

<b>Bill To</b>
Tison's Landing CDD c/o Vesta Property Services Attn: Tim Harden 16529 Tison's Bluff Road Jacksonville, FL 32218

Approved by Tim Harden

Please code to 320.538.46200

Terms	Due Date	Project
Net 30	12/3/2024	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- October, 2024 Service Additional labor required to manage the weeds brought into the new plant material at the front of Tisons. The CDD Board approved this monthly expense at the July 11, 2024 board meeting. Billing for October, 2024. Monthly mowing of CDD owned lot located next to 16265 Magnolia Grove Way. The CDD Board Meeting, the Board approved this monthly action going forward. \$ 37.50 per visit x 42 visits = \$ 1575.00 annually. \$ 1575/12 months = \$ 131.25 monthly. This billing is for October (\$ 131.25 x 1 months).	4,424.00	001.320.53800.46200	4,424.00
Maintenance		240.00	001.320.53800.46201	240.00
Maintenance		131.50	001.320.53800.46201	131.50

It is our pleasure to serve your lawn and landscaping needs!	<b>Current Charges</b>	\$4,795.50
--	------------------------	------------

Please visit our website [www.lawnboyinc.com](http://www.lawnboyinc.com) to learn more about our services and see our before & after Photo Gallery.

Phone #	Fax #	E-mail	Web Site
904-771-1655	904-212-1423	leo@lawnboyinc.com	www.lawnboyinc.com



8619 Western Way  
 Jacksonville FL 32256-036060  
**Customer Service** (904) 731-2456  
 RepublicServices.com/Support

**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001469498  
**Invoice Date** October 16, 2024  
**Previous Balance** \$568.89  
**Payments/Adjustments** -\$568.89  
**Current Invoice Charges** \$968.45

**Important Information**  
 Dear Valued Customer, our remit to address has changed! Please note the updated PO Box address in the "Make Checks Payable To" section and remember to include the bottom portion of the invoice with your payment.

<b>Total Amount Due</b> \$968.45	<b>Payment Due Date</b> November 05, 2024
-------------------------------------	--

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 10/07	5555555	-\$568.89

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50</b>				
<b>Jacksonville, FL Contract: 9687025 (C50)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
Waste/Recycling Overage 10/01		1.0000	\$122.42	\$122.42
Waste/Recycling Overage 10/08		1.0000	\$122.42	\$122.42
Pickup Service 11/01-11/30			\$339.60	\$339.60
Container Refresh 11/01-11/30		1.0000	\$9.00	\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$234.29
<b>Total Franchise - Local</b>				\$140.72
<b>CURRENT INVOICE CHARGES</b>				<b>\$968.45</b>

370 STL 432

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



8619 Western Way  
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

**Total Enclosed**

Return Service Requested

CDD OFFICES  
 TISON'S LANDING CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

**Total Amount Due** \$968.45  
**Payment Due Date** November 05, 2024  
**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001469498

For Billing Address Changes,  
 Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #687  
 PO BOX 71068  
 CHARLOTTE NC 28272-1068



**UNDERSTANDING YOUR BILL**

Visit [RepublicServices.com/MyBill](http://RepublicServices.com/MyBill)

**UNDERSTANDING OUR RATES, CHARGES, AND FEES**

Visit [Republicservices.com/customer-support/fee-disclosures](http://Republicservices.com/customer-support/fee-disclosures)

**Responsible Party**

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

**Residential Customers**

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at [Republicservices.com/customer-support/residential-service-terms](http://Republicservices.com/customer-support/residential-service-terms), which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

**Check Processing**

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

**Cancellation & Payment Policy**

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

**Understanding Our Rates, Charges and Fees**

If you are receiving service without a signed customer service agreement, please visit [RepublicServices.com/Fees](http://RepublicServices.com/Fees) to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, [RepublicServices.com/Fees](http://RepublicServices.com/Fees) provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

**IMPORTANT INFORMATION**

(Continued from Page 1)

It's easy to go paperless! Sign up for Paperless Billing at [RepublicServices.com](http://RepublicServices.com) and enjoy the convenience of managing your account anytime, anywhere, on any device.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

**BILLING ADDRESS CHANGE**

Address		
City	State	Zip Code
Phone	Alternate Phone	

Prepared For	TISONS LANDING CDD TIM HARDEN
Account Number	5569 3990 0687 3184
Statement Closing Date	11/03/24
Days in Billing Cycle	31
Next Statement Date	12/03/24

For Customer Service Call:  
800-231-5511

Inquiries or Questions:  
WF SBCS-Account Servicing Team  
PO Box 29482  
Phoenix, AZ 85038-8650

Credit Line	\$1,500
Available Credit	\$1,037

Payments:  
Payment Remittance Center PO Box 77066  
Minneapolis, MN 55480-7766

### Payment Information

New Balance	\$462.02
Current Payment Due (Minimum Payment)	\$462.02
Current Payment Due Date	11/28/24

If you wish to pay off your balance in full: The balance noted on your statement is not the payoff amount. Please call 800-231-5511 for payoff information.

### Account Summary

Previous Balance		\$0.00
Credits	-	\$0.00
Payments	-	\$802.00
Purchases & Other Charges	+	\$1,264.02
Cash Advances	+	\$0.00
Finance Charges	+	\$0.00
New Balance	=	\$462.02

### Rate Information

Your rate may vary according to the terms of your agreement.

TYPE OF BALANCE	ANNUAL INTEREST RATE	DAILY FINANCE CHARGE RATE	AVERAGE DAILY BALANCE	PERIODIC FINANCE CHARGES	TRANSACTION FINANCE CHARGES	TOTAL FINANCE CHARGES
PURCHASES	11.990%	.03284%	\$0.00	\$0.00	\$0.00	\$0.00
CASH ADVANCES	28.740%	.07873%	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$0.00	\$0.00	\$0.00

### Transaction Details

Trans	Post	Reference Number	Description	Credits	Charges
10/18	10/18	0000000000ATNEWA	LAST STATEMENT BAL FROM ACCT ENDING 5942		802.00
10/22	10/22	5548077MR147573S0	SCP DISTRIBUTORS - 74 JACKSONVILLE FL		100.03
10/22	10/22	5265384MRMM66X86K	CUSTOM CUSHIONS, INC. 18005284576 CA		196.00
10/23	10/23	8556939MT0A8EPQFP	ONLINE PAYMENT	802.00	
10/29	10/29	5543286MZ5XW5K61L	LOWES #02472* JACKSONVILLE FL		8.17
10/30	10/30	5548077N016MJAS60	SCP DISTRIBUTORS - 74 JACKSONVILLE FL		130.12
10/31	10/31	5543286N15YQH8Q9N	LOWES #02472* JACKSONVILLE FL		27.70

See reverse side for important information.

5596 0011 YTG 1 7 2 241103 0 PAGE 1 of 6 10 8914 9900 ELAL 01DR5596 20988

DETACH HERE

Detach and mail with check payable to "Wells Fargo" to arrive by Current Payment Due Date.

Make checks payable to: Wells Fargo

Account Number	5569 3990 0687 3184
New Balance	\$462.02
Total Amount Due (Minimum Payment)	\$462.02
Current Payment Due Date	11/28/24

04620200462020055693990068731848

Amount Enclosed:







# Timothy C. Harden

---

**From:** orders@patioslings.com  
**Sent:** Tuesday, October 22, 2024 1:19 PM  
**To:** Timothy C. Harden  
**Subject:** PatioSlings.com Order Invoice 525g4t0s

## www.patioslings.com

**Order Number: 525g4t0s |**

---

**Billing Address**

Timothy Harden  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218  
9046126668

---

**Shipping Address**

Timothy Harden  
16578 Yellow Bluff Rd  
Jacksonville, FL 32226  
9046126668

---

Qty	Item	Description	Price
2	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 21-1/4   Back: 20-1/2   Length: 45] BACK SIZES: [Top: 20-5/8   Bottom: 20-7/8   Length: 32-1/2] Fabric: Blue Jacquard	\$190.00

<b>Subtotal</b>	\$190.00
<b>Shipping Total</b>	\$6.00
<b>Grand Total</b>	\$196.00



58-TAMPA-SCP DIST.  
9216 PALM RIVER RD STE 201  
TAMPA, FL 33619-4478  
Phone 813-623-5333  
Fax 813-621-9621

# INVOICE

EMERGENCY RESPONSE #  
1-800-424-9300

INVOICE #	74082243
ORDER #	74180893
DATE	10/22/24
PAGE	1 of 1



**BILL TO**  
269568  
VESTA PROPERTY SERVICES  
KINGSPPOINT  
1900 CLUBHOUSE DR  
SUN CITY CENTER, FL 33573-5916

**SHIP TO**  
74-JACKSONVILLE SCP DIST.  
2900 DAWN RD  
JACKSONVILLE, FL 32207-7904

CUSTOMER P/O NUMBER TISONS		SHIP VIA PRIORITY PICK		WRITTEN BY JESSE SEXTON(74)		ORDER DATE 10/22/24				
CUSTOMER RELEASE NUMBER		FREIGHT TERMS 02 IN/OUTBOUND		PAYMENT TERMS 100% PREPAYMENT PICK-UP		DUE DATE				
JOB / SHIP-TO NAME VESTA PROPERTY SERVICES		PURCHASING AGENT		CONTACT GEORGE		PHONE 813-387-3442				
LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHIP-QTY	B/O	PRICE	EXTENSION
1	TOC-58-2276		250-00-04 TORO 1" FPT PIN TYPE VALVE WITH FC	EA A-10-C	1	1	1	0	93.06	93.06

Credit Card Receipt  
74-JACKSONVILLE-SCP DIST.  
JACKSONVILLE, FL 32207-7904

10/22/24 11:19:30  
Merch ID: 1017292  
Trans ID: 374303637

M/C Sale

Card # 3184  
Approval Code: 02282Q  
Entry Method: SWIPE

Sale Amount \$100.03

Signature X  
I AGREE TO PAY ABOVE TOTAL AMOUNT OF EACH CHARGE  
LIST ACCORDING TO THE CARD ISSUER AGREEMENT  
(MERCHANT AGREEMENT IF CREDIT VOUCHER)  
ALL SALES ARE SUBJECT TO COMPANY CREDIT/RETURN  
POLICY AT <http://scppool.com/sales-return-policy>

PLACARDS SUPPLIED-YES \_\_\_ NO \_\_\_ REFUSED \_\_\_

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
93.06	0.00	0.00	6.98	0.00	0.00	0.00	0.00	100.03

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

SIGNATURE: JESSE SEXTON(74)

Subject to our terms at <http://www.poolcorp.com/dealer-terms-conditions>

SIGNATURE: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

Cust#: 269568 Cust Name: VESTA PROPERTY SERVICES  
Inv#: 74082243 Invoice Date: 10/22/24 Invoice Amount: \$100.03

Remit To:  
SCP DISTRIBUTORS LLC  
DEPT. #0594  
PO BOX 850001  
ORLANDO, FL 32885-0594

**Timothy C. Harden**

**From:** Lowe's Home Improvement <do-not-reply@receipt.lowes.com>  
**Sent:** Tuesday, October 29, 2024 3:46 PM  
**To:** Timothy C. Harden  
**Subject:** Your Lowe's Purchase Receipt



## Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

**LOWE'S HOME CENTERS, LLC**  
13125 City Square Drive  
Jacksonville , FL 32218  
(904) 696-4063

---

Transaction # : 311121108  
Order # : 202410292472311121108  
Order Date : 10/29/24 15:46:12



Item	Price
1-INX1/2-IN PVC EL 90D SX	\$ 2.59
Item #: 49170	
1 @ 2.59	
1-INX1/2-IN PVC BUSHING S	\$ 1.76
Item #: 23919	
1 @ 1.76	
1-IN PVC COUPLING SXS	\$ 0.91
Item #: 23852	

1 @ 0.91

---

1-IN PVC CAP SLIP \$ 2.34

Item #: 23897

2 @ 1.17

**Invoice 73793 Subtotal \$ 7.60**

---

**Invoice 73793 Subtotal \$ 7.60**

**Subtotal \$ 7.60**

**FL - STATE TAX \$ 0.46**

**DUVAL - COUNTY TAX \$ 0.11**

**Total Tax \$ 0.57**

**Total \$ 8.17**

---

**Total # of items purchased: 5**  
Excludes fees, services and special order items

---

**Payment: MC ending in 3184 \$ 8.17**

**AuthTime 10/29/24 15:45:12**

**AuthCD 02983Q**

**REFID 247209793268**

**AID A0000000041010**

**TVR 0000008001**

**Customer Code no**

**Order Date 10/29/24 15:46:12**

**Store # 2472**

**Terminal # 9**

Tell us how we did! Enter for a chance to win!

**START SURVEY**

\*\*\*\*\*  
\* SHARE YOUR FEEDBACK! \*  
\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ¡ENTRE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\* \* \*

\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*  
\* YOUR ID #737934 247253 032200 \*  
\* \* \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
\* OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*  
\*\*\*\*\*

Thank you for shopping at Lowe's.  
To see our return policy, visit [Lowe.com/returns](http://Lowe.com/returns)

LOWE'S PRICE PROMISE  
FOR MORE DETAILS, VISIT  
[LOWES.COM/PRICEPROMISE](http://LOWES.COM/PRICEPROMISE)

[My Account](#) | [Contact Us](#) | [Find a Store](#) | [Privacy Statement](#) | [Billing Policy](#)



Lowe's App | [Return & Refund Policy](#)



1000 Lowe's Boulevard, Mooresville, NC 28117

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This email is sent from an unmonitored mailbox. If you need to speak to someone about your purchase, please call the store using the number at the top of the receipt.



58-TAMPA-SCP DIST.  
 9216 PALM RIVER RD STE 201  
 TAMPA, FL 33619-4478  
 Phone 813-623-5333  
 Fax 813-621-9621

# INVOICE

EMERGENCY RESPONSE #  
 1-800-424-9300

INVOICE #	74083077
ORDER #	74182110
DATE	10/30/24
PAGE	1 of 1



**BILL TO**

238476  
 VESTA PROPERTY SERVICES INC  
 PRISCILLA GIESELMAN  
 1020 E BRANDON BLVD STE 207  
 BRANDON, FL 33511-5561

**SHIP TO**

74-JACKSONVILLE-SCP DIST.  
 2900 DAWN RD  
 JACKSONVILLE, FL 32207-7904

CUSTOMER P/O NUMBER TIM HARDEN	SHIP VIA PRIORITY PICK	WRITTEN BY CHRISTIAN CARR(74)	ORDER DATE 10/30/24
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS CTR: CHECK OK	DUE DATE
JOB / SHIP-TO NAME VESTA PROPERTY SERVICES INC	PURCHASING AGENT	CONTACT BRYAN COLEGROVE	PHONE 727-258-0092

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK QTY	SHIP QTY	B/O	PRICE	EXTENSION
1	BLU-56-4036		F-30200P 2" PVC 20-120GPM TOP MOUNT FLOWMETER	EA	1	1	1	0	121.04	121.04
				DD-09-C						

Credit Card Receipt  
 74-JACKSONVILLE-SCP DIST.  
 JACKSONVILLE, FL 32207-7904

10/30/24 10:56:00  
 Merch ID: 1017292  
 Trans ID: 448172036

M/C Sale

Card # 3184  
 Approval Code: 03040Q  
 Entry Method: SWIPE

Sale Amount \$130.12

Signature X  
 I AGREE TO PAY ABOVE TOTAL AMOUNT OF EACH CHARGE  
 LIST ACCORDING TO THE CARD ISSUER AGREEMENT  
 (MERCHANT AGREEMENT IF CREDIT VOUCHER)  
 ALL SALES ARE SUBJECT TO COMPANY CREDIT/RETURN  
 POLICY AT <http://scppool.com/sales-return-policy>

PLACARDS SUPPLIED-YES \_\_\_ NO \_\_\_ REFUSED \_\_\_

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
121.04	0.00	0.00	9.08	0.00	0.00	0.00	0.00	130.12

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

SIGNATURE: CHRISTIAN CARR(74)

Subject to our terms at <http://www.poolcorp.com/dealer-terms-conditions>

SIGNATURE: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

Cust#: 238476 Cust Name: VESTA PROPERTY SERVICES INC  
 Inv#: 74083077 Invoice Date: 10/30/24 Invoice Amount: \$130.12

Remit To:  
 SCP DISTRIBUTORS LLC  
 DEPT. #0594  
 PO BOX 850001  
 ORLANDO, FL 32885-0594

**Timothy C. Harden**

---

**From:** Lowe's Home Improvement <do-not-reply@receipt.lowes.com>  
**Sent:** Thursday, October 31, 2024 8:31 AM  
**To:** Timothy C. Harden  
**Subject:** Your Lowe's Purchase Receipt



## Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

**LOWE'S HOME CENTERS, LLC**  
**13125 City Square Drive**  
**Jacksonville , FL 32218**  
**(904) 696-4063**

---

Transaction # : 778113772  
Order # : 202410312472778113772  
Order Date : 10/31/24 08:31:16



Item	Price
1/2-IN PVC FEMALE ADAPTER	\$ 1.17
Item #: 23861	
1 @ 1.17	
1/2-IN HOSE BIBB (-21515)	\$ 7.88
Item #: 867975	
1 @ 7.88	
3/4-IN PVC BALL VALVE SOC	\$ 3.48
Item #: 21485	

1 @ 3.48

---

1/2-IN PVC BALL VALVE SOC \$ 2.98

Item #: 21484

1 @ 2.98

---

1-INX1/2-IN PVC TEE SXSXS \$ 2.53

Item #: 48579

1 @ 2.53

---

1-INX3/4-IN PVC BUSHING S \$ 1.83

Item #: 23913

1 @ 1.83

---

1-INX3/4-IN PVC MALE ADPT \$ 2.94

Item #: 22701

1 @ 2.94

---

1-IN PVC EL 90D SXS \$ 2.96

Item #: 23870

2 @ 1.48

**Invoice 77146 Subtotal \$ 25.77**

---

**Invoice 77146 Subtotal \$ 25.77**

**Subtotal \$ 25.77**

**FL - STATE TAX \$ 1.54**

**DUVAL - COUNTY TAX \$ 0.39**

**Total Tax \$ 1.93**

**Total \$ 27.70**

---



**Total # of items purchased: 9**  
Excludes fees, services and special order items

---

<b>Payment: MC ending in 3184</b>	\$ 27.70
<b>AuthTime</b>	10/31/24 08:30:20
<b>AuthCD</b>	03135Q
<b>REFID</b>	247225146037
<b>TSI</b>	E800
<b>AID</b>	A0000000041010
<b>TVR</b>	0000008000
<b>Customer Code</b>	NA
<b>Order Date</b>	10/31/24 08:31:16
<b>Store #</b>	2472
<b>Terminal #</b>	25
<b>MyLowe's Card Number</b>	489001263762559

---

**MyLowe's Rewards**

**Estimated points earned from  
purchase:**

\*Points are awarded on eligible purchases  
for orders that have been settled and  
fulfilled.

25\*

Tell us how we did! Enter for a chance to win!

**START SURVEY**

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ¡ENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\*\*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\* Y O U R I D #771463 247263 055884 \*

\*\*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\*\*\*\*\*

Thank you for shopping at Lowe's.  
To see our return policy, visit [Lowe's.com/returns](http://Lowe's.com/returns)

LOWE'S PRICE PROMISE  
FOR MORE DETAILS, VISIT  
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1000 Lowes Boulevard, Mooresville, NC 28117

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This email is sent from an unmonitored mailbox. If you need to speak to someone about your purchase, please call the store using the number at the top of the receipt.

## Credit Card Expense Tracker

District: Tisons Landing CDD  
 Cardholder: Elizabeth Myers  
 Month: Nov-24

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
26-Oct	Lowe's	320.572.49400	\$ 56.50	Sand for Halloween Event
26-Oct	Lowe's	320.572.46000	\$ 48.87	Duct Tape and Velcro
28-Oct	USPS	310.513.42000	\$ 14.60	Stamps
27-Oct	Dino Track Adventures	320.572.49400	\$ 700.00	Halloween Event
<b>Total on Report</b>			819.97	

**Instructions:**

- Go online and print your credit card statement from the online banking service, or you can typically save the statement as a pdf.
- Scan all your receipts in PDF format
- Fill out the above credit card expense tracking form, coding the expense to the appropriate expense line in the budget.
- Scan all of the above items and send 1 email to the District Manager, no later than the end of the 1st week of each month.

CDD-20240ct

# mylowe's Rewards



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOWE'S HOME CENTERS, LLC  
13125 CITY SQUARE DRIVE  
JACKSONVILLE, FL 32218 (904) 636-4063

### - SALE -

SALES#: 52472C11 2237134 TRANS#: 614430824 10-26-24

417199 3H TUBER UTILITY DUCT 3PK 9.98  
597112 SCOTCH 1-IN X 10-FT BLACK 35.48

SUBTOTAL: 45.46  
TOTAL TAX: 3.41  
INVOICE 95399 TOTAL: 48.87  
N/C: 48.87

### \*\*\*\*\* MY LOWE'S REWARDS \*\*\*\*\*

EST. POINTS EARNED: 45\*  
\* Points are awarded on eligible purchases  
for orders that have been settled and fulfilled

\*\*\*\*\*

NO: XXXXXXXXXXXX1064 AMOUNT: 48.87 AUTHCD: 026150  
TRF REF ID: 24726239364 10/26/24 12:50:43  
CUSTOMER CODE: NONE  
TVR: 000000001  
AID: 6000000041016

STORE: 2472 TERMINAL: 02 10/26/24 12:51:05  
# OF ITEMS PURCHASED: 2  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
LOWE'S.COM/RETURNS  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.  
FOR DETAILS VISIT LOWE'S.COM/MYREWARDS

\*\*\*\*\*

SHARE YOUR FEEDBACK.  
ENTER FOR A CHANCE TO BE  
ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!  
¡ENTRA EN EL SORTEO MENSUAL  
PARA SER UNO DE LOS CINCO GANADORES DE \$500!

ENTER BY COMPLETING A SHORT SURVEY  
WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey)  
Y O U R I D # 95399 247253 601641

NO PURCHASE NECESSARY TO ENTER OR WIN.  
\*ODD GAME PROHIBITED. MUST BE 18 OR OLDER TO ENTER.  
\*OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey)

\*\*\*\*\*

STORE: 2472 TERMINAL: 2 10/26/24 12:51:05

CDD - Oct 2024



LEARN MORE AT [LOVES.COM/MYLOVESREWARDS](https://www.loves.com/mylovesrewards)

LOVE'S HOME CENTERS, LLC  
13125 CITY SQUARE DRIVE  
JACKSONVILLE, FL 32218 (904) 696-4063

- SALE -

SALES#: S24720J1 2237134 TRANS#: 022369077 10-26-24

293326 SAKHLE 50-LB PLAY SAND 52.56  
8 3 6.57

SUBTOTAL: 52.56  
TOTAL TAX: 3.94  
INVOICE 96974 TOTAL: 56.50  
N/C: 56.50

MC: XXXXXXXXXXX1064 AMOUNT: 56.50 AUTHEN: 026570  
TOP REF ID: 247203974049 10/26/24 10:37:16  
CUSTOMER CODE: NONE  
TVR: 000000001  
TS1: E000

STORE: 2472 TERMINAL: 03 10/26/24 10:37:39

# OF ITEMS PURCHASED: 8  
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
[LOVES.COM/RETURNS](https://www.loves.com/returns)  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

BY LOVE'S REWARDS CREDIT CARDHOLDERS GET MORE.  
FOR DETAILS VISIT [LOVES.COM/MYLOVESREWARDS](https://www.loves.com/mylovesrewards)

\*\*\*\*\*

SHARE YOUR FEEDBACK!  
ENTER FOR A CHANCE TO BE  
ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!  
ENTRE EN EL SORTEO MENSUAL  
PARA SER UNO DE LOS CINCO GANADORES DE \$500!  
ENTER BY COMPLETING A SHORT SURVEY  
WITHIN ONE WEEK AT: [www.loves.com/survey](https://www.loves.com/survey)  
Y O U R I D #969741 247203 006520  
NO PURCHASE NECESSARY TO ENTER OR WIN.  
VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.  
OFFICIAL RULES & WINNERS AT: [www.loves.com/survey](https://www.loves.com/survey)  
\*\*\*\*\*

STORE: 2472 TERMINAL: 3 10/26/24 10:37:39

CDD - OCT 2024



YULEE  
463063 STATE ROAD 200  
YULEE, FL 32097-9998  
(800)275-8777

10/28/2024

02:07 PM

Product	Qty	Unit Price	Price
CelebrationBlooms	20	\$0.73	\$14.60

Grand Total: \$14.60

Credit Card Remit \$14.60

Card Name: MasterCard  
Account #: XXXXXXXXXXXX1064  
Approval #: 028760  
Transaction #: 383  
AID: A0000000041010 Contactless  
AL: Mastercard

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Track your Packages  
Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 119780-0497  
Receipt #: 840-53200036-1-8520817-1  
Clerk: 02



# Invoice

## Dino Track Adventures

Jacksonville, FL  
US  
US EIN 93-3320046

### Bill to

Elizabeth Myers-Hesford  
Tison's Landing CDD  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218

**Invoice number** INV-DINO-1005

**Invoice date** September 25, 2024

**Due date** October 27, 2024

**Total** \$700.00

[Pay for this invoice online](#)

PRODUCTS & SERVICES	QTY	UNIT PRICE	AMOUNT
<b>Package 3 - One Dino + Baby Dino</b> CONSISTS OF A BABY DINO MEET AND GREET AND A "SURPRISE DINO POP-UP" WITH ONE BIG DINOSAUR FOR PICTURES & VIDEOS ONLY! -- 2 Hour event with Large Dino and Baby Dino - October 27th 1-3pm	1	\$784.00	\$784.00

Subtotal	\$784.00
Referral Discount	(\$84.00)
<b>Total</b>	<b>\$700.00</b>

### Comments

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

We look forward to a Dino-myte time with you and the Yellow Bluff Landing Residents!

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





**Bob's Backflow & Plumbing Services**

4640 Subchaser Ct., Ste 113  
 Jacksonville, FL 32244

**Invoice**

17568

**Invoice Date**

**11/18/2024**

Approved by Tim Harden

Please code to 680.538.35000  
 320.53800.35000

<b>Bill To</b>
Tison's Landing CDD c/o Vesta Property Services 200 Business Park Cir, Ste 101 St. Augustine, FL 32095

<b>Job Location</b>
Tison's Landing CDD Various Addresses Jacksonville, FL 32218

**Bob's Backflow & Plumbing Services**  
 4640 Subchaser Ct., Ste 113  
 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

P.O. Number	Terms	Due Date
	Net 30	12/18/2024

Serviced	Description	Quantity	Price Each	Amount
11/16/2024	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	12	45.00	540.00
	Please see individual reports for testing results			
	Proposal will follow for repairs needed to be in compliance with water utility provider.		0.00	0.00

<b>Total</b>	\$540.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$540.00

**Thank you for your business. We appreciate your prompt payment.**  
 Please make checks payable to Bob's Backflow and include your invoice number.

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number 747978	Date 11/01/2024
Customer Number 400423	Due Date 12/01/2024

Approved by Tim Harden

Please code to 320.538.34502

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2024	12/01/2024

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD -</i>				
1.00	Passive Standard Camera 12/01/2024 - 12/31/2024	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 12/01/2024 - 12/31/2024	1.00	\$30.61	\$30.61
			<b>Subtotal:</b>	<b>\$130.61</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$130.61</b>

Date	Invoice #	Description	Amount	Balance Due
11/1/2024	747978	Monitoring Services	\$130.61	\$130.61

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number 747978	Date 11/01/2024
Customer Number 400423	Due Date 12/01/2024

Net Due: \$130.61

Amount Enclosed: 130.61

Tison's Landing CDD  
c/o Government Management Serv  
475 West Town Place, Suite 114  
Golf World Village  
Saint Augustine, FL 32092

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

Approved by Tim Harden

Please code to 320.538.34502

**Invoice**

Invoice Number <b>747979</b>	Date <b>11/01/2024</b>
Customer Number <b>400423</b>	Due Date <b>12/01/2024</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2024	12/01/2024

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Active Video Monitoring 12/01/2024 - 12/31/2024	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 12/01/2024 - 12/31/2024	1.00	\$138.21	\$138.21
			<b>Subtotal:</b>	<b>\$288.21</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$288.21</b>

Date	Invoice #	Description	Amount	Balance Due
11/1/2024	747979	Monitoring Services	\$288.21	\$288.21

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number <b>747979</b>	Date <b>11/01/2024</b>
Customer Number <b>400423</b>	Due Date <b>12/01/2024</b>

Net Due: \$288.21

Amount Enclosed: 288.21

Tison's Landing CDD  
c/o Government Management Serv  
475 West Town Place, Suite 114  
Golf World Village  
Saint Augustine, FL 32092

REMIT TO: Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

Approved by Tim Harden

Please code to 320.538.34502

<h1>Invoice</h1>	
Invoice Number 747980	Date 11/01/2024
Customer Number 400423	Due Date 12/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2024	12/01/2024

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD -</i>				
1.00	Passive Standard Camera 12/01/2024 - 12/31/2024	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 12/01/2024 - 12/31/2024	1.00	\$129.27	\$129.27
			<b>Subtotal:</b>	<b>\$229.27</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$229.27</b>

Date	Invoice #	Description	Amount	Balance Due
11/1/2024	747980	Monitoring Services	\$229.27	\$229.27

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

<h1>Invoice</h1>	
Invoice Number 747980	Date 11/01/2024
Customer Number 400423	Due Date 12/01/2024

Net Due: \$229.27

Amount Enclosed: 229.27

Tison's Landing CDD  
c/o Government Management Serv  
475 West Town Place, Suite 114  
Golf World Village  
Saint Augustine, FL 32092

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

001.320.57200.34502

Approved by Tim Harden

Please code to 320.538.34502

**Invoice**

Invoice Number 747981	Date 11/01/2024
Customer Number 400423	Due Date 12/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/01/2024	12/01/2024

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD -</i>				
1.00	Active Video Monitoring 12/01/2024 - 12/31/2024	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 12/01/2024 - 12/31/2024	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 12/01/2024 - 12/31/2024	1.00	\$75.00	\$75.00
			<b>Subtotal:</b>	<b>\$1086.71</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$1086.71</b>

Date	Invoice #	Description	Amount	Balance Due
11/1/2024	747981	Monitoring Services	\$1086.71	\$1086.71

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number 747981	Date 11/01/2024
Customer Number 400423	Due Date 12/01/2024

Net Due: \$1,086.71

Amount Enclosed: 1,086.71

Tison's Landing CDD  
c/o Government Management Serv  
475 West Town Place, Suite 114  
Golf World Village  
Saint Augustine, FL 32092

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802



Please remit to: Envera Systems  
 PO Box 2086  
 Hicksville, NY 11802

Invoice Number 00087408 Completed Date 10/22/2024  
 Ticket Number 04602456 Payment Amount \$617.30

Approved by Tim Harden Please code to 320.538.34502

Account & Contact Information

Account Tison's Landing CDD - Jacksonville Legal Name of Entity Tison's Landing Community Development District  
 Billing Address c/o Governmental Management Services, LLC  
 475 West Town Pl Ste 114  
 St. Augustine, Florida 32092  
 United States

Work Details

Subject Tison's Landing Pond Run- DVR issue Root Cause Surge/Lightning  
 Address 5 POND RUN RD Time on Site 2.00  
 Jacksonville, 32226  
 United States

Work Performed

Description Reported:  
 DVR is not recording, Hard drive is showing it's mounted. Live Video is also not working. The DVR has no footage for this month the last time footage was recorded on the DVR was July 20th 2024.  
 Steps Taken:  
 Work Performed Power-Cycled Equipment;Installed surge protection equipment;Adjusted Wiring;Reset Switch;Adjusted programming of Camera(s)

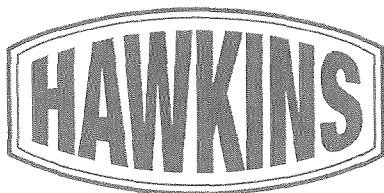
The following parts and material were included above as part of this work order's line item detail. They are broken out in this section for quick reference.

Parts & Material

Manufacturer Product Code	Product Code	Product Name	Quantity Consumed	Unit Price	Consumed Cost
NET-GS310TP	10-NET-0015	NETGEAR 10-Port PoE Gigabit Ethernet Smart Switch	1.00	\$372.30	\$372.30
	TRIP CHARGE	TRIP CHARGE	1.00	\$60.00	\$60.00
	Service Labor	SERVICE	1.00	\$185.00	\$185.00
DTK-MRJPOES	16-DTK-0036	Surge Protection for PoE	1.00	\$0.00	\$0.00

Subtotal \$617.30  
 Tax Rate 0.00%  
 Tax Amount \$0.00  
 Grand Total \$617.30

Original



Hawkins, Inc.  
2381 Rosegate  
Roseville, MN 55113  
Phone: (612) 331-6910

# INVOICE

Total Invoice	\$165.40
Invoice Number	6919665
Invoice Date	11/19/24
Sales Order Number/Type	4673188 SL
Branch Plant	74
Shipment Number	5577541

Sold To: 485799  
ACCOUNTS PAYABLE  
TISON'S LANDING CDD  
475 W Town Pl  
SUITE 114  
St Augustine FL 32092-3648

Ship To: 485800  
YELLOW BLUFF AMENITY CENTER  
16529 Tisons Bluff Rd  
Jacksonville FL 32218-8908

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
12/19/24	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	52.0000	GA	\$2.9500	GA	502.8 LB	\$153.40
				52.0000	GA			502.8 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

\*\*\*\*\* Receive Your Invoice Via Email \*\*\*\*\*

Please contact our Accounts Receivable Department via email at [Credit.Dept@HawkinsInc.com](mailto:Credit.Dept@HawkinsInc.com) or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate      Sales Tax  
0 %              \$0.00

Invoice Total **\$165.40**

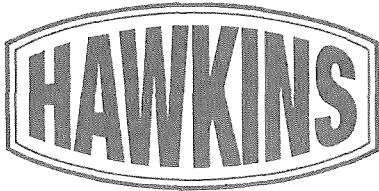
**No Discounts on Freight**  
**IMPORTANT:** All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.  
**NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.**

**CHECK REMITTANCE:**  
Hawkins, Inc.  
P.O. Box 860263  
Minneapolis, MN 55486-0263  
  
**WIRING CONTACT INFORMATION:**  
Email: [Credit.Dept@HawkinsInc.com](mailto:Credit.Dept@HawkinsInc.com)  
  
Phone Number: (612) 331-6910  
Fax Number: (612) 225-6702

**FINANCIAL INSTITUTION:**  
US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402  
  
Account Name: Hawkins, Inc.  
Account #: 180120759469  
ABA/Routing #: 091000022  
Swift Code#: USBKUS44IMT  
Type of Account: Corporate Checking

**ACH PAYMENTS:**  
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.  
For other than CTX, the remit to information may be emailed to [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com)  
  
**CASH IN ADVANCE/EFT PAYMENTS:**  
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.



Hawkins, Inc.  
 2381 Rosegate  
 Roseville, MN 55113  
 Phone: (612) 331-6910

# Delivery Confirmation

Ship Date 11/19/2024  
 Order Number 4673188 SL  
 Branch Plant 74  
 Operator ID FLYELL

Sold To  
 485799  
 TISON'S LANDING CDD  
 475 W Town Pl  
 SUITE 114



Ship To  
 485800  
 YELLOW BLUFF AMENITY  
 CENTER  
 16529 Tisons Bluff Rd  
 Jacksonville FL 32218-8908

Delivery Instructions

Order/Request Date	Ship/Promised Date	Ship Via/Mode of Transport	FOB Description	Customer P.O. #/Ordered By	Reference		
11/19/2024	11/19/2024	HWTG Hawkins Truck		Tisons Bluff			
Item No.	Description	Location	Sales Agent	Shipment Number	Qty Ordered	Net Wgt	Gross Wgt

41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk) UN1791, HYPOCHLORITE SOLUTIONS (SODIUM HYPOCHLORITE), 8, PG III, MARINE POLLUTANT			5577541	52.00 GA	502.8400	502.8400
-------	--	--	--	---------	----------	----------	----------

Manufacture Date: 11/18/2024      Repack Date: 11/18/2024

NSF/ANSI/CAN Standard 60: Max Use 48 mg/L



Certified to  
NSF/ANSI/CAN 60

Total Net Weight	Total Gross Weight
502.8400 LB	502.8400 LB
0.0000	0.0000

**Total Order      NOT AN INVOICE - DO NOT PAY**

Shipping Signature





Nader's Pest Raiders  
 9143 Philips Hwy  
 Suite 460  
 Jacksonville, FL 32256  
 904-646-4717

## Service Slip/Invoice

<b>INVOICE:</b>	59352836
<b>DATE:</b>	11/19/2024
<b>ORDER:</b>	59352836

Bill To: [3030641]  
 Tison's Landing CDD  
 Timothy Harden  
 16529 Tisons Bluff Rd  
 Jacksonville, FL 32218-8908

Work Location: [3030641] 904-612-6668  
 Tison's Landing CDD  
 Timothy Harden  
 16529 Tisons Bluff Rd  
 Jacksonville, FL 32218-8908

Approved by Tim Harden      Please code to 320.538.46202

Work Date	Time	Target Pest	Technician	Time In
11/19/2024	11:27 AM		WDBROWN	Warren Brown
Purchase Order	Terms	Last Service	Map Code	Time Out
		11/19/2024		Lic:JE311826

Service	Description	Price
CPC-MONTHLY	Pest Control Service	\$50.00
IPM interior and exterior of amenity center including kitchen, gym, and bathrooms. Inspected and treated all exterior foundation areas, treated exterior soft landscaping areas, treated part areas, treated doorways, treated entryways, treated soil areas, treated around bush areas, treated windowsills, treated underneath and around appliances, treated around trash man areas, treated around seating areas		
		SUBTOTAL      \$50.00
		TAX      \$0.00
		AMT. PAID      \$0.00
		TOTAL      \$50.00
AMOUNT DUE		\$50.00
_____ TECHNICIAN SIGNATURE		
_____ CUSTOMER SIGNATURE		

2025/11/19 11:27 AM WDBROWN 16529 TISON BLUFF RD JACKSONVILLE FL 32218-8908

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.

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**



# Invoice

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

Invoice # 422746  
 Date 11/01/2024  
 Terms  
 Due Date 11/30/2024  
 Memo Monthly Fees

### Bill To

Tison's Landing CDD  
 c/o GMS, LLC  
 475 West Town Place, Suite 114  
 St. Augustine FL 32092

Description	Quantity	Rate	Amount
Amenity Manager 320 572-78105	1	8,517.50	8,517.50
Pool maintenance 401	1	2,762.50	2,762.50
Field management and administration 320 538 300	1	3,098.25	3,098.25
Janitorial Supplies 320 572 44602	1	338.17	338.17
Janitorial maintenance 40601	1	2,758.25	2,758.25
Website fee 49500	1	250.00	250.00
Facility/Pool Monitors 34450	1	1,146.08	1,146.08

**Total 18,870.75**



# Invoice

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

Invoice # 423201  
 Date 10/31/2024  
 Terms  
 Due Date 11/30/2024  
 Memo

**Bill To**

Tison's Landing CDD  
 c/o GMS, LLC  
 475 West Town Place, Suite 114  
 St. Augustine FL 32092

Description	Rate	Amount
Billable Expenses		
Dana Harden - 2024-10-15 - AMAZON MKTPL*7H80R8YB3 - Projector for movie nights	001.320.57200.49400	193.49
Elizabeth Myers-Hesford - 2024-10-19 - LOWES #02472* - Billable expense	001.320.57200.52000	290.16
Elizabeth Myers-Hesford - 2024-10-13 - AMAZON MKTPL*3P8M302J3 - Tisons Landing CDD	001.320.57200.49400	127.76
Elizabeth Myers-Hesford - 2024-10-13 - AMAZON MKTPL*EP9JG2J03 - Waiting on WF Credit Card from district management	001.320.57200.49400	6.39
Dana Harden - 2024-10-04 - ABOVE BEYOND HEATING - Repair AC in Amenity Center	AC repair 001.320.57200.46601	525.00
<b>Total Billable Expenses</b>		<b>1,142.80</b>

**Total 1,142.80**



### Final Details for Order #112-6155752-3361007

[Print this page for your records.](#)

**Order Placed:** October 11, 2024  
**Amazon.com order number:** 112-6155752-3361007  
**Order Total:** \$193.49

---

**Shipped on October 14, 2024**

#### Items Ordered

1 of: *[Auto Focus/4K Support] Projector with WiFi 6 and Bluetooth 5.2, YABER Pro V9 600 ANSI Native 1080P Outdoor Movie Projector, Auto 6D Keystone & 50% Zoom, Home Theater Projector for Phone/TV Stick/PC* **Price** \$289.99

Sold by: WhyOne (seller profile)

Supplied by: WhyOne (seller profile)

Condition: New

#### Shipping Address:

Dana Harden  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226-1159  
United States

#### Shipping Speed:

FREE Prime Delivery

---

#### Payment information

#### Payment Method:

Visa ending in 3388

#### Billing address

Dana Harden  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226-1159  
United States

#### Credit Card transactions

Item(s) Subtotal:	\$289.99
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$110.00
	-----
Total before tax:	\$179.99
Estimated tax to be collected:	\$13.50
	-----
<b>Grand Total:</b>	<b>\$193.49</b>
Visa ending in 3388: October 14, 2024:	\$193.49

To view the status of your order, return to Order Summary.

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## Lowe's Home Improvement

# \$290.16

### Transaction Details

Merchant Category	Home Supply Warehouse Stores
Authorization Time	October 18, 2024 at 03:27 PM
Posted Time	October 19, 2024 at 08:14 AM


### Payment Method


Card Type	Physical
Last 4 Digits	••• 7951
Name on Card	Elizabeth Myers-Hesford
Issued On	April 18, 2024
Expiration Date	March 1, 2028

#1QBXo6FM1cPWLa0EJhR9VWgy  
Electronic Receipt

### Transaction Purpose

Filled by Dana Harden

Description	Electrical cords for Amenity Center - Tisons Landing
Expense Type	52002 Pass-Thru : Client Office Reimb Expenses
Participants	 Elizabeth Myers-Hesford

 Cardholder  
**Elizabeth Myers-Hesford**

Job Title	Clubhouse Personnel
Department	District Services
Region	Northeast
Subsidiary	Vesta
Cost Center	Tisons Landing
Phone Number	+19047083507
Email	emyers@vestapropertyservices.com



Amazon

\$127.76

Transaction Details

Merchant Category	Book Stores
Authorization Time	October 8, 2024 at 06:06 PM
Posted Time	October 13, 2024 at 02:20 PM

Payment Method

Card Type	Physical
Last 4 Digits	••• 7951
Name on Card	Elizabeth Myers-Hesford
Issued On	April 18, 2024
Expiration Date	March 1, 2028

#1Q9SewFM1cPWLa0EUiOCfcR8  
Electronic Receipt

Transaction Purpose

Filled by Traveler

Description	Item for Halloween Event
Expense Type	52002 Pass-Thru : Client Office Reimb Expenses
Participants	Elizabeth Myers-Hesford



Cardholder  
**Elizabeth Myers-Hesford**

Job Title	Clubhouse Personnel
Department	District Services
Region	Northeast
Subsidiary	Vesta
Cost Center	Tisons Landing
Phone Number	+19047083507
Email	emyers@vestapropertyservices.com



Amazon

**\$6.39**

**Transaction Details**

Merchant Category	Book Stores
Authorization Time	October 12, 2024 at 07:34 AM
Posted Time	October 13, 2024 at 09:21 AM

**Payment Method**

Card Type	Physical
Last 4 Digits	.... 7951
Name on Card	Elizabeth Myers-Hesford
Issued On	April 18, 2024
Expiration Date	March 1, 2028

#1Q9NzIFM1cPWL a0EyUK0qvLb  
Electronic Receipt

**Transaction Purpose**

*Filled by Traveler*

Description	Halloween Event - Dino stickers
Expense Type	52002 Pass-Thru : Client Office Reimb Expenses
Participants	Elizabeth Myers-Hesford



*Cardholder*

**Elizabeth Myers-Hesford**

Job Title	Clubhouse Personnel
Department	District Services
Region	Northeast
Subsidiary	Vesta
Cost Center	Tisons Landing
Phone Number	+19047083507
Email	emyers@vestapropertyservices.com

**From:** Above & Beyond Heating and Air LLC <[notifications@housecallpro.com](mailto:notifications@housecallpro.com)>  
**Sent:** Friday, October 4, 2024 10:36 AM  
**To:** Timothy C. Harden <[tharden@vestapropertyservices.com](mailto:tharden@vestapropertyservices.com)>  
**Subject:** Receipt from Above & Beyond Heating and Air LLC

## Your receipt from Above & Beyond Heating and Air LLC

**Job Number:** 30686  
**Service Date:** Oct 04, 2024  
**Invoice Date:** Oct 04, 2024  
**Customer Name:** Tison's Landing CBD  
**Service Address:** 16529 Tisons Bluff Rd Jacksonville, FL 32218

Services	qty	unit price	amount
Called In 10/02 -LP	1.0	\$0.00	\$0.00
Service Call Fees - Business Hours Service Call Fee	1.0	\$75.00	\$75.00
The HVAC technician will assess your heating and cooling equipment and provide you with a full diagnosis of their findings			
Leak search If found in less then 30 minutes	1.0	\$175.00	\$175.00
Leak search complete system if found within 30 minutes			
Air handler repairs - Clean drain line 3/4"	1.0	\$95.00	\$95.00
Clean drain line with nitrogen, drain cleaner or shop vacuum.			



Services	qty	unit price	amount
Condenser repairs - Dual run capacitor	1.0	\$180.00	\$180.00
Install dual run capacitor at condenser.			

---

Subtotal \$525.00

---

**Amount Paid \$525.00**

Payment Method October 04, 2024  
visa x3388 10:35am

"Thank you for choosing Above & Beyond Heating and Air LLC for your HVAC contracting needs!  
We greatly appreciate your support and loyalty!"

(904) 551-3490 | [ar.aandbhvacfl@gmail.com](mailto:ar.aandbhvacfl@gmail.com)

<http://aboveandbeyondhvacfl.com>

4401 Cambridge Rd  
Jacksonville, FL 32210

[Terms & Conditions](#)

# Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL,  
32218-8982

Previous balance		\$123.35
EFT Payment - thank you	Nov 20	-\$123.35
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
<b>New charges</b>		<b>\$123.35</b>

## Amount due **\$123.35**

**!** Thanks for paying by Automatic Payment  
Your automatic payment on Dec 19, 2024, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?  
Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

← Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

*320 538 41050*

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST BUSINESS**  
1100 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937

Account number **8495 74 120 3534627**  
Automatic payment **Dec 19, 2024**  
**Please pay \$123.35**

Electronic payment will be applied Dec 19, 2024

TISONS LANDING COMMUNITY  
ATTN JOHNATHAN PERRY  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

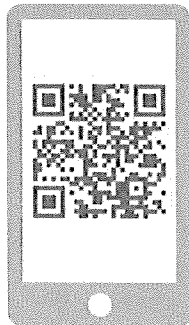
849574120353462700123356

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- Pay your bill and customize billing options
- View upcoming appointments

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### Call us anytime

800-391-3000  
Open 24 hours, 7 days a week for billing and technical support

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Attn: M. Gifford.

## Ways to pay



### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### Comcast Business App

Download the Comcast Business App




#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you

Regular monthly charges		\$123.35
<b>Comcast Business</b>		<b>\$104.90</b>
Business Internet 35	\$94.95	
Static IP - 1	\$19.95	
Automatic Payments Discount Including Paperless Billing	-\$10.00	
<b>Equipment &amp; services</b>		<b>\$18.45</b>
Equipment Fee Internet.	\$18.45	

What's included?

 **Internet:** Fast, reliable internet on our Gig-speed network

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

---

You've saved \$10.00 this month with your automatic payments discount.

### Additional information

**AUTO PAY AND PAPERLESS BILLING UPDATE:** Effective December 18, 2024, customers who receive a paper bill will be charged a \$3.95/mo. bill statement fee. To receive an electronic bill and avoid the paper bill statement charge, you can sign in to My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to enroll in Paperless Billing. Also note that qualifying customers are eligible for a \$10/mo discount if enrolled in Paperless Billing and Automatic Payments with a bank account only. Customers enrolled in Automatic Payments and Paperless Billing will no longer receive the applicable discounts when a credit or debit card is used for Auto Pay. Customers who prefer a paper bill will see a \$3.95/mo charge on their bill statements.



## Important information regarding Comcast Business services and pricing

Effective December 18, 2024

Dear Comcast Business Customer:

At Comcast Business, we continue to make investments in our network, technology, and people to ensure we maintain a high-quality network for our customers. We strive to provide the best services and make significant efforts to help control your service-related costs.

From time to time, we re-evaluate our pricing structure due to programming, technology, and service improvements. As a result, monthly service charges and fees have been adjusted for the services below.

**Pricing updates based on your subscribed services will occur on December 18, 2024.  
Prices do not include applicable taxes and other fees.**

### Comcast Business Video

Service	Current Monthly Service Charge:		New Monthly Service Charge Effective 12/18/2024:
Public View	\$20.00	>	\$25.00
Basic	\$50.95	>	\$65.95
Select	\$57.95	>	\$72.95
Variety	\$74.95	>	\$89.95
Standard	\$99.95	>	\$114.95
Preferred	\$124.95	>	\$139.95
Broadcast TV Fee (BTV)	Charges vary by location	>	Charges vary by location
Regional Sports Network (RSN)	Charges vary by location	>	Charges vary by location

### Hospitality Video

Fees	Current Monthly Fee:		New Monthly Fee Effective 12/18/2024:
HBO	\$3.50	>	\$5.50
Showtime	\$3.50	>	\$5.50
Basic	\$2.00	>	\$4.00

### Comcast Business Voice

Service	Current Monthly Service Charge:		New Monthly Service Charge Effective 12/18/2024:
Directory Listing Management Fee	\$6.00	>	\$8.00
Voice Network Investment Fee	\$6.00	>	\$8.00

### Comcast Business Internet

Service	Current Monthly Service Charge:		New Monthly Service Charge Effective 12/18/2024:
Static IP (1)	\$24.95	>	\$29.95
Static IP (5)	\$29.95	>	\$34.95

## Comcast Business Equipment

Service	Current Monthly Equipment Fee:		New Monthly Equipment Fee Effective 12/18/2024:
Business Internet and/or Business Voice	\$22.95	>	<b>\$24.95</b>
Connection Pro	\$10.00	>	<b>\$15.00</b>
Business Video – Primary Outlet	\$9.95	>	<b>\$11.95</b>
Business Video – Additional Outlets	\$9.95	>	<b>\$11.95</b>

We know changes to your bill can be frustrating, and we're here to help. To learn more about Comcast Business service charges and fees, please visit [business.comcast.com/understand-your-bill](https://business.comcast.com/understand-your-bill) or call us at 800-391-3000.

Thank you for being a valued Comcast Business customer.

Sincerely,  
Comcast Business

# Hello Landing Tison's,

Thanks for choosing Comcast Business.

**Your bill at a glance**  
For 16529 TISON'S BLUFF RD, JACKSONVILLE, FL, 32218-0000

Previous balance		\$503.73
EFT Payment - thank you	Nov 17	-\$503.73
Credits	Page 3	-\$7.25
<b>Credit balance</b>		<b>-\$7.25</b>
Regular monthly charges	Page 3	\$504.30
Taxes, fees and other charges	Page 3	\$6.68
<b>New charges</b>		<b>\$510.98</b>

**Amount due** **\$503.73**

← **Your bill explained**

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.
- This bill shows that you have unreturned equipment fees. Please return your equipment to your nearest UPS Store as soon as possible.

*320 572 41050*

**! Thanks for paying by Automatic Payment**  
Your automatic payment on Dec 16, 2024, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

**Need help?**  
Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST BUSINESS**  
1100 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937

Account number **8495 74 120 0906133**  
Automatic payment **Dec 16, 2024**  
**Please pay \$503.73**

Electronic payment will be applied Dec 16, 2024

TISON'S LANDING  
C/O CDD OFFICES  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

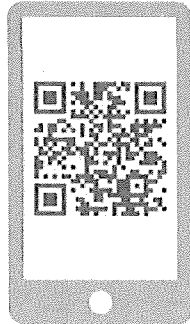
849574120090613300503730

## Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



## Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a **FREE** account review at **877-564-0318**.

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

800-391-3000  
Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at [support.xfinity.com/accessibility](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto:accessibility@comcast.com), fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838  
Attn: M. Gifford.

## Ways to pay



**No more mailing monthly checks**  
Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



**Go paperless and say goodbye to clutter**  
Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



**Online**  
Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



**Comcast Business App**  
Download the Comcast Business App



**In-Store**  
Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you



**Credit balance** **-\$7.25**

Previous balance	\$503.73
------------------	----------

Payment - thank you	Nov 17	-\$503.73
---------------------	--------	-----------

**Credits** **-\$7.25**

RSN Fee - Adjustment	Nov 23	-\$7.25
----------------------	--------	---------

**Regular monthly charges** **\$504.30**

<b>Comcast Business</b>		<b>\$384.30</b>
TV Standard		\$99.95
Business Video. Service Discount		-\$40.00
Business Internet 150		\$254.95
Static IP - 5		\$24.95
Voice Line Business Voice.		\$44.45

**Equipment & services** **\$62.50**

TV Box + Remote		\$2.70
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each		\$19.90
Unreturned Equipment Modem.		\$22.95
Equipment Fee Voice.		\$16.95

**Service fees** **\$57.50**

Directory Listing Management Fee		\$6.00
Voice Network Investment		\$6.00
Broadcast TV Fee		\$34.00
Regional Sports Fee		\$11.50

**Taxes, fees and other charges** **\$6.68**

<b>Other charges</b>		<b>\$6.68</b>
Regulatory Cost Recovery		\$2.88
Federal Universal Service Fund		\$3.80

What's included?



**Internet:** Fast, reliable internet on our Gig-speed network



**TV:** Keep your employees informed and customers entertained



**Voice Numbers:** (904)757-1547

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$40.00 this month with your service discount.

Additional information

Upcoming changes to your bill: At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you'll see new pricing on your upcoming billing statement. Effective December 18, 2024, your Broadcast TV fee will increase to \$37.10 per month. The Regional Sports Fee price varies by service. If your video service is Preferred, your Regional Sports Fee will increase to \$11.70 per month. If your video service is Standard, your Regional Sports Fee will increase to \$4.45 per month. To learn more about Comcast Business fees, please visit [business.comcast.com/understand-your-bill](https://business.comcast.com/understand-your-bill) or call us at 800-391-3000.

**Regional Sports Fee Update:** We've made some changes to the programming included in our video packages and have adjusted the monthly price of the Regional Sports Fee. As a result, the credit for your local Regional Sports Network being unavailable will end with your next bill. Details of the Regional Sports Fee changes can be found on the Important Information page of this bill.

**Billing Update:** This bill includes an RSN fee credit for your local Bally Sports network(s) being unavailable, and a credit for your Bally Sports network(s) subscription being unavailable, if applicable.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

**Parental Controls:** With parental controls, you can choose and manage the programming that is right for your family. Learn more at: [business.comcast.com/support/article/tv/x1-parental-controls-safe-browse](https://business.comcast.com/support/article/tv/x1-parental-controls-safe-browse).

**Recent and Upcoming Programming Changes:** Information on recent and upcoming programming changes can be found at [xfinity.com/programmingchanges/](https://xfinity.com/programmingchanges/) or by calling 866-216-8634.



## Important information regarding Comcast Business services and pricing

Effective December 18, 2024

Dear Comcast Business Customer:

At Comcast Business, we continue to make investments in our network, technology, and people to ensure we maintain a high-quality network for our customers. We strive to provide the best services and make significant efforts to help control your service-related costs.

From time to time, we re-evaluate our pricing structure due to programming, technology, and service improvements. As a result, monthly service charges and fees have been adjusted for the services below.

**Pricing updates based on your subscribed services will occur on December 18, 2024.  
Prices do not include applicable taxes and other fees.**

### Comcast Business Video

Service	Current Monthly Service Charge:		New Monthly Service Charge Effective 12/18/2024:
Public View	\$20.00	>	\$25.00
Basic	\$50.95	>	\$65.95
Select	\$57.95	>	\$72.95
Variety	\$74.95	>	\$89.95
Standard	\$99.95	>	\$114.95
Preferred	\$124.95	>	\$139.95
Broadcast TV Fee (BTV)	Charges vary by location	>	Charges vary by location
Regional Sports Network (RSN)	Charges vary by location	>	Charges vary by location

### Hospitality Video

Fees	Current Monthly Fee:		New Monthly Fee Effective 12/18/2024:
HBO	\$3.50	>	\$5.50
Showtime	\$3.50	>	\$5.50
Basic	\$2.00	>	\$4.00

### Comcast Business Voice

Service	Current Monthly Service Charge:		New Monthly Service Charge Effective 12/18/2024:
Directory Listing Management Fee	\$6.00	>	\$8.00
Voice Network Investment Fee	\$6.00	>	\$8.00

### Comcast Business Internet

Service	Current Monthly Service Charge:		New Monthly Service Charge Effective 12/18/2024:
Static IP (1)	\$24.95	>	\$29.95
Static IP (5)	\$29.95	>	\$34.95

## Comcast Business Equipment

Service	Current Monthly Equipment Fee:		New Monthly Equipment Fee Effective 12/18/2024:
Business Internet and/or Business Voice	\$22.95	>	<b>\$24.95</b>
Connection Pro	\$10.00	>	<b>\$15.00</b>
Business Video - Primary Outlet	\$9.95	>	<b>\$11.95</b>
Business Video - Additional Outlets	\$9.95	>	<b>\$11.95</b>

We know changes to your bill can be frustrating, and we're here to help. To learn more about Comcast Business service charges and fees, please visit [business.comcast.com/understand-your-bill](https://business.comcast.com/understand-your-bill) or call us at 800-391-3000.

Thank you for being a valued Comcast Business customer.

Sincerely,  
Comcast Business

# Jacksonville Daily Record

*A Division of*  
DAILY RECORD & OBSERVER, LLC

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

## INVOICE

November 29, 2024

Date

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

Serial #	24-07353D	PO/File #		\$99.88
	Notice of Board of Supervisors Meeting			<b>Payment Due</b>
	Tison's Landing Community Development District			\$99.88
				<b>Publication Fee</b>
Case Number				<u>99.88</u>
				<b>Amount Paid</b>

Publication Dates 11/29

County Duval

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

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

If your payment is being  
mailed, please reference  
Serial # 24-07353D on your  
check or remittance advice.

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

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

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

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

**NOTICE OF BOARD OF  
SUPERVISORS MEETING  
OF THE TISON'S LANDING  
COMMUNITY**

**DEVELOPMENT DISTRICT**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, December 12, 2024 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

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 the meeting. An electronic copy of the agenda for the meeting may be obtained by visiting the District's website at [www.TisonsLandingCDD.com](http://www.TisonsLandingCDD.com). Any person requiring special accommodations to attend the meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or (904) 940-5850 at least five calendar days 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 action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin  
District Manager

Nov. 29 00 (24-07353D)



# INVOICE

<b>Customer</b>	Tisons Landing Community Development District
<b>Acct #</b>	295
<b>Date</b>	12/02/2024
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Tisons Landing Community Development District  
 c/o Governmental Management Services  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

Payment Information	
<b>Invoice Summary</b>	\$ 100.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#26491
	106856591

**Thank You**

Please detach and return with payment



Customer: Tisons Landing Community Development District

Invoice	Effective	Transaction	Description	Amount
26491	01/18/2025	Renew policy	Policy #106856591 01/18/2025-01/18/2026 Travelers Casualty & Surety Co of America  Surety Bond -City of Jax - Renew policy Due Date: 12/2/2024	100.00

<b>Total</b>
\$ 100.00

**Thank You**

*FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	sclimer@egisadvisors.com	12/02/2024

# Your Jacksonville Right of Way Bond Renewal Has Been Approved!

## Tisons Landing CDD

Your Jacksonville Right of Way Bond renews on 01/18/25 and has been approved for \$ 100.00!

You're only minutes away from receiving your surety bond. Ready to renew your surety bond? **Please reply to this email and one of our representatives will be happy to assist you!**

We understand you have choices and here's what separates DBL Surety from the rest:

- o No "hidden" fees for changes made to your bond. Our competitors often charge at least \$20 for changes to your name, amount, and address listed on your bond.
- o Same day service.\*
- o In-house underwriting allows us to approve and make changes to your bond quickly and efficiently.
- o Competitive rates and the ability to match almost any competitor's price.

We want to thank you for applying for your surety bond with us. Please let us know if you would like to move forward and thanks for the opportunity to earn your business.

## NEED HELP OBTAINING YOUR BUSINESS LICENSE?

Do you want to get licensed faster and easier than doing it yourself? Tired of losing valuable time and money completing licensing paperwork? Visit [thelicensecompany.com](http://thelicensecompany.com) to learn how they can help so you can focus on building your business!

DBL Surety LLC - [dblsuretybonds.com](http://dblsuretybonds.com) - (888) 572-6637  
DBL SURETY INSURANCE SERVICES, LLC in CA - CA License: 0101612

\*We strive to offer same day service for all of our clients. However, there may be certain instances where your request needs special attention or updated information which may delay processing time. Generally, those requests which are unable to be processed the same day are processed within 24 hours.

Notice: Please note that coverage cannot be bound, altered, or canceled using an electronic message. Any changes to your surety bond or insurance policy must be confirmed in writing by an authorized representative of DBL Surety, LLC. This communication/transmission is intended only for the use of the addressee(s) named above and may contain information that is privileged and confidential. Access to this e-mail by anyone else is unauthorized. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, use or copying of this communication is strictly prohibited. If you received this transmission in error, please immediately alert the sender by reply e-mail and delete this message and any attachments.



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 461

Invoice Date: 12/1/24

Due Date: 12/1/24

Case:

P.O. Number:

**Bill To:**

Tison's Landing CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees -December 2024	340	3,750.00	3,750.00
Website Administration -December 2024	495	133.33	133.33
Information Technology -December 2024	351	133.33	133.33
Dissemination Agent Services -December 2024	312	83.33	83.33
Copies	425	38.40	38.40
<b>Total</b>			<b>\$4,138.39</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,138.39</b>



Tallahassee, FL 32308  
2498 Centerville Rd.

# Invoice

Invoice #: 415358  
Invoice Date: 12/01/2024  
Completed: 12/02/2024  
Terms: Due on Aging Date  
Bid#:

Bill to:  
Tison's Landing CDD  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

Approved by Tim Harden

Please code to 320.538.34502

## HiTechFlorida.com

Description	Qty	Rate	Amount
<i>10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL</i>			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon x 4doors	1.00	\$40.00	40.00
Sales Tax			0.00

Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

**Support@hitechflorida.com**  
**Office: 850-385-7649**

<b>Total</b>	\$60.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$60.00

MAKE CHECK PAYABLE TO:



Post Office Box 20122  
Tampa, FL 33622-0122  
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER                      EXP. DATE  
SIGNATURE                          AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicate change on reverse side

TISONS LANDING COMMUNITY DEVELOPMENT  
DISTRICT  
Tim Harden  
475 West Town Pl  
SUITE 114  
St Augustine, FL 32092

The Lake Doctors  
Post Office Box 20122  
Tampa, FL 33622-0122

ACCOUNT NUMBER	DATE	BALANCE
724857	12/2/2024	\$804.00

0000000013025200100000002328620000008040004

Please Return this invoice with your payment and notify us of any changes to your contact information.

Approved by Tim Harden              Please code to 320.538.46800

**TISONS LANDING COMMUNITY DEV 16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218**  
**Invoice Due Date 12/12/2024              Invoice 232862B              PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
12/2/2024	Water Management - Monthly		\$804.00	\$0.00	\$804.00
Please remit payment for this month's invoice.					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>

**Total Account Balance including this invoice:** \$804.00

**This Invoice Total:** \$804.00

Click the "Pay Now" link to submit payment by ACH

**Customer #:** 724857  
**Portal Registration #:** 95B1B593  
**Customer E-mail(s):** tcessna@gmssf.com  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

**Corporate Address**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

**AgrowPro Inc**  
 1339 Kavie Ct  
 Green Cove Springs, FL 32043  
 US  
 904-449-1299  
 info@agrowpro.com  
 agrowpro.com

# Invoice



BILL TO
Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218

SHIP TO
Tison's Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18861	11/30/2024	\$1,610.98	12/30/2024	Net 30	

Approved by Tim Harden

Please code to 320.538.46203

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Commercial Turf &amp; Ornamental Se</b>	Monthly installment for Turf and ornamental services	1	1,610.98	1,610.98

BALANCE DUE

**\$1,610.98**

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.  
 LAS OLAS SQUARE, SUITE 600  
 515 EAST LAS OLAS BOULEVARD  
 FORT LAUDERDALE, FLORIDA 33301  
 (954) 764-7150

TISON'S LANDING CDD  
 GOVERNMENTAL MANAGEMENT SERVICES  
 5385 NORTH NOB HILL ROAD  
 SUNRISE FL 33351

Page: 1  
 11/30/2024  
 Account No: 80-12113M  
 Statement No: 190638

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
11/06/2024		
DEL	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT AUDITOR WITH ATTACHMENT	0.30
11/07/2024		
GFG	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 11/14/24 MEETING OF BOARD OF SUPERVISORS	0.50
GFG	REVIEW OF FILE AND ASSIST WITH PREPARATION OF AUDIT RESPONSE	0.30
11/09/2024		
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR SCHAFFER	0.10
11/12/2024		
GFG	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.20
11/14/2024		
GFG	PREPARE FOR AND ATTEND (VIA TELEPHONE) BOARD OF SUPERVISORS MEETING	1.50
11/15/2024		
DEL	REVIEW OF FILE, CONFERENCE WITH STAFF AND PREPARATION OF AUDIT RESPONSE TO GRAU & ASSOCIATES	0.60
11/21/2024		
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT AND REPLY THERETO	0.30
11/26/2024		
GFG	CORRESPONDENCE TO DISTRICT MANAGER	0.10

TISON'S LANDING CDD

Page: 2

11/30/2024

Account No: 80-12113M

Statement No: 190638

TISON'S LANDING CDD

Hours

11/27/2024

GFG RECEIPT AND REVIEW OF DRAFT AGENDA FOR  
12/12/24 MEETING OF BOARD OF SUPERVISORS

0.30

For Current Services Rendered

4.40

930.00

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.90	\$275.00	\$247.50
GREGORY F. GEORGE	ASSOCIATES	3.50	195.00	682.50

Previous Balance

\$500.00

Total Current Work

930.00

Payments

11/27/2024

PAYMENT RECEIVED - THANK YOU

-500.00

Balance Due

\$930.00

PLEASE MAKE CHECKS PAYABLE TO  
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.  
PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT  
IRS NO. 59-1756046

set up to auto pay  
set up e bill

Tisons Landing - JEA

Budget	Vendor/ACCT # Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	8970821539 16365 N MAIN ST APT SG01	95045373	\$101.56	\$103.36											\$204.92
<b>Electric Total</b>	<b>001.320.538.43000</b>		<b>\$101.56</b>	<b>\$103.36</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$204.92</b>
Electric	8970821539 16529 TISONS BLUFF ROAD	06221889	\$936.93	\$627.92											\$1,764.85
<b>Electric Total</b>	<b>001.320.57200.43000</b>		<b>\$936.93</b>	<b>\$627.92</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,764.85</b>

Budget	Vendor/ACCT # Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	8970821539 15635 TISON BLUFF ROAD	67370623	\$19.47	\$19.47											\$38.94
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370625	\$284.02	\$261.72											\$545.74
Irrigation	8970821539 16123 TISONS BLUFF RD	83728295	\$83.33	\$79.87											\$162.20
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	\$19.47	\$19.47											\$38.94
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	\$502.58	\$19.47											\$522.03
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370633	\$87.79	\$83.33											\$171.12
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	\$176.98	\$154.89											\$331.87
Irrigation	8970821539 16331 TISONS BLUFF RD	67370634	\$19.47	\$127.93											\$147.40
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	\$58.71	\$43.01											\$101.72
Irrigation	8970821539 16356 MAGNOLIA GROVE WY	67370624	\$141.31	\$141.31											\$282.62
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	\$19.47	\$23.39											\$42.86
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	\$19.47	\$19.47											\$38.94
<b>Irrigation Total</b>	<b>001.320.538.43100</b>		<b>\$1,432.05</b>	<b>\$992.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,424.18</b>

Budget	Vendor/ACCT # Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	8970821539 16529 TISONS BLUFF ROAD	67891772	\$3,366.86	\$1,109.34											\$4,476.20
Water	8970821539 16529 TISONS BLUFF ROAD	67891772	\$1,013.21	\$356.09											\$1,369.30
<b>Water/Sewer Total</b>	<b>001.320.57200.43100</b>		<b>\$4,380.07</b>	<b>\$1,465.43</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,845.50</b>

Inspection fees/backflow fees 001.320.538.43100 \$ (101.17) (\$101.17)

**GRAND TOTAL** \$6,749.44 \$3,388.84 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$10,138.28

	last year	October	November	December	January	February	March	April	May	June	July	August	September	Total
	\$5,241.28	\$5,725.50	\$3,833.67	\$3,996.14	\$3,916.37	\$3,962.72	\$3,726.51	\$4,090.50	\$3,535.27	\$3,683.75	\$3,815.27	\$3,819.13	\$52,618.19	
increase/(decrease)	\$1,508.16	(\$2,336.66)	(\$3,833.67)	(\$3,996.14)	(\$3,916.37)	(\$3,962.72)	(\$3,726.51)	(\$4,090.50)	(\$3,535.27)	(\$3,683.75)	(\$3,815.27)	(\$3,819.13)	(\$42,479.91)	

			Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Total
Irrigation	8970821539 15635 TISON BLUFF ROAD	67370623	-	-											\$0.00
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370625	61,000.00	56,000.00											\$117,000.00
Irrigation	8970821539 16123 TISONS BLUFF RD	83728295	16,000.00	15,000.00											\$31,000.00
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	-	-											\$0.00
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	110,000.00	-											\$110,000.00
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370633	17,000.00	16,000.00											\$33,000.00
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	37,000.00	32,000.00											\$69,000.00
Irrigation	8970821539 16331 TISONS BLUFF RD	67370634	-	26,000.00											\$26,000.00
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	10,000.00	6,000.00											\$16,000.00
Irrigation	8970821539 16356 MAGNOLIA GROVE WY	67370624	29,000.00	29,000.00											\$58,000.00
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	-	1,000.00											\$1,000.00
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	-	-											\$0.00
Sewer	8970821539 16529 TISONS BLUFF ROAD	67891772	495,000.00	152,000.00											\$647,000.00
Water	8970821539 16529 TISONS BLUFF ROAD	67891772	495,000.00	152,000.00											\$647,000.00
			<b>1,270,000.00</b>	<b>485,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,755,000.00</b>



225 N. Pearl St.  
Jacksonville, FL  
32202-4513



**TISONS LANDING CDD**

Phone: (904) 665-6000 Online: jea.com

Account #: 8970821539	<b>Amount Due</b> <b>\$3,388.84</b> Do not pay. AutoPay will process your payment on 12/26/24.
Bill Date: 12/03/24	
Cycle: 04	

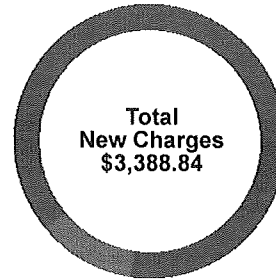
**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	931.28
Water .....		356.09
Sewer .....		1,109.34
Irrigation .....		992.13
<b>Total New Charges .....</b>	<b>\$</b>	<b>3,388.84</b>

(A complete breakdown of charges can be found on the following pages.)

Previous Balance .....	\$	6,749.44
Payment(s) Received .....		-6,749.44
Balance Before New Charges .....		0.00
New Charges .....		3,388.84

**Do not pay. AutoPay will process your payment on 12/26/24.** \$ 3,388.84



- Electric \$931.28
- Water \$356.09
- Sewer \$1,109.34
- Irrigation \$992.13

**MESSAGES**



Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$ \_\_\_\_\_ to my monthly bill: \$ \_\_\_\_\_ for Neighbor to Neighbor and/or \$ \_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: <b>8970821539</b>	Bill Date: <b>12/03/24</b>
Do not pay. AutoPay will process your payment on 12/26/24.	<b>TOTAL AMOUNT PAID</b>
<b>\$3,388.84</b>	

TISONS LANDING CDD  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761







Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539

Bill Date: 12/03/24

Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
15635 TISONS BLUFF RD	I	<b>\$19.47</b>	Irrigation 1 - Commercial	09/27/24 - 10/27/24	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge	18.90												
		City of Jacksonville Franchise Fee	0.57												
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370623</td> <td>30</td> <td>5977</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370623	30	5977	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370623	30	5977	Regular	0 GAL											
15681 TISONS BLUFF RD	I	<b>\$261.72</b>	Irrigation 1 - Commercial	10/27/24 - 11/25/24	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge	18.90												
		Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35												
		Tier 2 Consumption (> 14 kgal @ \$4.33)	181.85												
		City of Jacksonville Franchise Fee	7.62												
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370625</td> <td>29</td> <td>5199</td> <td>Regular</td> <td>56000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370625	29	5199	Regular	56000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370625	29	5199	Regular	56000 GAL											
16123 TISONS BLUFF RD	I	<b>\$73.87</b>	Irrigation 1 - Commercial	10/27/24 - 11/25/24	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge	18.90												
		Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35												
		Tier 2 Consumption (> 14 kgal @ \$4.33)	4.32												
		City of Jacksonville Franchise Fee	2.30												
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>83726295</td> <td>29</td> <td>1062</td> <td>Regular</td> <td>15000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83726295	29	1062	Regular	15000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83726295	29	1062	Regular	15000 GAL											
16151 DOWING CREEK DR	I	<b>\$19.47</b>	Irrigation 1 - Commercial	10/27/24 - 11/25/24	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge	18.90												
		City of Jacksonville Franchise Fee	0.57												
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>74534584</td> <td>29</td> <td>2226</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74534584	29	2226	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74534584	29	2226	Regular	0 GAL											
16211 DOWING CREEK DR	I	<b>\$19.47</b>	Irrigation 1 - Commercial	10/27/24 - 11/25/24	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge	18.90												
		City of Jacksonville Franchise Fee	0.57												
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>74458033</td> <td>29</td> <td>7851</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74458033	29	7851	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74458033	29	7851	Regular	0 GAL											
16303 HUNTERS HOLLOW TL	I	<b>\$83.33</b>	Irrigation 1 - Commercial	10/27/24 - 11/25/24	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge	18.90												
		Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35												
		Tier 2 Consumption (> 14 kgal @ \$4.33)	8.65												
		City of Jacksonville Franchise Fee	2.43												
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370633</td> <td>29</td> <td>5662</td> <td>Regular</td> <td>16000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370633	29	5662	Regular	16000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370633	29	5662	Regular	16000 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
<b>16316 MAGNOLIA GROVE WY</b>	<b>I</b>	<b>\$154.69</b>	Irrigation 1 - Commercial	10/30/24 - 12/02/24	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		77.93													
City of Jacksonville Franchise Fee		4.51													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370626</td> <td>33</td> <td>7349</td> <td>Regular</td> <td>32000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370626	33	7349	Regular	32000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370626	33	7349	Regular	32000 GAL											
<b>16331 TISONS BLUFF RD</b>	<b>I</b>	<b>\$127.93</b>	Irrigation 1 - Commercial	10/27/24 - 11/25/24	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		51.95													
City of Jacksonville Franchise Fee		3.73													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514107089</td> <td>29</td> <td>26</td> <td>Regular</td> <td>26000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514107089	29	26	Regular	26000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514107089	29	26	Regular	26000 GAL											
<b>16343 TISONS BLUFF RD</b>	<b>I</b>	<b>\$43.01</b>	Irrigation 1 - Commercial	10/30/24 - 12/02/24	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		22.86													
City of Jacksonville Franchise Fee		1.25													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370632</td> <td>33</td> <td>246</td> <td>Regular</td> <td>6000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370632	33	246	Regular	6000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370632	33	246	Regular	6000 GAL											
<b>16356 MAGNOLIA GROVE WY APT IR01</b>	<b>I</b>	<b>\$141.31</b>	Irrigation 1 - Commercial	10/30/24 - 12/03/24	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35													
Tier 2 Consumption (> 14 kgal @ \$4.33)		64.94													
City of Jacksonville Franchise Fee		4.12													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>67370624</td> <td>34</td> <td>5086</td> <td>Regular</td> <td>29000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370624	34	5086	Regular	29000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370624	34	5086	Regular	29000 GAL											
<b>16365 N MAIN ST APT SG01</b>	<b>E</b>	<b>\$103.36</b>	Commercial - Electric	10/28/24 - 11/26/24	General Service										
Detail Charges:Basic Monthly Charge		21.00													
Energy Charge (\$0.06276 per kWh)		49.45													
Tax Exempt Fuel Cost (\$0.02965 per kWh)		23.36													
Taxable Fuel Cost (\$0.00511 per kWh)		4.03													
City of Jacksonville Franchise Fee		2.94													
Gross Receipts Tax		2.58													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>24074025</td> <td>29</td> <td>38309</td> <td>Regular</td> <td>788 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	29	38309	Regular	788 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24074025	29	38309	Regular	788 KWH											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
<b>16529 TISONS BLUFF RD</b>	<b>E</b>	<b>\$827.92</b>	Commercial - Electric	10/28/24 - 11/26/24	General Service
Detail Charges:		Basic Monthly Charge	21.00		
		Energy Charge (\$0.06276 per kWh)	490.85		
		Tax Exempt Fuel Cost (\$0.02965 per kWh)	231.89		
		Taxable Fuel Cost (\$0.00511 per kWh)	39.97		
		City of Jacksonville Franchise Fee	23.51		
		Gross Receipts Tax	20.70		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption	
22968209	29	74325	Regular	7821 KWH	
22968209	29	23.03	Regular	23.03 KW	
<b>16529 TISONS BLUFF RD</b>	<b>W</b>	<b>\$356.09</b>	Commercial - Water/Sewer	10/30/24 - 12/02/24	Commercial Water Service
Detail Charges:		Basic Monthly Charge	63.00		
		Water Consumption Charge	282.72		
		City of Jacksonville Franchise Fee	10.37		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
87650993	33	5507	Regular	152000 GAL	
<b>16529 TISONS BLUFF RD</b>	<b>S</b>	<b>\$1,109.34</b>	Commercial - Water/Sewer	10/30/24 - 12/02/24	Commercial Sewer Service
Detail Charges:		Basic Monthly Charge	105.75		
		Sewer Usage Charge	971.28		
		City of Jacksonville Franchise Fee	32.31		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
87650993	33	5507	Regular	152000 GAL	
<b>261 BRADFORD LAKE CR</b>	<b>I</b>	<b>\$23.39</b>	Irrigation 1 - Commercial	10/27/24 - 11/25/24	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	18.90		
		Tier 1 Consumption (1-14 kgal @ \$3.81)	3.81		
		City of Jacksonville Franchise Fee	0.68		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
81523391	29	4487	Regular	1000 GAL	
<b>79 BRADFORD LAKE CR</b>	<b>I</b>	<b>\$19.47</b>	Irrigation 1 - Commercial	10/27/24 - 11/25/24	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	18.90		
		City of Jacksonville Franchise Fee	0.57		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
83974232	29	2467	Regular	0 GAL	

Total New Charges For This Address \$2,293.35

- Electric \$827.92
- Water \$356.09
- Sewer \$1,109.34

LawnBoy Lawn Services

PO Box 551203  
 Jacksonville, FL 32255

# Invoice

Date	Invoice #
11/29/2024	9213

<b>Bill To</b>
Tison's Landing CDD c/o Vesta Property Services Attn: Tim Harden 16529 Tison's Bluff Road Jacksonville, FL 32218

Approved by Tim Harden    Please code to 320.538.46200

Terms	Due Date	Project
Net 30	12/29/2024	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- November, 2024 Service	4,424.00		4,424.00
Maintenance	Additional labor required to manage the weeds brought into the new plant material at the front of Tisons. The CDD Board approved this monthly expense at the July 11, 2024 board meeting. Billing for November, 2024.	240.00		240.00
Maintenance	Monthly mowing of CDD owned lot located next to 16265 Magnolia Grove Way. The CDD Board Meeting, the Board approved this monthly action going forward. \$ 37.50 per visit x 42 visits = \$ 1575.00 annually. \$ 1575/12 months = \$ 131.25 monthly. This billing is for November (\$ 131.25 x 1 months).	131.50		131.50

It is our pleasure to serve your lawn and landscaping needs!

**Current Charges**                      \$4,795.50

Please visit our website [www.lawnboyinc.com](http://www.lawnboyinc.com) to learn more about our services and see our before & after Photo Gallery.

Phone #	Fax #	E-mail	Web Site
904-771-1655	904-212-1423	leo@lawnboyinc.com	www.lawnboyinc.com



**Tisons' Landing**  
**COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

Date	Amount	Authorized By
December 10, 2024	\$750,000.00	Patti Powers

Payable to:

Tison's Landing CDD c/o State Board v# 102

Date Check Needed:

Budget Category:

12/10/2024	001.300.15100.10000
------------	---------------------

Intended Use of Funds Requested:

TXFER EXCESS FUNDS TO STATE BOARD #322392
<i>(Attach supporting documentation for request.)</i>



# Invoice

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

**Invoice #** 423288  
**Date** 12/01/2024  
**Terms**  
**Due Date** 12/31/2024  
**Memo** Monthly Fees

**Bill To**

Tison's Landing CDD  
 c/o GMS, LLC  
 475 West Town Place, Suite 114  
 St. Augustine FL 32092

320

Description	Quantity	Rate	Amount
Amenity Manager 572	45105	1	8,517.50
Pool maintenance	4164	1	2,762.50
Field management and administration 538	314	1	3,098.25
Janitorial Supplies	46602	1	338.17
Janitorial maintenance	41601	1	2,758.25
Website fee 572	475 12	1	250.00
Facility/Pool Monitors	34450	1	1,146.08

**Total** 18,870.75





**Timothy C. Harden**

---

**From:** Lowe's Home Improvement <do-not-reply@receipt.lowes.com>  
**Sent:** Monday, November 4, 2024 12:01 PM  
**To:** Timothy C. Harden  
**Subject:** Your Lowe's Purchase Receipt



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**LOWE'S HOME CENTERS, LLC**  
13125 City Square Drive  
Jacksonville , FL 32218  
(904) 696-4063

---

Transaction # : 395840448  
Order # : 202411042472395840448  
Order Date : 11/04/24 12:00:55



Item	Price
1/2-IN HOSE BIBB (-21515)	\$ 7.88
Item #: 867975	
1 @ 7.88	
1-IN PVC MALE ADAPTER SXM	\$ 1.16
Item #: 23858	
1 @ 1.16	
1IN PVC BALL VALVE SOCKET	\$ 5.38
Item #: 21486	

1 @ 5.38

---

1-IN PVC TEE SXSXFPT \$ 3.33

Item #: 22705

1 @ 3.33

---

1-INX1/2-IN PVC BUSHING S \$ 2.24

Item #: 23929

1 @ 2.24

---

HM 4MMX50MM Z MTRC PN PH \$ 2.48

Item #: 755565

1 @ 2.48

---

1G METAL HORIZ RECEPT WP \$ 3.88

Item #: 72162

1 @ 3.88

**Invoice 88870 Subtotal \$ 26.35**

---

**Invoice 88870 Subtotal \$ 26.35**

**Subtotal \$ 26.35**

**FL - STATE TAX \$ 1.58**

**DUVAL - COUNTY TAX \$ 0.40**

**Total Tax \$ 1.98**

**Total \$ 28.33**

---

**Total # of items purchased: 7**  
Excludes fees, services and special order items

---

**Payment: MC ending in 3184 \$ 28.33**

AuthTime	11/04/24 12:00:01
AuthCD	00443Q
REFID	247229870576
TSI	E800
AID	A0000000041010
TVR	0000008000
Customer Code	NA
Order Date	11/04/24 12:00:55
Store #	2472
Terminal #	29
MyLowe's Card Number	489001353321902

---

**MyLowe's Rewards**

**Estimated points earned from purchase:**

\*Points are awarded on eligible purchases for orders that have been settled and fulfilled.

26\*

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**START SURVEY**

\*\*\*\*\*  
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 \* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
 \* ¡ENTRE EN EL SORTEO MENSUAL \*  
 \* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
 \* \*  
 \* ENTER BY COMPLETING A SHORT SURVEY \*  
 \* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*  
 \* Y O U R I D #888706 247293 095164 \*  
 \* \*  
 \* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
 \* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
 \* OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*  
 \*\*\*\*\*

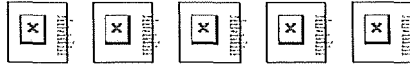
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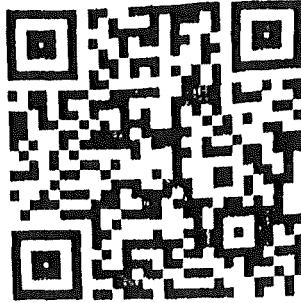


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# mylowe's Rewards



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LOWE'S HOME CENTERS, LLC  
13125 CITY SQUARE DRIVE  
JACKSONVILLE, FL 32218 (904) 696-4063

\*\*\*DUPLICATE\*\*\*

- SALE -

SALES#: S2472SW2 1099618 TRANS#: 130076443 11-06-24

66941 SHPRD1-1/4-IN BLK SWIVEL	6.88
115900 3/4-IN PVC MALE TERMINAL	1.32
2 @ 0.66	
72239 1Q METAL 3-HOLE 3/4-IN WP	6.98
302632 14/2 CU NM-B W/G 15-FT	18.00
12434 SIE 15/15A TANDEM CIRCUIT	16.68
673028 HBL 1Q GFCI/CVR WP KIT X-	30.98

SUBTOTAL:	80.84
TOTAL TAX:	0.00
INVOICE 93787 TOTAL:	80.84
M/C:	80.84

MC: XXXXXXXXXXXX3184 AMOUNT: 80.84 AUTHCD: 00651Q

CHIP REFID:247202787097 11/06/24 12:10:07

CUSTOMER CODE: na

TVR : 0000008000

TSI : E800 AID : A0000000041010

# OCEANWAY HARDWARE

12635-1 N MAIN ST  
JACKSONVILLE, FL 322182680  
9047570677

Cashier: OCEANWAYHARDWARE  
08-Nov-2024 11:54:15A

Transaction **000003**

1	Custom Item	\$0.95
1	Custom Item	\$0.25
1	Custom Item	\$6.09

<b>Subtotal</b>		<b>\$7.29</b>
sales tax	7.5%	\$0.55
<b>Service Charge (4.0%)</b>		<b>\$0.29</b>

<b>Total</b>		<b>\$8.13</b>
CREDIT CARD SALE		\$8.13
MASTERCARD 3184		

Retain this copy for statement validation

08-Nov-2024 12:02:29P  
\$8.13 | Method: EMV  
Mastercard XXXXXXXXXXXXX3184  
TIM HARDEN  
Reference ID: 431300589501  
Auth ID: 00845Q  
MID: \*\*\*\*\*0333  
AID: A0000000041010  
SIGNATURE

# Timothy C. Harden

---

**From:** orders@patioslings.com  
**Sent:** Tuesday, November 12, 2024 3:27 PM  
**To:** Timothy C. Harden  
**Subject:** PatioSlings.com Order Invoice pq8dt3ch

## www.patioslings.com

**Order Number: pq8dt3ch |**

---

### Billing Address

Timothy Harden  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218  
904-612-6668

---

### Shipping Address

Timothy Harden  
16578 Yellow Bluff Rd  
Jacksonville, FL 32226  
904-612-6668

---

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 23   Back: 23   Length: 48] BACK SIZES: [Top: 21-3/8   Bottom: 21-1/2   Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

<b>Subtotal</b>	\$95.00
<b>Shipping Total</b>	\$5.00
<b>Grand Total</b>	\$100.00



# Timothy C. Harden

---

**From:** orders@patioslings.com  
**Sent:** Tuesday, November 12, 2024 3:31 PM  
**To:** Timothy C. Harden  
**Subject:** PatioSlings.com Order Invoice 8a1s3w71

## www.patioslings.com

**Order Number: 8a1s3w71** |

---

**Billing Address**

Timothy Harden  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218  
9046126668

---

**Shipping Address**

Timothy Harden  
16578 Yellow Bluff Rd  
Jacksonville, LA 32226  
904-612-6668

---

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 22-7/8   Back: 23   Length: 48] BACK SIZES: [Top: 21-1/2   Bottom: 21-1/4   Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

<b>Subtotal</b>	\$95.00
<b>Shipping Total</b>	\$5.00
<b>Grand Total</b>	\$100.00

11/13/2024 13:15:1

Order Number:

Circle K 2721430

13957 Main St. N.

Jacksonville FL 32218

(904) 757-3774

Term: 102

Appr : 013930

UNL-REG

PUMP No. 01

Gallons 4.968

PRICE/G \$3.069

TOTAL FUEL \$15.25

TOTAL SALE \$15.25

SALE

MastercardFleet

Card Num : (C)

XXXXXXXXXXXX3184

Chip Read

USD\$ 15.25

Mastercard

AID: A00000000041010

TVR: 0000008000

**Timothy C. Harden**

---

**From:** Lowe's Home Improvement <do-not-reply@receipt.lowes.com>  
**Sent:** Wednesday, November 13, 2024 1:04 PM  
**To:** Timothy C. Harden  
**Subject:** Your Lowe's Purchase Receipt



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**LOWE'S HOME CENTERS, LLC**  
**13125 City Square Drive**  
**Jacksonville , FL 32218**  
**(904) 696-4063**

---

Transaction # : 209717840  
Order # : 202411132472209717840  
Order Date : 11/13/24 13:03:37



Item	Price
1IN PVC BALL VALVE SOCKET	\$ 5.38
Item #: 21486	
1 @ 5.38	
1-IN PVC EL 90D SXS	\$ 5.92
Item #: 23870	
4 @ 1.48	
OATEY 8-OZ CLEANER	\$ 11.68
Item #: 23543	

1 @ 11.68

---

8-OZ ALL PURPOSE/PRIMR HA \$ 13.28

Item #: 452387

1 @ 13.28

**Invoice 82659 Subtotal \$ 36.26**

---

**Invoice 82659 Subtotal \$ 36.26**

**Subtotal \$ 36.26**

**Total Tax \$ 0.00**

**Total \$ 36.26**

---

**Total # of items purchased: 7**  
Excludes fees, services and special order items

---

**Payment: MC ending in 3184 \$ 36.26**

**AuthTime 11/13/24 13:03:13**

**AuthCD 01330Q**

**REFID 247225659876**

**TSI E800**

**AID A0000000041010**

**TVR 0000008000**

**Customer Code NA**

**Order Date 11/13/24 13:03:37**

**Store # 2472**

**Terminal # 25**

**MyLowe's Card Number 489001263762559**

---

**MyLowe's Rewards**

**Estimated points earned from purchase: 36\***

\*Points are awarded on eligible purchases for orders that have been settled and fulfilled.

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\*\*\*\*\*  
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\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ¡ENTRE EN EL SORTEO MENSUAL \*  
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\* Y O U R I D #826599 247283 184325 \*  
\* \*  
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\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
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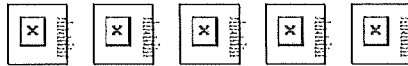
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**Timothy C. Harden**

---

**From:** Lowe's Home Improvement <do-not-reply@receipt.lowes.com>  
**Sent:** Thursday, November 14, 2024 1:35 PM  
**To:** Timothy C. Harden  
**Subject:** Your Lowe's Purchase Receipt



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**13125 City Square Drive**  
**Jacksonville , FL 32218**  
**(904) 696-4063**

---

Transaction # : 92186885  
Order # : 20241114247292186885  
Order Date : 11/14/24 13:34:28



<b>Item</b>	<b>Price</b>
KOBALT 1 1/4IN PVC CUTTER	\$ 13.98
Item #: 2146973	
1 @ 13.98	
3/4-IN PVC FEMALE ADAPTER	\$ 2.10
Item #: 23862	
2 @ 1.05	
1-IN PVC COUPLING SXS	\$ 0.91
Item #: 23852	

1 @ 0.91

---

1-INX3/4-IN PVC BUSHING S \$ 1.83

Item #: 23913

1 @ 1.83

---

1.75-OZ TPLUS 2 THREAD SE \$ 5.87

Item #: 806906

1 @ 5.87

---

3/4-IN PVC REPAIR COUPLIN \$ 8.32

Item #: 23942

1 @ 8.32

**Invoice 85287 Subtotal \$ 33.01**

---

**Invoice 85287 Subtotal \$ 33.01**

**Subtotal \$ 33.01**

**FL - STATE TAX \$ 1.98**

**DUVAL - COUNTY TAX \$ 0.50**

**Total Tax \$ 2.48**

**Total \$ 35.49**

---

**Total # of items purchased: 7**  
Excludes fees, services and special order items

---

**Payment: MC ending in \$ 35.49**  
**3184**

**AuthTime 11/14/24 13:33:48**

**AuthCD 01484Q**

**REFID 247243287949**

**TSI E800**

**AID A0000000041010**

TVR	0000008000
Customer Code	NA
Order Date	11/14/24 13:34:28
Store #	2472
Terminal #	43
MyLowe's Card Number	489001263762559

---

### MyLowe's Rewards

#### Estimated points earned from purchase:

\*Points are awarded on eligible purchases for orders that have been settled and fulfilled.

41\*

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\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
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\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
\* \*  
\* ENTER BY COMPLETING A SHORT SURVEY \*  
\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*  
\* Y O U R I D #852878 247253 197792 \*  
\* \*  
\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
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Timothy C. Harden

---

**From:** Lowe's Home Improvement <do-not-reply@receipt.lowes.com>  
**Sent:** Monday, November 18, 2024 10:54 AM  
**To:** Timothy C. Harden  
**Subject:** Your Lowe's Purchase Receipt



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---

Transaction # : 451527379  
Order # : 202411182472451527379  
Order Date : 11/18/24 10:53:25



Item	Price
GE LED 50W MR16G10 BSC 2.	\$ 14.98
Item #: 1176096	
1 @ 14.98	
CM V20 BRUSHED AXIAL BLOW	\$ 119.00
Item #: 1424475	
1 @ 119.00	
<b>Invoice 96449 Subtotal</b>	<b>\$ 133.98</b>
<b>Invoice 96449 Subtotal</b>	<b>\$ 133.98</b>
<b>Subtotal</b>	<b>\$ 133.98</b>

Total Tax \$ 0.00  
Total \$ 133.98

---

**Total # of items purchased: 2**  
Excludes fees, services and special order items

---

---

Payment: MC ending in 3184 \$ 133.98  
AuthTime 11/18/24 10:52:42  
AuthCD 01859Q  
REFID 247229449103  
TSI E800  
AID A0000000041010  
TVR 0000008000  
Customer Code NA  
Order Date 11/18/24 10:53:25  
Store # 2472  
Terminal # 29  
MyLowe's Card Number 489001263762559

---

### MyLowe's Rewards

#### Estimated points earned from purchase:

\*Points are awarded on eligible purchases for orders that have been settled and fulfilled.

167\*

Tell us how we did! Enter for a chance to win!

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\*\*\*\*\*

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\* ENTER FOR A CHANCE TO BE \*  
\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
\* ¡ENTRE EN EL SORTEO MENSUAL \*  
\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\*\*

\* ENTER BY COMPLETING A SHORT SURVEY \*  
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\* Y O U R I D #964490 247253 237821 \*  
\* \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
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For Our Special Offers!

Pinch A Penny 219  
731 Duval Station Road  
Unit # 103  
Jacksonville FL 32218  
904-379-3621

## Sales Receipt

Transaction #: 200436  
Account #: 9046126668  
Customer: Tim Harden  
Date: 11/18/2024 Time: 11:47 AM  
Cashier: Brittany Powers Register #: 1

Item	Description	Amount
04421202	1-1/2" MIP ALL PURPOSE PLUG Return Code: 03 -1 @ \$4.69	(\$4.69)
12451639	1-1/2" VAC LOCK WHITE Return Code: 03	\$37.99
Sub Total		\$33.30
Total		\$33.30
SIDE TERMINAL Tendered		\$33.30
Change Due		\$0.00

AMOUNT: \$33.30  
SIDE TERMINAL -- 33.30



For customer support visit [Amazon.com/contact-us](https://Amazon.com/contact-us)

Order date: November 25, 2024  
Purchase Order #:  
Order #: 112-0375118-8851448  
Date shipped: November 29, 2024

Ship to:  
Timothy Harden  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226-1159  
United States

GL code: 51010 Repairs & Maintenance  
Cost center: Northeast  
Location: DSD - Tison's Landing  
Custom info: Non-Billable

### Shipment details

Item description	Qty	Item price	Item subtotal
LIONSCOOL 2-Inch Rubber Coated Olympic Grip Plate in Pairs or Single for Strength Training, Weightlifting and Bodybuilding, 2.5-45LBS, One Year Warranty (45LB SINGLE) (SKU: LCL-3HPLATE-45SEN) Condition: New Sold by: Ningbohuayuedianzishangwuyouxiangongsi Gift message: ""	1	\$76.79	\$76.79
		Item subtotal	\$76.79
		Shipping & handling	\$0.00
		Sales tax	\$5.76
		<b>Total</b>	<b>\$82.55</b>

### Return or replace your item

Visit [Amazon.com/returns](https://Amazon.com/returns)

Have feedback on how we packaged your order? Tell us at [Amazon.com/packaging](https://Amazon.com/packaging)



For customer support visit [Amazon.com/contact-us](https://www.amazon.com/contact-us)

Order date: November 25, 2024  
Purchase Order #:  
Order #: 112-0375118-8851448  
Date shipped: November 27, 2024

Ship to:  
Timothy Harden  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226-1159  
United States

GL code: 51010 Repairs & Maintenance  
Cost center: Northeast  
Location: DSD - Tison's Landing  
Custom info: Non-Billable

### Shipment details

Item description	Qty	Item price	Item subtotal
LIONSCOOL 2-Inch Rubber Coated Olympic Grip Plate in Pairs or Single for Strength Training, Weightlifting and Bodybuilding, 2.5-45LBS, One Year Warranty (45LB SINGLE) (SKU: LCL-3HPLATE-45SEN) Condition: New Sold by: Ningbohuayuedianzishangwuyouxiangongsi Gift message: ""	1	\$76.79	\$76.79
		Item subtotal	\$76.79
		Shipping & handling	\$0.00
		Sales tax	\$5.76
		<b>Total</b>	<b>\$82.55</b>

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For customer support visit [Amazon.com/contact-us](https://www.amazon.com/contact-us)

Order date: November 25, 2024  
Purchase Order #:  
Order #: 112-0375118-8851448  
Date shipped: November 27, 2024

Ship to:  
Timothy Harden  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226-1159  
United States

GL code: 51010 Repairs & Maintenance  
Cost center: Northeast  
Location: DSD - Tison's Landing  
Custom info: Non-Billable

### Shipment details

Item description	Qty	Item price	Item subtotal
LIONSCOOL 2-Inch Rubber Coated Olympic Grip Plate in Pairs or Single for Strength Training, Weightlifting and Bodybuilding, 2.5-45LBS, One Year Warranty (45LB SINGLE) (SKU: LCL-3HPLATE-45SEN) Condition: New Sold by: Ningbohuayuedianzishangwuyouxiangongsi Gift message: ""	1	\$76.79	\$76.79
		Item subtotal	\$76.79
		Shipping & handling	\$0.00
		Sales tax	\$5.76
		<b>Total</b>	<b>\$82.55</b>

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Have feedback on how we packaged your order? Tell us at [Amazon.com/packaging](https://www.amazon.com/packaging)





For customer support visit [Amazon.com/contact-us](https://www.amazon.com/contact-us)

Order date: November 25, 2024  
Purchase Order #:  
Order #: 112-0375118-8851448  
Date shipped: November 29, 2024

Ship to:  
Timothy Harden  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226-1159  
United States

GL code: 51010 Repairs & Maintenance  
Cost center: Northeast  
Location: DSD - Tison's Landing  
Custom info: Non-Billable

### Shipment details

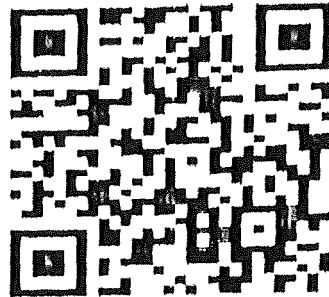
Item description	Qty	Item price	Item subtotal
LIONSCOOL 2-Inch Rubber Coated Olympic Grip Plate in Pairs or Single for Strength Training, Weightlifting and Bodybuilding, 2.5-45LBS, One Year Warranty (45LB SINGLE) (SKU: LCL-3HPLATE-45SEN) Condition: New Sold by: Ningbohuayuedianzishangwuyouxiangongsi Gift message: ""	1	\$76.79	\$76.79
		Item subtotal	\$76.79
		Shipping & handling	\$0.00
		Sales tax	\$5.76
		<b>Total</b>	<b>\$82.55</b>

### Return or replace your item

Visit [Amazon.com/returns](https://www.amazon.com/returns)

Have feedback on how we packaged your order? Tell us at [Amazon.com/packaging](https://www.amazon.com/packaging)

# mylowe's Rewards



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOWE'S HOME CENTERS, LLC  
13125 CITY SQUARE DRIVE  
JACKSONVILLE, FL 32218 (904) 696-4063

- SALE -

SALES#: FSTLAN03 2237134 TRANS#: 620954591 12-02-24

903767 GE BLIST TB 1 OR 2 LMP TS	69.96
2 @ 34.98	

SUBTOTAL:	69.96
TOTAL TAX:	0.00
INVOICE 77353 TOTAL:	69.96
M/C:	69.96

\*\*\*\*\* MY LOWE'S REWARDS \*\*\*\*\*

EST. POINTS EARNED: 69\*

\* Points are awarded on eligible purchases  
for orders that have been settled and fulfilled

You could win a \$1000 GiftCard!  
Visit survey.walmart.com#7TNT7R192T02  
For more details, see back of receipt.

# Walmart \*

WM Supercenter  
904-751-5552 Mgr: ADAM  
13227 CITY SQUARE DR  
JACKSONVILLE FL 32218  
ST# 03702 OP# 003672 TE# 67 TR# 04449  
# ITEMS SOLD 203  
TC# 8551 2121 0152 1662 9009

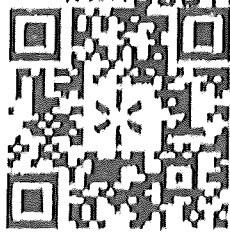


4X6 PRINT	068113115164K	
199 AT 1 FOR	0.14	27.86 X
COFFEE MAKER	489707455386	19.86 X
WOOD CLO PIN	019435622567	2.47 X
JUTE	072963219038	2.92 X
PAPER ROLL	019778800650	5.68 X
	SUBTOTAL	58.79
TAX 1	7.500 %	4.41
	TOTAL	63.20
	MCARD TEND	63.20

Mastercard \*\*\*\* \* 1064 I 1  
APPROVAL # 02104Q  
REF # 432600125259  
AID A0000000041010  
AAC 3626F800071D690B  
TERMINAL # 28890361  
\*NO SIGNATURE REQUIRED

11/21/24 10:19:02  
CHANGE DUE 0.00

\*\*\*CUSTOMER COPY\*\*\*



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

11/21/24 10:19:03

The Honey Baked Food Company  
1105 North Main Street, Dept 105  
Jacksonville, FL 32218  
CA  
Store #12

Visit us at HoneyBaked.com

Receipt #: 9284.22  
Date : 11/23/2024 Time : 10:41 AM  
Sales ID : 073108 Drawer: MGR

Qty Description	Price
1 Ham, Half Cut Boneless /	63.30
1 Turkey, STB Smoked Turkey	46.68
Item Discount 3.57%	-4.00
1 \$5 off \$50+ Purchase - Fr	-5.00
Sub Total	104.98
Discount Amount	-4.00
Tax	0.00
Total	100.98
Charge	100.98
Total Amt Tendered	100.98
Change	0.00

Card # : \*\*\*\*\*1064  
Card Name: MasterCard  
Auth : Y1023610

Join myHoneyBaked Rewards today!  
Get rewarded for your next purchase.  
Visit HoneyBaked.com/signup  
within 7 days of purchase and use code:  
2540624169267  
to receive \$9 in HoneyBaked Cash

Earn 1 point for every \$1 you spend!  
99 points = \$9 HoneyBaked Cash

Thank you for your visit!

# Publix

Publix Super Market  
13100 W. 11th Avenue  
Miami, FL 33176  
Store Manager: Barry Howard  
0019 671 671

PBX DEFT TEA SWI G	3.99	FF
PBX DEFT TEA SWI G	3.99	FF
PBX DEFT TEA SWI G	3.99	FF
DEFT TEA BREW 1/2	2.99	FF
PUB PURIFIED WATER	1.19	F
CM PUMPKIN SPICE	4.69	F
COFF MATE CHILLED	4.69	F
Promotion	-4.69	F
PW TOPPING CREAMY	6.49	F
PW TOPPING CREAMY	6.49	F
Promotion	-6.49	F
PUB DNRWARE COMBO	3.99	F
Order Total	31.32	
Sales Tax	1.42	
Grand Total	32.74	
Credit	Payment	32.74
Change	0.00	

### Savings Summary

Special Price Savings 11.18

\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 11.18 \*  
\*\*\*\*\*

Receipt ID: 0019 BMP 762 671

PRESTO!  
Trace #: 769524  
Reference #: 1077096779  
Acct #: XXXXXXXXXXXX1064  
Purchase Mastercard  
Amount: \$32.74  
Auth #: 022250

CREDIT CARD PURCHASE  
A0000000041010 Mastercard  
Entry Method: Contactless  
Mode: Issuer

Your cashier was: Self Checkout Lane 1

11/22/2024 13:04 50019 R176 2671 C0776

Join the Publix family!  
Apply today at [apply.publix.jobs](https://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.





12884 CITY CENTER BLVD  
 JACKSONVILLE, FL  
 Club Mgr. Thomas Condon

Club: 231 Reg: 41 Trans: 7893  
 Cashier: 401 11/22/24 12:25pm

\*\*\*\*\*  
 \*\*\* MEMBERSHIP ID. \*\*\*\*\*4070 \*\*\*  
 \*\*\* MEMBERSHIP EXPIRES ON 04/25 \*\*\*  
 \*\*\*\*\*  
 79936687578 STAR \$40.4X10 38.99 H  
 \*\*\*\* SUBTOTAL 38.99  
 \*\*\*\* TOTAL 38.99

\*\*\*\*\*1064 ENTRY: H  
 Purchase 00 APPROVED  
 AUTH 022580  
 TERMINAL NUMBER 78073023141  
 11/22/24 12:26pm 231 41 7893 401  
 Mastercard  
 AID A000000041010

MasterCard 38.99  
 CHANGE 0.00

GB \*\*\*\*\*2372  
 GB APPROVED  
 AUTH 366020 \$38.99

TOTAL ITEMS= 1

As a BJ's Member I JUST SAVED: \$7.80  
 BJ's Member Savings 7.80  
 Coupons Redeemed 0.00  
 Rewards Redeemed 0.00

Current BJ's Gas Savings  
 FuelSaver earned thru 11/21/24 0.00/gal  
 FuelSaver earned in this trx: 0.00/gal  
 Visit BJs.com/Gas for more details

SAVE TIME ON YOUR NEXT SHOP  
 Skip the checkout line with ExpressPay  
 Scan items, clip coupons & pay  
 with the BJ's app.



MEMBER COPY



\*1122231417893\*

\*\*\*\*\*  
 \* \* PAID \* \*  
 \* Fri, 11/22/2024 \*  
 \* 12:26 PM \*  
 \*\*\*\*\*



12345 CITY CENTER BLVD  
 JACKSONVILLE, FL  
 FL 32204-1000

Card 231 244 83 1000 2955  
 Expire 204 11/21/24 11 03a

\*\*\*\*\*  
 \*\*\* MEMBERSHIP TO \*\*\*\*\*4070 \*\*\*  
 \*\*\* MEMBERSHIP EXPIRES ON 04/25 \*\*\*  
 \*\*\*\*\*  
 372002267 CHINAT 22501 18.99 I  
 2186136 ECPN-CHINAT 4.00-N  
 731967665 KINGDOMSTON 6.69 N  
 2186215 ECPN-KINGHAM 1.00-N  
 3720038312 CHINAT 10001 10.99 I  
 20769906000 1745PEEPLE 19.99 N  
 20766000000 WFALEPPE 9.99 N  
 20877100000 WFALEPPE 9.99 N  
 20857100000 WFALEPPE 8.99 N  
 20928400000 WFALEPPE 9.99 N  
 85667017062 WFALEPPE 15.99 N  
 2 2 1 99  
 20877000000 WFALEPPE 5.99 N  
 88867013407 WFALEPPE 9.99 N  
 20958100000 WFALEPPE 4.99 N  
 88867015881 FALCOOKIES 5.99 N  
 88867015882 FALCOOKIES 7.99 N  
 20900100000 JEROCORNER 6.99 N  
 \*\*\*\* SUBTOTAL 148.04  
 FL 7.5% Tax 2.25  
 \*\*\*\* TOTAL 150.29

\*\*\*\*\*1064 ENTRY N  
 Purchase 00 APPROVED  
 AUTH 021020  
 TERMINAL NUMBER 78073023184  
 11/21/24 11:10am 231 84 7955 834  
 Mastercard  
 AID A00000000341010

MasterCard 150.29  
 CHANGE 0.00  
**TOTAL ITEMS= 16**

As a BJ's Member I JUST SAVED: \$35.61  
 BJ's Member Savings 30.61  
 Coupons Redeemed 5.00  
 Rewards Redeemed 0.00  
 Current BJ's Gas Savings  
 FuelSaver earned thru 11/20/24 0.00/gal  
 FuelSaver earned in this tx: 0.00/gal  
 Visit BJ's.com/gas for more details

SAVE TIME ON YOUR NEXT SHOP  
 Skip the checkout line with ExpressPay  
 Scan items, clip coupons & pay  
 with the BJ's app.



\*\*\* Check Cart \*\*\*  
 \*\*\*\*\*  
 \* \* PAID \* \*  
 \* Thu, 11/21/2024 \*  
 \* 11:10 AM \*  
 \*\*\*\*\*



Final Details for Order #111-0466920-9087447

Order Placed: November 1, 2024  
Amazon.com order number: 111-0466920-9087447  
Order Total: \$11.99

Business order information
<b>Location:</b> DSD - Tison's Landing <b>GL code:</b> 59010 Pass Thru-DSD, DPFPG, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on November 4, 2024	
<b>Items Ordered</b>	<b>Price</b>
1 of: 2025-2026 Monthly Planner/Calendar - Jan. 2025 - Dec. 2026, 9" x 11", Calendar Planner 2025-2026, 2 Year Monthly Planner, Tabs, 2-Size Pocket Sold by: Youthamazing ( <a href="#">seller profile</a> ) Condition: New	\$11.99
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$11.99 Shipping & Handling: \$0.00 ----- Total before tax: \$11.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	----- <b>Total for This Shipment: \$11.99</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1064	Item(s) Subtotal: \$11.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$11.99 <b>Estimated Tax:</b> \$0.00 -----
	<b>Grand Total: \$11.99</b>
<b>Credit Card transactions</b>	MasterCard ending in 1064: November 4, 2024: \$11.99

To view the status of your order, return to [Order Summary](#) .





Final Details for Order #111-7086225-8789865

Order Placed: November 20, 2024  
Amazon.com order number: 111-7086225-8789865  
Order Total: \$57.72

Business order information
<b>Location:</b> DSD - Tison's Landing <b>GL code:</b> 51003 Housekeeping Janitorial <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on November 20, 2024	
<b>Items Ordered</b> 1 of: <i>Scott® Professional 100% Recycled Fiber Standard Roll Bulk Toilet Paper (13217), 2-Ply, Elevated Design, White, Individually wrapped rolls (473 Sheets/Roll, 80 Rolls/Case, 37,840 Sheets/Case)</i> Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$57.72
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$57.72 Shipping & Handling: \$0.00 ----- Total before tax: \$57.72 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$57.72</b> -----
<b>Shipping Speed:</b> FREE Prime Delivery	

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1064	Item(s) Subtotal: \$57.72 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$57.72 <b>Estimated Tax: \$0.00</b> ----- <b>Grand Total: \$57.72</b>
<b>Credit Card transactions</b>	MasterCard ending in 1064: November 20, 2024: \$57.72

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-9888345-2147436

Order Placed: November 12, 2024  
Amazon.com order number: 111-9888345-2147436  
Order Total: \$31.94

Business order information
<b>Location:</b> DSD - Tison's Landing <b>GL code:</b> 59010 Pass Thru-DSD, DPF, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on November 13, 2024	
<b>Items Ordered</b>	<b>Price</b>
2 of: 2PCS Fall Leaves Garland, 80.51in Each, with Autumn Maple Leaf Vines and Realistic Faux Leaves - Perfect for Thanksgiving Decorations, Adding Cozy Warmth and Festive Vibe Sold by: lingdiandianqikeji (seller profile) Condition: New	\$5.99
1 of: Thanksgiving Decorations Indoor Outdoor GIVE THANKS Banner Porch Door Welcome Sign for Home Party Wall Autumn Decor Fall Decorations for Home 72"X12" Sold by: Labrostar Direct (seller profile) Condition: New	\$9.99
1 of: Thankful Grateful and Blessed Silverware Bags - Utensil Holders For Thanksgiving Table Decoration - Rustic Kitchen Decor - Autumn Harvest Decorations - Pocket Sleeves - Flat 2.8" x 7.5" - Pack of 50 Sold by: KraftTings (seller profile) Condition: New	\$9.97
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$31.94 Shipping & Handling: \$0.00 ----- Total before tax: \$31.94 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Delivery in fewer trips to your address	<b>Total for This Shipment: \$31.94</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1064	Item(s) Subtotal: \$31.94 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$31.94 <b>Estimated Tax: \$0.00</b> ----- <b>Grand Total: \$31.94</b>

<b>Credit Card transactions</b>	MasterCard ending in 1064: November 13, 2024: \$31.94
---------------------------------	---

To view the status of your order, return to [Order Summary](#) .

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Final Details for Order #111-9891929-1349833

Order Placed: November 20, 2024  
Amazon.com order number: 111-9891929-1349833  
Seller's order number: 5906585  
Order Total: \$24.49

Business order information
Location: DSD - Tison's Landing GL code: 51003 Housekeeping Janitorial Billable / Non-Billable: Non-Billable Cost center: Northeast

Shipped on November 21, 2024	
<b>Items Ordered</b>	<b>Price</b>
1 of: Zep All-Purpose Cleaner and Degreaser 128 Ounce ZU0567128 (Pack of 2) Cleans Almost Any Surface Sold by: Zep Inc (seller profile) Business Price Condition: New	\$24.49
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$24.49 Shipping & Handling: \$0.00 ----- Total before tax: \$24.49 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$24.49</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1064	Item(s) Subtotal: \$24.49 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$24.49 <b>Estimated Tax: \$0.00</b> ----- <b>Grand Total: \$24.49</b>
<b>Credit Card transactions</b>	MasterCard ending in 1064: November 21, 2024: \$24.49

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-1160250-7999402

Order Placed: November 25, 2024  
Amazon.com order number: 111-1160250-7999402  
Order Total: \$18.99

Business order information
<b>Location:</b> DSD - Tison's Landing <b>GL code:</b> 59010 Pass Thru-DSD, DPF, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on November 25, 2024	
<b>Items Ordered</b> 1 of: 100 Pieces #10 Christmas Envelopes with Letter Paper Self-adhesive Letter Envelopes Reindeer Sleigh Santa Claus Letterhe <i>ad for Festive Letters Checks Holiday Mail Supplies (Candy Cane Style)</i> Sold by: Juilairan ( <a href="#">seller profile</a> ) Condition: New	<b>Price</b> \$18.99
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$18.99 Shipping & Handling: \$0.00 ----- Total before tax: \$18.99 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$18.99</b> -----
<b>Shipping Speed:</b> FREE Prime Delivery	

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1064	Item(s) Subtotal: \$18.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$18.99 <b>Estimated Tax: \$0.00</b> ----- <b>Grand Total: \$18.99</b>
<b>Credit Card transactions</b>	MasterCard ending in 1064: November 25, 2024: \$18.99

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-0856260-3557010

Order Placed: November 25, 2024  
Amazon.com order number: 111-0856260-3557010  
Order Total: \$189.13

Business order information
<b>Location:</b> DSD - Tison's Landing <b>GL code:</b> 59010 Pass Thru-DSD, DPFPG, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on November 25, 2024	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>BBTO 120 Pieces Christmas Jingle Bell Necklaces Christmas Light Necklaces Bulk Christmas Holiday Party Supplies(Red, Green, Gold and Silver)</i> Sold by: Heenzeen ( <a href="#">seller profile</a> ) Condition: New	\$33.99
2 of: <i>Roowest 100 Pcs Christmas Silverware Bags Disposable Christmas Utensil Cutlery Holder Paper Xmas Flatware Tableware Holder Bags for Christmas Home Wedding Party Table Decorations, 4 Styles (Santa)</i> Sold by: Yianfanger ( <a href="#">seller profile</a> ) Condition: New	\$11.99
1 of: <i>NatNarr 200 Pcs Christmas Paper Napkins, 3-Ply Cute Christmas Napkins Santa Napkins Xmas Tree Napkins Christmas Cocktail Napkins Holiday Dessert Napkins for Xmas Winter New Year</i> Sold by: NatNarr ( <a href="#">seller profile</a> ) Condition: New	\$16.99
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$74.96 Shipping & Handling: \$0.00 ----- Total before tax: \$74.96 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$74.96</b> -----

Shipped on November 25, 2024	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>60 Pcs Christmas Activity Books Mini Challenging Activities Fun and Games Include Mazes, Word Search, Word Scramble, and More for Christmas Holiday Party Gifts Bag Stuffers</i> Sold by: Ceeyugy ( <a href="#">seller profile</a> ) Condition: New	\$24.99

<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States		Item(s) Subtotal: \$24.99
<b>Shipping Speed:</b> FREE Prime Delivery		Shipping & Handling: \$0.00 ----- Total before tax: \$24.99 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$24.99</b> -----

<b>Shipped on November 25, 2024</b>	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Jerify 80 Pcs Christmas Glasses Frames and Headbands Set, Christmas Glitter Glasses Costume Eyeglasses Christmas Holiday Headbands for Christmas Party Favors Decoration Accessories Gift Photo Props</i> Sold by: Colerinsec ( <a href="#">seller profile</a> ) Condition: New	\$65.99
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	
	Item(s) Subtotal: \$65.99 Shipping & Handling: \$0.00 ----- Total before tax: \$65.99 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$65.99</b> -----

<b>Shipped on December 1, 2024</b>	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Madisi Crayons Bulk Pack, Regular Size, 4 Colors, 150 Packs, 600 Count</i> Sold by: Madisi ( <a href="#">seller profile</a> ) Condition: New	\$23.19
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	
	Item(s) Subtotal: \$23.19 Shipping & Handling: \$0.00 ----- Total before tax: \$23.19 Sales Tax: \$0.00 ----- <b>Total for This Shipment: \$23.19</b> -----

<b>Payment information</b>	
<b>Payment Method:</b> MasterCard   Last digits: 1064	Item(s) Subtotal: \$189.13
<b>Billing address</b> Elizabeth Myers	Shipping & Handling: \$0.00 ----- Total before tax: \$189.13

17100 EAGLE BEND BLVD  
JACKSONVILLE, FL 32226-1179  
United States

**Estimated Tax:** \$0.00

-----  
**Grand Total: \$189.13**

**Credit Card transactions**

MasterCard ending in 1064: December 2, 2024: \$189.13

To view the status of your order, return to [Order Summary](#) .

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.





All Receipts must be PDF

If you have a receipt that needs to be split into multiple expenses, please identify them separately on the receipt as well as on the

Please be specific on the description

Please make sure the expenses listed above match what is on the statement.

There are times when purchases made at the end of the month will fall to the next statement. If that is the case, please put on the next month.

BR JAX Dba: Hydra Pools and Pavers  
 PO Box 50552  
 Jacksonville Beach, FL 32240  
 US  
 hydrapoolsfl@gmail.com  
 Fla Lisc: CGC1532619

# Invoice

BILL TO  
 Tisons Landing CDD

SHIP TO  
 Tisons Landing CDD  
 16529 Tisons Bluff Road  
 Jacksonville, FL 32218

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1880	12/16/2024	\$4,490.00	01/01/2025	Due on receipt	

SHIP DATE	SHIP VIA	P.O. NUMBER	SALES REP
12/23/2024	Ground	pump	Nick McAbee

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Equipment Installation</b>	<p>Remove the existing sta rite pump and replace with a NSF rated VS Jandy 3HP Flo Pro Pump. We will remove and dispose of the existing pump and replace with the new pump. The new pump will have a 2 year manufacturer's warranty. The new pump will meet the Department of Health's flow rate and turnover requirements. The pump will have the controls at the pump. The pump will be variable speed and adjustable to meet appropriate flow rates.</p> <p>We will clean up the existing electrical service line from the panel to the pump and wire it to be safe. We will replace the existing connections to secure the wiring and eliminate the existing safety hazard</p> <p>We will install a new vacuum gauge at the pump to properly analyze the dynamic head differential between the pump and filter and vacuum suction from the tank - (needed per DOH regulation)</p>	1	3,495.00	3,495.00
	<b>Equipment Repair</b>	<p>Remove existing suction side and pressure side plumbing. We will remove the existing vacuum line plumbing from the valve and the 3" tank plumbing below the Tee and replace with new plumbing and</p>	1	995.00	995.00

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
		<p>fittings. We will use a removable union at the pump for future ease of service.</p> <p>We will remove the pressure side plumbing going to the filter. We will remove all of the existing repaired/patched/or plugged plumbing and replace with new PVC plumbing. The patched/plugged fittings will be replaced with new fittings. We will retap the chemical feeder line into the new plumbing.</p> <p>We will re plumb the waste line from the pressure side TEE to the waste line plumbing.</p>			

SUBTOTAL	4,490.00
TAX (0.075)	0.00
TOTAL	4,490.00
<b>BALANCE DUE</b>	<b>\$4,490.00</b>





Please remit to: Envera Systems  
 PO Box 2086  
 Hicksville, NY 11802

Invoice Number 00088480 Completed Date 11/13/2024  
 Ticket Number Payment Amount \$1,383.30  
 Approved by Tim Harden Please code to 320.538.34502

**Account & Contact Information**

Account Tison's Landing CDD - Jacksonville Legal Name of Entity Tison's Landing Community Development District  
 Billing Address c/o Governmental Management Services, LLC  
 475 West Town Pl Ste 114  
 St. Augustine, Florida 32092  
 United States

**Work Details**

Subject Tison's Landing - Pond Run Root Cause Surge/Lightning  
 Address 5 POND RUN RD Time on Site 1.00  
 Jacksonville, Florida 32226  
 United States

**Work Performed**

Description Community approved. Please return to replace the managed switch and Exit tag camera.  
 Work Performed Checked in with onsite personnel; Replaced defective equipment; Power-Cycled Equipment; Checked Out with onsite personnel

The following parts and material were included above as part of this work order's line item detail. They are broken out in this section for quick reference.

**Parts & Material**

Manufacturer Product Code	Product Code	Product Name	Quantity Consumed	Unit Price	Consumed Cost
NET-GS310TP	10-NET-0015	NETGEAR 10-Port PoE Gigabit Ethernet Smart Switch	1.00	\$372.30	\$372.30
	TRIP CHARGE	TRIP CHARGE	1.00	\$60.00	\$60.00
	Service Labor	SERVICE	1.00	\$185.00	\$185.00
GU-LPC2011	01-GEO-0003	License Plate Camera - 2 MP	1.00	\$766.00	\$766.00

Subtotal \$1,383.30  
 Tax Rate 0.00%  
 Tax Amount \$0.00  
 Grand Total \$1,383.30

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

Approved by Tim Harden

<b>Invoice</b>	
Invoice Number <b>749151</b>	Date <b>12/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>01/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		12/02/2024	01/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Passive Standard Camera 01/01/2025 - 01/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 01/01/2025 - 01/31/2025	1.00	\$30.61	\$30.61
			<b>Subtotal:</b>	<b>\$130.61</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$130.61</b>

Date	Invoice #	Description	Amount	Balance Due
12/2/2024	749151	Monitoring Services	\$130.61	\$130.61

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

<b>Invoice</b>	
Invoice Number <b>749151</b>	Date <b>12/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>01/01/2025</b>

Net Due: \$130.61  
Amount Enclosed: 130.61

Tison's Landing CDD  
c/o Government Management Serv  
475 West Town Place, Suite 114  
Golf World Village  
Saint Augustine, FL 32092

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

Approved by Tim Harden

<b>Invoice</b>	
Invoice Number <b>749152</b>	Date <b>12/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>01/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		12/02/2024	01/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - [REDACTED], [REDACTED]				
1.00	Active Video Monitoring 01/01/2025 - 01/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 01/01/2025 - 01/31/2025	1.00	\$138.21	\$138.21
			<b>Subtotal:</b>	<b>\$288.21</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$288.21</b>

Date	Invoice #	Description	Amount	Balance Due
12/2/2024	749152	Monitoring Services	\$288.21	\$288.21

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

<b>Invoice</b>	
Invoice Number <b>749152</b>	Date <b>12/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>01/01/2025</b>

Net Due: \$288.21  
Amount Enclosed: 288.21

Tison's Landing CDD  
c/o Government Management Serv  
475 West Town Place, Suite 114  
Golf World Village  
Saint Augustine, FL 32092

REMIT TO: Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

Approved by Tim Harden

<b>Invoice</b>	
Invoice Number <b>749153</b>	Date <b>12/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>01/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		12/02/2024	01/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Passive Standard Camera 01/01/2025 - 01/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 01/01/2025 - 01/31/2025	1.00	\$129.27	\$129.27
			<b>Subtotal:</b>	<b>\$229.27</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$229.27</b>

Date	Invoice #	Description	Amount	Balance Due
12/2/2024	749153	Monitoring Services	\$229.27	\$229.27

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

<b>Invoice</b>	
Invoice Number <b>749153</b>	Date <b>12/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>01/01/2025</b>

Net Due: \$229.27

Amount Enclosed: 229.27

Tison's Landing CDD  
c/o Government Management Serv  
475 West Town Place, Suite 114  
Golf World Village  
Saint Augustine, FL 32092

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802



**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

Approved by Tim Harden

<b>Invoice</b>	
Invoice Number <b>749154</b>	Date <b>12/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>01/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		12/02/2024	01/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - [REDACTED]				
1.00	Active Video Monitoring 01/01/2025 - 01/31/2025	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 01/01/2025 - 01/31/2025	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 01/01/2025 - 01/31/2025	1.00	\$75.00	\$75.00
<b>Subtotal:</b>				<b>\$1086.71</b>
<b>Tax</b>				\$0.00
<b>Payments/Credits Applied</b>				\$0.00
<b>Invoice Balance Due:</b>				<b>\$1086.71</b>

Date	Invoice #	Description	Amount	Balance Due
12/2/2024	749154	Monitoring Services	\$1086.71	\$1086.71

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

<b>Invoice</b>	
Invoice Number <b>749154</b>	Date <b>12/02/2024</b>
Customer Number <b>400423</b>	Due Date <b>01/01/2025</b>

Net Due: \$1,086.71

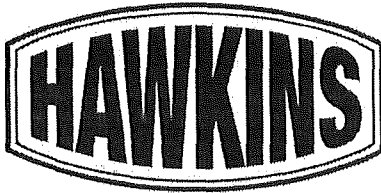
Amount Enclosed: 1,086.71

Tison's Landing CDD  
c/o Government Management Serv  
475 West Town Place, Suite 114  
Golf World Village  
Saint Augustine, FL 32092

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

Original



Hawkins, Inc.  
2381 Rosegate  
Roseville, MN 55113  
Phone: (612) 331-6910

# INVOICE

Total Invoice	\$454.50
Invoice Number	6935870
Invoice Date	12/12/24
Sales Order Number/Type	4688973 SL
Branch Plant	74
Shipment Number	5598554

Sold To: 485799  
ACCOUNTS PAYABLE  
TISON'S LANDING CDD  
475 W Town Pl  
SUITE 114  
St Augustine FL 32092-3648

Ship To: 485800  
YELLOW BLUFF AMENITY CENTER  
16529 Tisons Bluff Rd  
Jacksonville FL 32218-8908

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
1/11/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	150.0000	GA	\$2.9500	GA	1,450.5 LB	\$442.50
		1 LB BLK (Mini-Bulk)		150.0000	GA			1,450.5 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

\*\*\*\*\* Receive Your Invoice Via Email \*\*\*\*\*

Please contact our Accounts Receivable Department via email at [Credit.Dept@HawkinsInc.com](mailto:Credit.Dept@HawkinsInc.com) or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate      Sales Tax  
0 %            \$0.00

**Invoice Total** **\$454.50**

**No Discounts on Freight**  
**IMPORTANT:** All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.  
**NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.**

**CHECK REMITTANCE:**  
Hawkins, Inc.  
P.O. Box 860263  
Minneapolis, MN 55486-0263

**WIRING CONTACT INFORMATION:**  
Email: [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com)  
Phone Number: (612) 331-6910  
Fax Number: (612) 225-6702

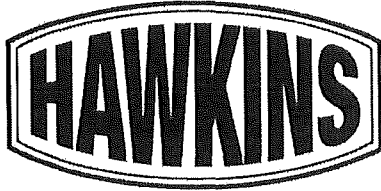
**FINANCIAL INSTITUTION:**  
US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

Account Name: Hawkins, Inc.  
Account #: 180120759469  
ABA/Routing #: 091000022  
Swift Code#: USBKUS44IMT  
Type of Account: Corporate Checking

**ACH PAYMENTS:**  
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.  
For other than CTX, the remit to information may be emailed to [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com)

**CASH IN ADVANCE/EFT PAYMENTS:**  
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected Veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.



Hawkins, Inc.  
 2381 Rosegate  
 Roseville, MN 55113  
 Phone: (612) 331-6910

# Delivery Confirmation

Ship Date 12/12/2024  
 Order Number 4688973 SL  
 Branch Plant 74  
 Operator ID FLYELL

Sold To  
 485799  
 TISON'S LANDING CDD  
 475 W Town PI  
 SUITE 114



Ship To  
 485800  
 YELLOW BLUFF AMENITY  
 CENTER  
 16529 Tisons Bluff Rd  
 Jacksonville FL 32218-8908

Delivery Instructions

Order/Request Date	Ship/Promised Date	Ship Via/Mode of Transport	FOB Description	Customer P.O. #/Ordered By	Reference		
12/12/2024	12/12/2024	HWTG Hawkins Truck		Tisons Bluff			
Item No.	Description	Location	Sales Agent	Shipment Number	Qty Ordered	Net Wgt	Gross Wgt
41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk) UN1791, HYPOCHLORITE SOLUTIONS (SODIUM HYPOCHLORITE), 8, PG III, MARINE POLLUTANT			5598554	150.00 GA	1,450.5000	1,450.5000

Manufacture Date: 12/11/2024      Repack Date: 12/11/2024

NSF/ANSI/CAN Standard 60: Max Use 48 mg/L



Certified to  
 NSF/ANSI/CAN 60

Product packaged at location listed on this Delivery Confirmation or from one of the following  
 NSF - Certified Locations:  
 Minneapolis, MN  
 Sulphur, LA

Page: 1 of 1

Total Net Weight	Total Gross Weight
1,450.5000 LB	1,450.5000 LB
0.0000	0.0000

**Total Order      NOT AN INVOICE - DO NOT PAY**

Shipping Signature



8619 Western Way  
 Jacksonville FL 32256-036060  
**Customer Service** (904) 731-2456  
 RepublicServices.com/Support

**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001478159  
**Invoice Date** November 16, 2024  
**Previous Balance** \$968.45  
**Payments/Adjustments** -\$968.45  
**Current Invoice Charges** \$565.07

**Important Information**  
 Dear Valued Customer, our remit to address has changed! Please note the updated PO Box address in the "Make Checks Payable To" section and remember to include the bottom portion of the invoice with your payment.

<b>Total Amount Due</b> \$565.07	<b>Payment Due Date</b> December 06, 2024
-------------------------------------	--

**PAYMENTS/ADJUSTMENTS**

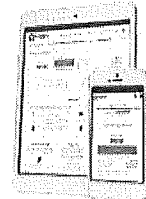
Description	Reference	Amount
Payment - Thank You 11/05	5555555	-\$968.45

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
Pickup Service 12/01-12/31			\$339.60	\$339.60
Container Refresh 12/01-12/31		1.0000	\$9.00	\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$134.36
<b>Total Franchise - Local</b>				\$82.11
<b>CURRENT INVOICE CHARGES</b>				<b>\$565.07</b>

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



8619 Western Way  
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Return Service Requested

**Total Enclosed**

CDD OFFICES  
 TISON'S LANDING CDD  
 5385 N NOB HILL RD  
 SUNRISE FL 33351-4761

**Total Amount Due** \$565.07  
**Payment Due Date** December 06, 2024  
**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001478159

For Billing Address Changes,  
 Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #687  
 PO BOX 71068  
 CHARLOTTE NC 28272-1068



**UNDERSTANDING YOUR BILL**  
 Visit [RepublicServices.com/MyBill](http://RepublicServices.com/MyBill)

**UNDERSTANDING OUR RATES, CHARGES, AND FEES**  
 Visit [Republicservices.com/customer-support/fee-disclosures](http://Republicservices.com/customer-support/fee-disclosures)

**Responsible Party**

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

**Residential Customers**

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at [Republicservices.com/customer-support/residential-service-terms](http://Republicservices.com/customer-support/residential-service-terms), which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

**Check Processing**

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

**Cancellation & Payment Policy**

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

**Understanding Our Rates, Charges and Fees**

If you are receiving service without a signed customer service agreement, please visit [RepublicServices.com/Fees](http://RepublicServices.com/Fees) to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, [RepublicServices.com/Fees](http://RepublicServices.com/Fees) provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

**IMPORTANT INFORMATION**

(Continued from Page 1)  
 It's easy to go paperless! Sign up for Paperless Billing at [RepublicServices.com](http://RepublicServices.com) and enjoy the convenience of managing your account anytime, anywhere, on any device.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

**BILLING ADDRESS CHANGE**

Address		
City	State	Zip Code
Phone	Alternate Phone	

*FIFTH ORDER OF BUSINESS*

**RESOLUTION 2025-02**

**A RESOLUTION OF THE TISON'S LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING MICHAEL J. PAWELCZYK AS THE  
DISTRICT'S REGISTERED AGENT AND DESIGNATING  
THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO  
& RAMSEY, P.A. AS THE REGISTERED OFFICE**

**WHEREAS**, Section 189.014, Florida Statutes requires that the Tison's Landing Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

**WHEREAS**, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

**WHEREAS**, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

**WHEREAS**, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE TISON'S LANDING COMMUNITY  
DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board.

**Section 2.** Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

**Section 3.** The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

**Section 4.** Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

**Section 5.** All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 6.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 13TH DAY OF FEBRUARY, 2025.**

**TISON'S LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_

Print name: \_\_\_\_\_  
Chair/Vice-Chair, Board of Supervisors



*SIXTH ORDER OF BUSINESS*

**RESOLUTION 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Tison’s Landing 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 Duval County, 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 Tison’s Landing 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 13<sup>TH</sup> DAY OF FEBRUARY, 2025.**

**ATTEST**

**TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*SEVENTH ORDER OF BUSINESS*

**TISON'S LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Tison's Landing Community Development District  
Duval County, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 11, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

December 11, 2024

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tison's Landing Community Development District, Duval County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,678,581.
- The change in the District's total net position in comparison with the prior fiscal year was \$79,975, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$802,693, an increase of \$171,805 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, assigned for capital reserves, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.



## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2024	2023
Assets, excluding capital assets	\$ 825,304	\$ 653,102
Capital assets, net of depreciation	9,739,105	10,060,516
Total assets	10,564,409	10,713,618
Deferred outflows of resources	17,137	18,473
Liabilities, excluding long-term liabilities	80,636	82,922
Long-term liabilities	3,822,329	4,050,563
Total liabilities	3,902,965	4,133,485
Net Position		
Net investment in capital assets	5,933,913	6,028,426
Restricted	253,922	223,365
Unrestricted	490,746	346,815
Total net position	\$ 6,678,581	\$ 6,598,606

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 1,165,729	\$ 1,104,555
Interest revenue	20,883	15,523
General revenues		
Miscellaneous	10,084	12,809
Unrestricted investment earnings	34,241	13,982
Total revenues	<u>1,230,937</u>	<u>1,146,869</u>
Expenses:		
General government	108,849	110,050
Physical environment	398,168	376,763
Culture/recreation	497,827	466,867
Interest on long-term debt	146,118	152,528
Total expenses	<u>1,150,962</u>	<u>1,106,208</u>
Change in net position	<u>79,975</u>	<u>40,661</u>
Net position - beginning	<u>6,598,606</u>	<u>6,557,945</u>
Net position - ending	<u>\$ 6,678,581</u>	<u>\$ 6,598,606</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,150,962. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous revenue. The increase in revenues over the prior fiscal year is primarily due to an increase in assessments and interest revenue. In total, expenses increased from the prior fiscal year primarily as a result of an increase in maintenance and recreation expenses over the prior year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2024, the District had \$15,619,364 invested in capital assets. In the government-wide financial statements, depreciation of \$5,880,259 has been taken, which resulted in a net book value of \$9,739,105. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2024, the District had \$3,845,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tison's Landing Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 20,694
Investments	454,995
Assessments receivable	455
Deposits and prepaids	37,213
Restricted assets:	
Investments	311,947
Capital assets:	
Nondepreciable	5,607,329
Depreciable, net	4,131,776
Total assets	10,564,409
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding (debit)	17,137
Total deferred outflows of resources	17,137
 <b>LIABILITIES</b>	
Accounts payable	22,611
Accrued interest payable	58,025
Non-current liabilities:	
Due within one year	240,000
Due in more than one year	3,582,329
Total liabilities	3,902,965
 <b>NET POSITION</b>	
Net investment in capital assets	5,933,913
Restricted for debt service	253,922
Unrestricted	490,746
Total net position	\$ 6,678,581

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	Program Revenues			Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Revenue and Changes in Net Position
Primary government:				Governmental
Governmental activities:				Activities
General government	\$ 108,849	\$ 108,849	\$ -	\$ -
Physical environment	398,168	299,601	-	(98,567)
Culture/recreation	497,827	374,589	-	(123,238)
Interest on long-term debt	146,118	382,690	20,883	257,455
Total governmental activities	1,150,962	1,165,729	20,883	35,650
General revenues:				
Miscellaneous				10,084
Unrestricted investment earnings				34,241
Total general revenues				44,325
Change in net position				79,975
Net position - beginning				6,598,606
Net position - ending				\$ 6,678,581

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 20,694	\$ -	\$ 20,694
Investments	454,995	311,947	766,942
Accounts receivable	455	-	455
Deposits and prepaids	37,213	-	37,213
Total assets	<u>\$ 513,357</u>	<u>\$ 311,947</u>	<u>\$ 825,304</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 22,611	\$ -	\$ 22,611
Total liabilities	<u>22,611</u>	<u>-</u>	<u>22,611</u>
Fund balances:			
Nonspendable:			
Prepaids and deposits	37,213	-	37,213
Restricted for:			
Debt service	-	311,947	311,947
Assigned to:			
Capital reserves	70,495	-	70,495
Unassigned	383,038	-	383,038
Total fund balances	<u>490,746</u>	<u>311,947</u>	<u>802,693</u>
Total liabilities and fund balances	<u>\$ 513,357</u>	<u>\$ 311,947</u>	<u>\$ 825,304</u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 802,693

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	15,619,364	
Accumulated depreciation	<u>(5,880,259)</u>	9,739,105

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements. □

17,137

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(58,025)	
Bonds payable	<u>(3,822,329)</u>	<u>(3,880,354)</u>

Net position of governmental activities		<u>\$ 6,678,581</u>
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See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 783,039	\$ 382,690	\$ 1,165,729
Interest revenue	34,241	20,883	55,124
Miscellaneous revenues	10,084	-	10,084
Total revenues	827,364	403,573	1,230,937
<b>EXPENDITURES</b>			
Current:			
General government	108,849	-	108,849
Physical environment	208,555	-	208,555
Culture/recreation	309,936	-	309,936
Debt Service:			
Principal	-	230,000	230,000
Interest	-	145,699	145,699
Capital outlay	56,093	-	56,093
Total expenditures	683,433	375,699	1,059,132
Excess (deficiency) of revenues over (under) expenditures	143,931	27,874	171,805
Fund balances - beginning	346,815	284,073	630,888
Fund balances - ending	\$ 490,746	\$ 311,947	\$ 802,693

See notes to the financial statements



**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$	171,805
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		(377,504)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		230,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		2,683
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as		
Amortization of deferred amount on refunding		(1,336)
Amortization of original issue discount/premium		(1,766)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		56,093
Change in net position of governmental activities	\$	79,975

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Tison's Landing Community Development District ("District") was established by Ordinance 2005-841 enacted by the City Council of Jacksonville, Florida, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes, effective August 23, 2005. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the "Uniform Method of Collection" under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30
Buildings and improvements	15 - 25
Furniture and equipment	10

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2024:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Oblig	\$ 311,947	S&P AAAM	Weighted average of the fund portfolio: 31 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	454,995	S&P AAAM	Weighted average of the fund portfolio: 39 days
	<u>\$ 766,942</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*External Investment Pool* – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 5,607,329	\$ -	\$ -	\$ 5,607,329
Total capital assets, not being depreciated	5,607,329	-	-	5,607,329
Capital assets, being depreciated				
Buildings	3,909,381	-	-	3,909,381
Infrastructure	5,688,380	-	-	5,688,380
Equipment	339,430	-	-	339,430
Furniture	18,751	-	-	18,751
Improvements	-	56,093	-	56,093
Total capital assets, being depreciated	9,955,942	56,093	-	10,012,035
Less accumulated depreciation for:				
Buildings	2,466,897	162,886	-	2,629,783
Infrastructure	2,822,104	189,613	-	3,011,717
Equipment	212,973	21,572	-	234,545
Furniture	781	1,875	-	2,656
Improvements	-	1,558	-	1,558
Total accumulated depreciation	5,502,755	377,504	-	5,880,259
Total capital assets, being depreciated, net	4,453,187	(321,411)	-	4,131,776
Governmental activities capital assets, net	\$ 10,060,516	\$ (321,411)	\$ -	\$ 9,739,105



## NOTE 5 – CAPITAL ASSETS (Continued)

Depreciation expense was charged to function/programs as follows:

Physical environment	\$	189,613
Culture/recreation		187,891
	\$	<u>377,504</u>

## NOTE 6 – LONG TERM LIABILITIES

### Series 2016

On August 1, 2016, the District issued \$4,520,000 of Senior Special Assessment Revenue Refunding and Improvement Bonds, Series 2016A-1, with interest rates of 2% to 3.6% and \$1,135,000 of Subordinate Special Assessment Revenue Refunding and Improvement Bonds, Series 2016A-2, with a fixed interest rate of 4.7%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2037.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 4,075,000	\$ -	\$ 230,000	\$ 3,845,000	\$ 240,000
Less: Original Issuance Discount	(24,437)	-	(1,766)	(22,671)	-
Total	<u>\$ 4,050,563</u>	<u>\$ -</u>	<u>\$ 228,234</u>	<u>\$ 3,822,329</u>	<u>\$ 240,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 240,000	\$ 139,259	\$ 379,259
2026	245,000	132,074	377,074
2027	255,000	124,209	379,209
2028	260,000	115,709	375,709
2029	270,000	106,796	376,796
2030-2034	1,515,000	377,911	1,892,911
2035-2037	1,060,000	82,460	1,142,460
Total	<u>\$ 3,845,000</u>	<u>\$ 1,078,418</u>	<u>\$ 4,923,418</u>

## NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## **NOTE 8 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

## **NOTE 9 – SUBSEQUENT EVENTS**

### **Bond Payments**

Subsequent to fiscal year end, the District prepaid a total of \$5,000 of the Series 2016 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted <u>Amounts</u> <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 781,492	\$ 783,039	\$ 1,547
Interest	7,055	34,241	27,186
Miscellaneous income	2,000	10,084	8,084
Total revenues	<u>790,547</u>	<u>827,364</u>	<u>36,817</u>
<b>EXPENDITURES</b>			
Current:			
General government	107,708	108,849	(1,141)
Physical environment	357,760	208,555	149,205
Culture/recreation	322,024	309,936	12,088
Capital outlay	23,540	56,093	(32,553)
Total expenditures	<u>811,032</u>	<u>683,433</u>	<u>127,599</u>
Excess (deficiency) of revenues over (under) expenditures	(20,485)	143,931	164,416
<b>OTHER FINANCING SOURCES</b>			
Carryforward surplus	20,485	-	(20,485)
Total other financing sources	<u>20,485</u>	<u>-</u>	<u>(20,485)</u>
Net change in fund balance	<u>\$ -</u>	143,931	<u>\$ 143,931</u>
Fund balance - beginning		<u>346,815</u>	
Fund balance - ending		<u>\$ 490,746</u>	

See notes to required supplementary information

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT  
DUVAL COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	16
Employee compensation	\$9,200
Independent contractor compensation	\$705,575
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	<p style="text-align: center;">Operations and maintenance - \$1,242.44</p> <p style="text-align: center;">Debt service - see below</p> <p>Phase I</p> <p>Single Family 50' - 65' - \$417.64</p> <p>Single Family 50' - 65' - \$421.26</p> <p>Single Family 50' - 65' - \$436.63</p> <p>Single Family 50' - 65' - \$728.62</p> <p>Single Family 50' - 65' - \$946.48</p> <p>Phase II</p> <p>Single Family 50' - 65' - \$421.26</p> <p>Single Family 50' - 65' - \$436.63</p> <p>Single Family 50' - 65' - \$728.62</p> <p>Single Family 50' - 65' - \$946.48</p>
Special assessments collected - Operations and Maintenance	\$ 783,039
Special assessments collected - Debt Service	\$ 382,690
Outstanding Bonds:	
Series 2016 due May 1, 2037	\$ 3,070,000
Series 2016 due May 1, 2037	\$ 775,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Tison's Landing Community Development District  
Duval County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 11, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

December 11, 2024



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Tison's Landing Community Development District  
Duval County, Florida

We have examined Tison's Landing Community Development District, Duval County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tison's Landing Community Development District, Duval County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

December 11, 2024





**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Tison's Landing Community Development District  
Duval County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated December 11, 2024.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 11, 2024, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tison's Landing Community Development District, Duval County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tison's Landing Community Development District, Duval County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

December 11, 2024

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.