

*TISON'S LANDING*  
*Community Development District*

*MARCH 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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March 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, March 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
  - D. Amenity Manager – Report
  - E. Field Operations Manager – Proposals to Resurface the Splash Pool
- IV. Approval of Consent Agenda
  - A. Minutes of the February 13, 2025 Meeting
  - B. Financial Statements
  - C. Check Register
- V. Discussion of July 4<sup>th</sup> Event
- VI. Consideration of Resolution 2025-04, Changing the District's Local Records Location
- VII. Discussion of the Fiscal Year 2026 Budget

- VIII. Discussion of CDD and HOA Collaboration
- IX. Supervisor Requests
- X. Audience Comments
- XI. Next Scheduled Meeting – Thursday, April 10, 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*

*D.*

YELLOW BLUFF  
LANDING

# Amenity Manager's Report



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

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

# PAST EVENT SUMMARY

Date : February 14th 630am to 830am

Event: Donuts





# PAST EVENT SUMMARY

Date : February 14th 10am to noon

Event: Paint Party for Home schoolers



# PAST EVENT SUMMARY

Date : March 3rd 10am to 12noon

Event: Craft Event

MONDAY/ MARCH 3RD 10AM

## CREATIVE FUN

AMENITY CENTER

Mature Adults Event

BY LAURA LIEBERT

Join us for a relaxing and creative Craft Event designed just for adults and mature residents of our community! Whether you're an experienced crafter or just looking to try something new, this is the perfect opportunity to unwind, socialize, and get creative!

**What to Expect:**  
*Fun & Easy DIY Crafts*  
*Light Refreshments & Great Company*  
*A Chance to Meet & Mingle with Fellow Residents*

For more details, contact Elizabeth at the Amenity Center  
Come craft, chat, and create something special—We can't wait to see you there!



**CLICK THE LINK TO SIGN UP:**

MINIMUM OF 15 PARTICIPATES

[Sign up today](#)

# PHOTOS FROM PAST EVENTS



# UPCOMING EVENT

Date : March 17th 4pm to 6pm

Event: St. Patty's Day Foam Party



X X X X X X X X X X X X

# UPCOMING EVENT

X X X X X X X X X X X X

Date : March 21st 730pm to 930pm

X X X X X X X X X X X X

Event: Movie Night HOA SPONSORED EVENT

X X

YELLOW BLUFF  
LANDING

# MOVIE NIGHT

★ UNDER THE STARS ★

DREAMWORKS

# DOG MAN

HOA SPONSORED EVENT

MARCH 21  
FRIDAY  
7:00 PM

"DOG MAN"  
FREE EVENT  
Amenity Center

POPCORN  
DRINKS

X X X X X X X X X X X X

# MANAGERS NOTES

## Update for the month of March:

- **Spring Break:** Kids are out for Spring Break, March 14th through March 23rd.
- **St. Patty's Day Foam Party:** We have a fun foam party scheduled to celebrate St. Patty's Day.
- **Movie Night:** An HOA-sponsored movie night event is on the calendar.
- **Pool Monitors:** We are finalizing the hiring process for pool monitors for the Summer season.
- **Social Room Rentals:** Rentals for the Social Room are increasing for the Spring and Summer season.
- **Craft Event:** Our recent craft event generated great interest and excitement among residents.

**Thank you for your ongoing support.**

**Please let me know if you have any questions or need further details.**

# Pressure Washing

**Staff pressure washed the sidewalks and pavers at the two pocket parks on Magnolia Grove Way and two of the parks on Tisons Bluff Rd.**



# Pump Replacement

East Coast Wells pulled the drop pipe and well pump out of the well to determine why the pump was not functioning properly. They determined that the impellar was damaged. The solution proposed was to replace the pump and motor at a cost of \$12,640. An alternative option was to replace the pump and reuse the current motor for \$8,340. Partridge Well Drilling proposed replacing the damaged pump for \$5,200. Staff advised the Board Chair to replace the pump and motor to avoid having incurring the cost of extracting the equipment for future repairs.





## SOIL AERATION

Lawnboy provided a complementary aeration of the soil around the amenity center as a show of their appreciation for the long term relationship with Tisons Landing. This type of service would normally cost about \$3,000. This service loosens compacted soil and improves the exchange of air, water and nutrients in the soil.



# TENNIS COURT TIMER SWITCH

Staff noticed that the tennis courts lights were remaining on over night. The timer switch was replaced to prevent this from happening.



Proposals submitted for resurfacing of splash feature pool

Staff reached out to the contractors that submitted bids for resurfacing the splash feature pool two years ago. Only one vendor has returned a revised estimate. Tempool's price came in at \$72,200.47 without the coping and \$79,707.97 including the coping. Crown Pools will also be returning a proposal We hope to have at least a third bid by the next meeting.

COMMERCIAL SWIMMING POOL REMODEL CONTRACT

February 26, 2025

Tempool Inc. will perform the following for the kiddie splash / play pool at Yellow Bluff Landing, 16529 Tiston Bluff Road Jacksonville, FL 32218:

Refinish Kiddie splash / play pad, 1,535 SQFT with Sunstone pebble finish:

- Drain & secure kiddie splash / play pool.
- Apply PermKote primer (bonding agent).
- Replace waterline tile on the pool, including depth markers to meet state code.
- Install slip resistant tile in contrasting color on gutter lip of pool to meet state code.
- Install new VGB main drain frames and grates.
- Install new return and scum gutter fittings.
- Remove and replace coping.
- Refill and balance the chemicals.
- Includes permits and associated fees and submission of VGB form to Health Department.

TOTAL: \$79,707.97

After 30 days from the estimate date, the price may be subject to change.

Terms: 50% with signed contract, 50% 7 days prior to plaster. In the event that payment is not made to Tempool Inc. as set out in this agreement, customer agrees to pay all costs of collection, including a reasonable attorney's fee and court costs.

One year warranty applies on all work. After one year, your plaster warranty is directly through CL Industries.

**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.**



*E.*



1512 Millcoe Road Jacksonville, FL 32225  
904-724-8967 remodel@tempoolinc.com

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One year warranty applies on all work. After one year, your plaster warranty is directly through CL Industries.

Notes: In the unlikely case that work cannot continue due to high water tables and Tempool Inc. has to install one or more well points to remove water from the work area, the customer must be aware that there will be an additional fee and a new quote will be provided for this addition. Tempool Inc. will not be held liable for any damage to the project or materials due to vandalism or theft. When installing new tile, it is at the contractor's discretion whether the existing tile is to be removed prior to installing the new tile. This bid is based on there being no hidden conditions that are not visible. Plaster, paver, deck stain, and tile materials are subject to natural and manufacturing variations in shade, color, and texture. Swimming pool remodeling and its process are all hand finished and subject to variability in installation, such as trowel marks, thickness of grout lines, and paver cuts. Upon commencement of the work, the entire pool area shall be closed to homeowner and resident access. The Contractor shall not be responsible for any damage due to vandalism caused by a lack of security. Repair of any damage caused by these activities shall be considered extra. In the event that payment is not made as set out in the above agreement, customer agrees to pay all costs of collection, including attorney's fee and court costs.

In the event that the Building and/or Health Department find any items or repairs NOT outlined on this contract, there will be an estimate provided and you agree to cover all additional cost.



1512 Millcoe Road Jacksonville, Fl 32225  
904-724-8967 remodel@tempoolinc.com

\_\_\_\_\_  
Tempool Inc.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management / Authorized signer

\_\_\_\_\_  
Date

Owner name: \_\_\_\_\_

Owner address: \_\_\_\_\_

Owner phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Pool health department number: \_\_\_\_\_

Plaster finish color choice: \_\_\_\_\_

Tile color choice: \_\_\_\_\_



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\_\_\_\_\_  
Tempool Inc.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management / Authorized signer

\_\_\_\_\_  
Date

Owner name: \_\_\_\_\_

Owner address: \_\_\_\_\_

Owner phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Pool health department number: \_\_\_\_\_

Plaster finish color choice: \_\_\_\_\_

Tile color choice: \_\_\_\_\_

*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, February 13, 2025 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
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the February 13, 2025 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**

**Staff Reports**

**A. District Engineer**

There being no report, the next item followed.

**B. District Counsel**

There being nothing to report, the next item followed.

**C. District Manager – Request for Fitness Classes**

Mr. Laughlin stated a resident that attended the last meeting to ask for permission to hold group fitness classes at the amenity center followed up with an email to provide more information regarding her request. The resident is a certified personal trainer and is asking to hold one-hour-long full body workout and HIIT classes at the amenity center, soccer field or basketball court on the weekends at 9:00 a.m. at a cost of \$25 per person.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor the request from Jonalyn Rodriguez to provide fitness classes at the District's amenities was approved subject to an agreement and proof of insurance.
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**D. Amenity Manager - Report**

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

Ms. Timmons suggested looking into offering swim lessons again for the community.

Ms. Meyers stated that the fireworks provider has asked for a minimum budget of \$15,000 or he will be unable to host the event this year. The current events budget is \$23,000 and she has spent \$6,000 so far, however there are upcoming expenses anticipated.

Ms. Timmons recommended deferring this discussion to allow the Board and staff time to consider if anything can be cut.

Mr. Laughlin asked Ms. Meyers to see if the resident will attend the next meeting to answer questions from the Board.

**E. Field Operations Manager**

Mr. Harden provided an overview of repairs and community upkeep that have been completed since the last meeting. He also informed the Board that within the last couple of weeks, the irrigation pump that controls the amenity center area is not maintaining enough pressure to adequately water the facility. The pump will need to be pulled out of the ground and inspected to determine what repairs are needed, which will cost at least a couple thousand dollars.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the proposal from East Coast Wells and Pumps to replace the well pump and pipes was approved at an amount not to exceed \$5,000 with the Chair authorized to approve any additional costs.

Mr. Harden stated that a few years ago estimates for resurfacing the splash pool were discussed, however the Board chose to prioritize enhancing the landscaping at the entrances. One entrance has been done so far. He asked the Board to consider whether they’d like to continue the plan to enhance the other entrance, or if they’d prefer to resurface the pool.

Mr. Laughlin added that there is \$225,000 available in capital reserves.

Ms. Waldhauer recommended prioritizing the pool resurfacing as the current surface is rough.

Mr. Harden stated that he would get updated pricing to resurface the pool prior to the summer break.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the December 12, 2024 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$1,210,996.15, were included in the agenda package for the Board’s review. Mr. Laughlin noted the majority of the check register total is a transfer of funds to the custody account.

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02,  
Designating a Registered Agent**

Mr. Laughlin stated that the previous registered agent was Gerry Knight, and he has now retired. The resolution proposes to change the registered agent to Michael Pawelczyk.

On MOTION by Ms. Timmons seconded by Ms. Alford with all in favor Resolution 2025-02, designating Michael Pawelczyk as the District’s registered agent was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03,  
Designating Officers**

Mr. Laughlin informed the Board that Rich Hans of GMS has retired, so he is recommending removing Mr. Hans from the list of officers, and adding a new District Manager with GMS, Matt Biagetti. The remainder of the slate of officers will stay the same.

On MOTION by Ms. Schaffer seconded by Ms. Timmons with all in favor Resolution 2025-03, designating officers as detailed above was approved.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of the Fiscal Year 2024 Audit  
Report**

Mr. Laughlin provided a brief overview of the fiscal year 2024 audit report, noting there are no material weaknesses or deficiencies to note.

On MOTION by Ms. Alford seconded by Ms. Timmons with all in favor the Fiscal Year 2024 audit report was accepted.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Rental and Events Liability  
Implications**

Ms. Timmons stated that there is a homeowner that would like to rent the athletic field and use a bounce house during the rental.

Mr. Evans asked that more information be obtained from the homeowner including how big the bounce house will be, what area it will be in, and when it will be removed.

Mr. Laughlin recommended an agreement for the event and asked Ms. Meyers to get the rental information to Mr. George.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Evans stated that he does not feel the HOA is not enforcing proper maintenance of people’s homes and yards.

Mr. Laughlin recommended Mr. Evans bring his concerns up with the HOA board as the CDD has no authority over the HOA.

Ms. Timmons asked that a discussion to explain the differences between the HOA and CDD responsibilities be coordinated.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Cathy Stepalavich encouraged residents to attend the HOA meetings to voice their concerns.

Jill Graby stated that new legislation was signed by the Governor that ties the hands of the HOA. Houses get bought up by companies and the HOA will fine the owners over and over again and it takes a lot to get a lien put on the house. She recommended complaining to the legislature. Ms. Graby also asked that the Board not repeat the landscaping that was used to enhance the first entrance.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday, March 13, 2025 at 6:00 p.m. at the Yellow Bluff Amenity Center**

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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

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



*B.*

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

***Unaudited Financial Reporting***  
***January 31, 2025***



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9	<u>Assessment Receipt Schedule</u>

**Tison's Landing**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2025**

	<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	\$ 31,228	\$ -	\$ -	\$ 31,228
Capital Reserve Account	-	-	1,114	1,114
Accounts Receivable	455	-	-	455
Due from General Fund	-	6,890	-	6,890
<u>Investments:</u>				
State Board Administration (SBA)	875,129	-	225,129	1,100,258
<u>Series 2016-1</u>				
Reserve	-	149,668	-	149,668
Revenue	-	419,034	-	419,034
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	43,761	-	43,761
Prepayment	-	0	-	0
Deposits	4,202	-	-	4,202
<b>Total Assets</b>	<b>\$ 911,014</b>	<b>\$ 619,357</b>	<b>\$ 226,243</b>	<b>\$ 1,756,614</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 13,140	\$ -	\$ -	\$ 13,140
Due to Debt Service	6,890	-	-	6,890
<b>Total Liabilities</b>	<b>\$ 20,030</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,030</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service - Series 2016	-	619,357	-	619,357
Assigned for:				
Capital Reserve Fund	-	-	226,243	226,243
Unassigned	886,781	-	-	886,781
<b>Total Fund Balances</b>	<b>\$ 890,984</b>	<b>\$ 619,357</b>	<b>\$ 226,243</b>	<b>\$ 1,736,584</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 911,014</b>	<b>\$ 619,357</b>	<b>\$ 226,243</b>	<b>\$ 1,756,614</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 854,540	\$ 843,814	\$ 843,814	\$ -
Clubhouse Income	2,000	667	1,570	903
Interest Income	10,000	3,333	8,203	4,870
Other Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ 866,540</b>	<b>\$ 847,814</b>	<b>\$ 853,587</b>	<b>\$ 5,773</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,000	\$ 2,000
PR-FICA	918	306	153	153
Engineering	3,000	1,000	845	155
Attorney	15,000	5,000	2,609	2,391
Annual Audit	3,200	3,200	3,200	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	333	433	(100)
Trustee Fees	3,725	-	-	-
Management Fees	45,000	15,000	15,000	-
Information Technology	1,600	533	533	0
Website Maintenance	1,600	533	533	0
Telephone	350	117	45	72
Postage & Delivery	1,000	333	2	331
Insurance General Liability	11,733	11,733	10,910	823
Printing & Binding	2,000	667	82	584
Legal Advertising	2,500	833	403	430
Other Current Charges	1,000	333	90	243
Office Supplies	500	167	0	167
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 110,001</b>	<b>\$ 46,764</b>	<b>\$ 39,514</b>	<b>\$ 7,250</b>

**Operations & Maintenance**

**Community Operations**

Insurance (Property)	\$ 24,738	\$ 24,738	\$ 22,201	\$ 2,537
Field Management & Administration (Vesta)	37,179	12,393	12,393	-
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera / Hi-Tech)	16,377	5,459	4,593	866
Landscape Maintenance (LawnBoy)	59,690	19,897	17,696	2,201
Landscape Mulch	15,000	-	-	-
Landscape Fertilization (Agro Pro)	19,332	6,444	6,444	0
Irrigation Repairs and Maintenance	10,000	3,333	2,188	1,146
Landscape Repairs and Maintenance	7,000	2,333	1,486	847
Lake Maintenance (The Lake Doctor)	11,428	3,809	3,216	593
Utilities-Cable (Comcast)	1,680	560	493	67
Utilities-Electric (JEA)	1,800	600	452	148
Utilities-Irrigation (JEA)	30,000	10,000	4,526	5,474
Community Repairs and Maintenance	20,000	6,667	1,880	4,787
Community Operations Contingency	5,000	1,667	-	1,667
Capital Improvement Plan	22,500	7,500	-	7,500
<b>Subtotal Community Operations Expenditures</b>	<b>\$ 284,224</b>	<b>\$ 105,400</b>	<b>\$ 77,568</b>	<b>\$ 27,832</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Amenity Operations Expenditures</b>				
Amenity Manager (Vesta)	\$ 102,210	34,070	\$ 34,070	\$ -
Pool Maintenance (Vesta)	33,150	11,050	11,050	-
Janitorial Maintenance (Vesta)	33,099	11,033	11,033	-
Janitorial Supplies (Vesta)	4,058	1,353	1,353	(0)
Amenity Website (Vesta)	3,000	1,000	1,000	-
Seasonal Office Staffing (Vesta)	13,753	4,584	4,584	-
Security Camera Monitoring (Envera/High-Tech)	13,761	4,587	4,587	-
Pool Chemicals (Hawkins)	15,000	5,000	2,885	2,115
License / Permit Fees	600	-	-	-
Utilities-Cable (Comcast)	6,600	2,200	2,024	176
Utilities-Electric (JEA)	17,410	5,803	3,464	2,339
Utilities-Water/Sewer (JEA)	12,000	4,000	6,202	(2,202)
Refuse Service (Republic Services)	7,200	2,400	2,831	(431)
Pest Control	1,000	333	200	133
Amenity Repairs and Maintenance	15,400	5,133	5,295	(161)
Fitness Equipment Maintenance	1,000	333	330	3
Special Events	23,500	6,358	6,358	-
Amenity Supplies	5,000	1,667	496	1,170
Amenity Operations Contingency	2,000	667	-	667
Capital Outlay	-	-	4,490	(4,490)
<b>Subtotal Amenity Operations Expenditures</b>	<b>\$ 309,740</b>	<b>\$ 101,571</b>	<b>\$ 102,252</b>	<b>\$ (681)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 593,964</b>	<b>\$ 206,971</b>	<b>\$ 179,820</b>	<b>\$ 27,151</b>
<b>Total Expenditures</b>	<b>\$ 703,966</b>	<b>\$ 253,736</b>	<b>\$ 219,334</b>	<b>\$ 34,401</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 162,574</b>	<b>\$ 594,078</b>	<b>\$ 634,252</b>	<b>\$ 40,174</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Capital Reserve Funding	(162,574)	(162,574)	\$ (162,574)	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (162,574)</b>	<b>\$ (162,574)</b>	<b>\$ (162,574)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 431,504</b>	<b>\$ 471,678</b>	<b>\$ 40,174</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 419,306</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 890,984</b>	

**Tison's Landing**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues</b>				
Interest	\$ 3,353	\$ 1,118	\$ 2,060	\$ 942
<b>Total Revenues</b>	<b>\$ 3,353</b>	<b>\$ 1,118</b>	<b>\$ 2,060</b>	<b>\$ 942</b>
<b>Expenditures:</b>				
Christmas Décor	\$ -	\$ -	\$ 9,640	\$ (9,640)
Miscellaneous Services	52,000	17,333	210	17,124
<b>Total Expenditures</b>	<b>\$ 52,000</b>	<b>\$ 17,333</b>	<b>\$ 9,850</b>	<b>\$ 7,484</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ (48,647)</b>	<b>\$ (16,216)</b>	<b>\$ (7,790)</b>	<b>\$ 8,426</b>
<b>Other Financing Sources/(Uses)</b>				
Capital Reserve - Transfer In	\$ 162,574	\$ 162,574	\$ 162,574	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 162,574</b>	<b>\$ 162,574</b>	<b>\$ 162,574</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 113,927</b>	<b>\$ 146,358</b>	<b>\$ 154,784</b>	<b>\$ 8,426</b>
<b>Fund Balance - Beginning</b>	<b>\$ 95,340</b>		<b>\$ 71,459</b>	
<b>Fund Balance - Ending</b>	<b>\$ 209,267</b>		<b>\$ 226,243</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 January 31, 2025**

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 381,936	\$ 377,141	\$ 377,141	\$ -
Interest Income	7,500	2,500	4,897	2,397
<b>Total Revenues</b>	<b>\$ 389,436</b>	<b>\$ 379,641</b>	<b>\$ 382,038</b>	<b>\$ 2,397</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 Expenditure</b>	<b>\$ 10,177</b>	<b>\$ 310,012</b>	<b>\$ 307,409</b>	<b>\$ (2,603)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,177</b>	<b>\$ 310,012</b>	<b>\$ 307,409</b>	<b>\$ (2,603)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 148,125</b>		<b>\$ 311,948</b>	
<b>Fund Balance - Ending</b>	<b>\$ 158,302</b>		<b>\$ 619,357</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	\$ 5,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 843,814
Clubhouse Income	-	1,185	385	-	-	-	-	-	-	-	-	-	1,570
Interest Income	1,513	1,265	1,986	3,439	-	-	-	-	-	-	-	-	8,203
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 1,513</b>	<b>\$ 44,032</b>	<b>\$ 799,078</b>	<b>\$ 8,965</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 853,587</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	500	-	-	-	-	-	-	-	-	2,609
Annual Audit	-	-	-	3,200	-	-	-	-	-	-	-	-	3,200
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	183	83	83	83	-	-	-	-	-	-	-	-	433
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,750	3,750	3,750	3,750	-	-	-	-	-	-	-	-	15,000
Information Technology	133	133	133	133	-	-	-	-	-	-	-	-	533
Website Maintenance	133	133	133	133	-	-	-	-	-	-	-	-	533
Telephone	8	19	-	18	-	-	-	-	-	-	-	-	45
Postage & Delivery	-	2	-	-	-	-	-	-	-	-	-	-	2
Insurance General Liability	10,810	-	100	-	-	-	-	-	-	-	-	-	10,910
Printing & Binding	38	-	38	5	-	-	-	-	-	-	-	-	82
Legal Advertising	-	200	-	203	-	-	-	-	-	-	-	-	403
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>\$ 6,852</b>	<b>\$ 8,027</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,514</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Community Operations</b>													
Insurance (Property)	\$ 22,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,201
Field Management & Administration (Vesta)	3,098	3,098	3,098	3,098	-	-	-	-	-	-	-	-	12,393
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera / Hi-Tec)	1,265	2,031	648	648	-	-	-	-	-	-	-	-	4,593
Landscape Maintenance (LawnBoy)	4,424	4,424	4,424	4,424	-	-	-	-	-	-	-	-	17,696
Landscape Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Fertilization (Agro Pro)	1,611	1,611	1,611	1,611	-	-	-	-	-	-	-	-	6,444
Irrigation Repairs and Maintenance	-	853	1,335	-	-	-	-	-	-	-	-	-	2,188
Landscape Repairs and Maintenance	372	372	372	372	-	-	-	-	-	-	-	-	1,486
Lake Maintenance (The Lake Doctor)	804	804	804	804	-	-	-	-	-	-	-	-	3,216
Utilities-Cable (Comcast)	123	123	123	123	-	-	-	-	-	-	-	-	493
Utilities-Electric (JEA)	102	103	115	133	-	-	-	-	-	-	-	-	452
Utilities-Irrigation (JEA)	1,331	992	1,110	1,094	-	-	-	-	-	-	-	-	4,526
Community Repairs and Maintenance	-	330	412	1,138	-	-	-	-	-	-	-	-	1,880
Community Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Field Expenditures</b>	<b>\$ 35,331</b>	<b>\$ 14,741</b>	<b>\$ 14,051</b>	<b>\$ 13,444</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 77,568</b>
<b>Amenity Operations Expenditures</b>													
Amenity Manager (Vesta)	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,070
Pool Maintenance (Vesta)	2,763	2,763	2,763	2,763	-	-	-	-	-	-	-	-	11,050
Janitorial Maintenance (Vesta)	2,758	2,758	2,758	2,758	-	-	-	-	-	-	-	-	11,033
Janitorial Supplies (Vesta)	338	338	338	338	-	-	-	-	-	-	-	-	1,353
Amenity Website (Vesta)	250	250	250	250	-	-	-	-	-	-	-	-	1,000
Seasonal Office Staffing (Vesta)	1,146	1,146	1,146	1,146	-	-	-	-	-	-	-	-	4,584
Security Camera Monitoring (Envera/High-Te	1,147	1,147	1,147	1,147	-	-	-	-	-	-	-	-	4,587
Pool Chemicals (Hawkins)	925	783	738	439	-	-	-	-	-	-	-	-	2,885
License / Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities-Cable (Comcast)	504	504	504	513	-	-	-	-	-	-	-	-	2,024
Utilities-Electric (JEA)	937	828	945	754	-	-	-	-	-	-	-	-	3,464
Utilities-Water/Sewer (JEA)	4,380	1,465	174	182	-	-	-	-	-	-	-	-	6,202
Refuse Service (Republic Services)	569	968	565	729	-	-	-	-	-	-	-	-	2,831
Pest Control	50	50	50	50	-	-	-	-	-	-	-	-	200
Amenity Repairs and Maintenance	987	316	419	3,573	-	-	-	-	-	-	-	-	5,295
Fitness Equipment Maintenance	-	330	-	-	-	-	-	-	-	-	-	-	330
Special Events	3,084	876	1,974	423	-	-	-	-	-	-	-	-	6,358
Amenity Supplies	354	94	15	34	-	-	-	-	-	-	-	-	496
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	4,490	-	-	-	-	-	-	-	-	-	4,490
<b>Subtotal Amenity Expenditures</b>	<b>\$ 28,708</b>	<b>\$ 23,134</b>	<b>\$ 26,792</b>	<b>\$ 23,617</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 102,252</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 64,039</b>	<b>\$ 37,876</b>	<b>\$ 40,844</b>	<b>\$ 37,061</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 179,820</b>
<b>Total Expenditures</b>	<b>\$ 82,294</b>	<b>\$ 44,257</b>	<b>\$ 47,696</b>	<b>\$ 45,088</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 219,334</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (80,781)</b>	<b>\$ (225)</b>	<b>\$ 751,382</b>	<b>\$ (36,123)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 634,252</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve Funding	\$ -	\$ -	\$ (162,574)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,574)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (162,574)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (162,574)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (80,781)</b>	<b>\$ (225)</b>	<b>\$ 588,808</b>	<b>\$ (36,123)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 471,678</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	149,668	
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	43,761	
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
12/19/24	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
01/06/25	12/16-12/31/24	4,494.58	134.84	88.50	64.09	4,207.15	2,907.60	1,299.55	4,207.15
01/30/25	01/01-01/15/25	4,013.82	88.82	79.68	57.69	3,787.63	2,617.67	1,169.96	3,787.63
<b>TOTAL</b>		<b>\$ 1,317,729.01</b>	<b>\$ 52,490.70</b>	<b>\$ 25,330.41</b>	<b>\$ 18,952.93</b>	<b>\$ 1,220,954.97</b>	<b>\$ 843,813.56</b>	<b>\$ 377,141.41</b>	<b>\$ 1,220,954.97</b>

<b>98.58%</b>	<b>Percent Collected</b>
<b>\$ 19,002.19</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>
1/1 - 1/31/25	3733-3751	\$	46,419.67
<b>TOTAL</b>		<b>\$</b>	<b>46,419.67</b>

CAPITAL RESERVE FUND

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/25	00161	12/31/24	19030	202412	320-53800	46203	AGROWPRO INC.	*	1,610.98	1,610.98	003733
1/07/25	00030	12/25/24	84957412	202501	320-57200	41050	COMCAST (AUTO PAY)	*	512.87		
		12/28/24	84957412	202501	320-53800	41050	COMCAST (AUTO PAY)	*	123.35	636.22	003734
1/07/25	00012	12/26/24	24-07849	202412	310-51300	48000	DAILY RECORD + OBSERVER LLC	*	99.88	99.88	003735
1/07/25	00004	1/01/25	462	202501	310-51300	34000	GOVERNMENTAL MANAGMENT'S SERVICES	*	3,750.00	4,123.23	003736
		1/01/25	462	202501	310-51300	49500	GOVERNMENTAL MANAGMENT'S SERVICES	*	133.33		
		1/01/25	462	202501	310-51300	35100	GOVERNMENTAL MANAGMENT'S SERVICES	*	133.33		
		1/01/25	462	202501	310-51300	31200	GOVERNMENTAL MANAGMENT'S SERVICES	*	83.33		
		1/01/25	462	202501	310-51300	42500	GOVERNMENTAL MANAGMENT'S SERVICES	*	5.40		
		1/01/25	462	202501	310-51300	41000	GOVERNMENTAL MANAGMENT'S SERVICES	*	17.84		
1/07/25	00206	12/31/24	6951762	202412	320-57200	46500	HAWKINS, INC.	*	283.40	283.40	003737
1/07/25	00186	1/01/25	416914	202501	320-53800	34502	HI-TECH SYSTEMS ASSOCIATES	*	60.00	60.00	003738
1/07/25	00236	12/16/24	1880BAL	202412	320-57200	60000	HYDRA POOLS AND PAVERS	*	2,245.00	2,245.00	003739
1/07/25	00015	1/02/25	89708215	202412	320-53800	43000	TISSA	*	114.91		
		1/02/25	89708215	202412	320-57200	43000	TCESSNA	*	945.42		
		1/02/25	89708215	202412	320-53800	43100	TCESSNA	*	1,109.72		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/02/25		89708215	202412	320-57200-43100		SEWER 12/02-01/02/25	*	108.92		
1/02/25		89708215	202412	320-57200-43100		WATER 12/02-01/02/25	*	64.89		
									2,343.86	003740
----- JEA (AUTO PAY) -----										
1/07/25	00052	12/21/24	9246	202412 320-53800-46200		DEC 24- LAWN MAINT	*	4,424.00		
		12/21/24	9246	202412 320-53800-46201		ADD WEEDS MGMT	*	240.00		
		12/21/24	9246	202412 320-53800-46201		MONTHLY MOW	*	131.50		
		12/22/24	9250	202412 320-53800-35000		REPLC VALVE/NODE	*	1,290.00		
									6,085.50	003741
----- LAWNBOY LAWN SERVICES, INC. -----										
1/07/25	00064	12/31/24	59711386	202412 320-53800-46202		DEC 24 - PEST CONTROL SVC	*	50.00		
									50.00	003742
----- NADER'S PEST RAIDERS -----										
1/07/25	00077	12/16/24	0687-001	202501 320-57200-43200		WASTE 1/1-1/31/25	*	728.99		
									728.99	003743
----- REPUBLIC SERVICES #687 (AUTO PAY) -----										
1/07/25	00137	1/02/25	240110B	202501 320-53800-46800		JAN 25 - WATER MGMT	*	804.00		
									804.00	003744
----- THE LAKE DOCTORS, INC. -----										
1/14/25	00247	1/08/25	67474	202501 320-57200-46000		1 YEAR ANNUAL SVC PLAN	*	2,850.00		
									2,850.00	003745
----- ALPHA FOUNDATION SPECIALISTS, LLC -----										
1/14/25	00081	12/31/24	191141	202412 310-51300-31500		LEGAL SV THRU 12/31/24	*	679.00		
									679.00	003746
----- BILLING, COCHRAN, LYLES, MAURO & RAMSE -----										
1/14/25	00013	12/04/24	26560	202412 310-51300-32200		AUDIT FYE 9/30/24	*	3,200.00		
									3,200.00	003747
----- GRAU AND ASSOCIATES -----										
1/14/25	00157	12/31/24	424147	202412 320-57200-46000		REIMB-CHRISTMAS LIGHTS	*	48.67		
		1/01/25	423795	202501 320-57200-45105		JAN 25 - AMENITY MANAGER	*	8,517.50		
		1/01/25	423795	202501 320-57200-46400		JAN 25 - POOL MAINTENANCE	*	2,762.50		



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25		423795	JAN 25	202501	320	53800	34400			*	3,098.25		
			JAN 25						- FIELD MGMT				
1/01/25		423795	JAN 25	202501	320	57200	46602			*	338.17		
			JAN 25						- JANITORIAL SUPP				
1/01/25		423795	JAN 25	202501	320	57200	46601			*	2,758.25		
			JAN 25						- JANITORIAL MAINT				
1/01/25		423795	JAN 25	202501	320	57200	49510			*	250.00		
			JAN 25						- WEBSITE ADMIN				
1/01/25		423795	JAN 25	202501	320	57200	34450			*	1,146.08		
			JAN 25						- POOL MONITORS				
VESTA PROPERTY SERVICE INC.											18,919.42	003748	
1/15/25	00152	1/03/25	55693990	202412	320	53800	46000		CHRISTMAS LIGHTS	*	22.02		
		1/03/25	55693990	202412	320	53800	46000		DIAGNOSE PUMP ISSUE	*	231.75		
		1/03/25	55693990	202412	320	57200	46000		LOUNGE CHAIR SLING	*	100.00		
		1/03/25	55693990	202412	320	53800	46000		CHRISTMAS LIGHTS	*	93.33		
		1/03/25	55693990	202412	320	53800	46000		0.5 YARD OF FILL DIRT	*	16.13		
		1/03/25	55693990	202412	320	53800	46000		DOG STATION BAGS	*	48.36		
WELLS FARGO CREDIT CARD (AUTO PAY)											511.59	003749	
1/28/25	99999	1/28/25	VOID	202501	000	00000	00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****											.00	003750	
1/28/25	00152	1/03/25	55693990	202412	320	57200	49400		BREAKFAST WITH SANTA	*	40.44		
		1/03/25	55693990	202412	320	57200	49400		BREAKFAST WITH SANTA	*	21.99		
		1/03/25	55693990	202412	320	57200	49400		BREAKFAST WITH SANTA	*	126.34		
		1/03/25	55693990	202412	320	57200	49400		BREAKFAST WITH SANTA	*	137.90		
		1/03/25	55693990	202412	320	57200	49400		BREAKFAST WITH SANTA	*	67.30		
		1/03/25	55693990	202412	320	57200	49400		BREAKFAST WITH SANTA	*	36.63		
		1/03/25	55693990	202412	320	57200	49400		BREAKFAST WITH SANTA	*	261.88		
		1/03/25	55693990	202412	320	57200	49400		BREAKFAST WITH SANTA	*	225.77		

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #	
1/03/25		55693990	202412 320-57200-49400		ADULT CHRISTMAS	*	36.00		
1/03/25		55693990	202412 320-57200-49400		ADULT CHRISTMAS	*	41.01		
1/03/25		55693990	202412 320-57200-49400		ADULT CHRISTMAS	*	17.19		
1/03/25		55693990	202412 320-57200-49400		ADULT CHRISTMAS	*	41.46		
1/03/25		55693990	202412 320-57200-49400		ADULT CHRISTMAS	*	120.09		
1/03/25		55693990	202412 320-57200-52000		POSTAGE STAMPS	*	14.60		
WELLS FARGO CREDIT CARD (AUTO PAY)								1,188.60	003751
TOTAL FOR BANK A								46,419.67	
TOTAL FOR REGISTER								46,419.67	

TISO TISON

TCESSNA

**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
19030	12/31/2024	\$1,610.98	01/30/2025	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**

# 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	Dec 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**

## Your bill explained

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

*538 41050*

### ! Thanks for paying by Automatic Payment

Your automatic payment on Jan 19, 2025, 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

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

Account number **8495 74 120 3534627**

Automatic payment **Jan 19, 2025**

**Please pay \$123.35**

Electronic payment will be applied Jan 19, 2025

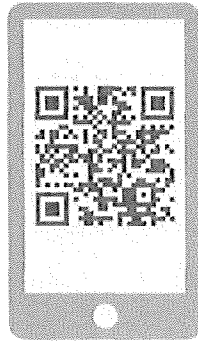
COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

## 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

Regular monthly charges		\$123.35
Comcast Business		\$113.35
<b>Internet services</b>		<b>\$133.35</b>
Business Internet 35	\$94.95	
Static IP - 1	\$19.95	
Equipment Fee Internet.	\$18.45	
<b>Other credits and discounts</b>		<b>-\$10.00</b>
Automatic Payments Discount Including Paperless Billing	-\$10.00	

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		\$503.73
EFT Payment - thank you	Dec 17	-\$503.73
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$506.35
Taxes, fees and other charges	Page 3	\$6.52
<b>New charges</b>		<b>\$512.87</b>

**Amount due \$512.87**

### ! Thanks for paying by Automatic Payment

Your automatic payment on Jan 16, 2025, 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](http://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

- Regular monthly charges have increased by \$2.05 as a result of service change(s) made to Internet services, Voice services, TV services and other regular monthly charges.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

572 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

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

Account number	8495 74 120 0906133
Automatic payment	Jan 16, 2025
<b>Please pay</b>	<b>\$512.87</b>

Electronic payment will be applied Jan 16, 2025

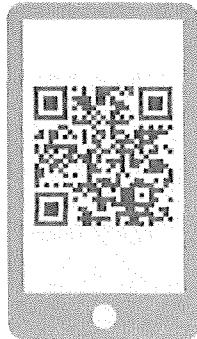
COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

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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

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## 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.

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### Accessibility:

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## 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 \$506.35**

<b>Comcast Business</b>	<b>\$490.35</b>
<b>TV services</b>	<b>\$124.10</b>
TV Standard	\$114.95
Business Video.	
Service Discount	-\$55.00
TV Box + Remote	\$2.70
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90
Broadcast TV Fee	\$37.10
Regional Sports Fee	\$4.45
<b>Internet services</b>	<b>\$304.85</b>
Unreturned Equipment Modem.	\$24.95
Business Internet 150	\$254.95
Static IP - 5	\$24.95
<b>Voice services</b>	<b>\$61.40</b>
Voice Line Business Voice.	\$44.45
Equipment Fee Voice.	\$16.95

<b>Service fees</b>	<b>\$16.00</b>
Directory Listing Management Fee	\$8.00
Voice Network Investment	\$8.00

**Taxes, fees and other charges \$6.52**

<b>Other charges</b>	<b>\$6.52</b>
Regulatory Cost Recovery	\$2.67
Federal Universal Service Fund	\$3.85

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 \$55.00 this month with your service discount.

Additional information

**Understanding your video costs:** Your monthly bill statement now shows the combined price for your Business Video package, including the monthly recurring charge and any TV-related fees. These fees used to appear separately, but now all video expenses are in one place. If you have any questions, please visit [business.comcast.com/understand-your-bill](https://business.comcast.com/understand-your-bill) or call us at 800-391-3000 for a change of service request.

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).

Account Number  
8495 74 120 0906133

Billing Date  
Dec 25, 2024

Services From  
Jan 04, 2025 to Feb 03, 2025

Page  
4 of 4

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

# Jacksonville Daily Record

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

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

## INVOICE

December 26, 2024

**Date**

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

---

**Serial #** 24-07849D      **PO/File #** \_\_\_\_\_      \$99.88

**Payment Due**

Notice of Board of Supervisors Meeting

\$99.88

**Publication Fee**

Tison's Landing Community Development District

99.88

**Amount Paid**

**Case Number** \_\_\_\_\_

**Publication Dates** 12/26

**County** 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).

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

If your payment is being  
mailed, please reference  
Serial # 24-07849D on your  
check or remittance advice.

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

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

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

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

**NOTICE OF 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, January 9, 2025 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

Dec. 26 00 (24-07849D)

**Governmental Management Services, LLC**

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

**Invoice**

**Invoice #:** 462

**Invoice Date:** 1/1/25

**Due Date:** 1/1/25

**Case:**

**P.O. Number:**

**Bill To:**

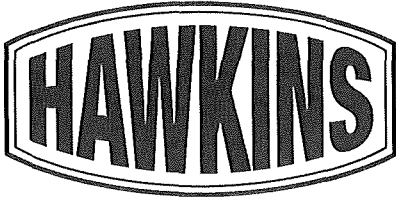
Tison's Landing CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees -January 2025	310	3,750.00	3,750.00
Website Administration -January 2025	495	133.33	133.33
Information Technology -January 2025	381	133.33	133.33
Dissemination Agent Services -January 2025	212	83.33	83.33
Copies	425	5.40	5.40
Telephone	410	17.84	17.84

**Total** \$4,123.23

**Payments/Credits** \$0.00

**Balance Due** \$4,123.23



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

Original

# INVOICE

Total Invoice	\$283.40
Invoice Number	6951762
Invoice Date	12/31/24
Sales Order Number/Type	4700649 SL
Branch Plant	74
Shipment Number	5613628

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 #
1/30/25	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 1 LB BLK (Mini-Bulk)	N	92.0000 92.0000	GA GA	\$2.9500	GA	889.6 LB 889.6 GW	\$271.40
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

\$283.40

**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

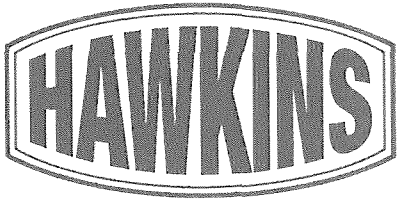
**FINANCIAL INSTITUTION:**  
US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

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 12/31/2024  
 Order Number 4700649 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		
12/31/2024	12/31/2024	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			5613628	92.00 GA	889.6400	889.6400
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Manufacture Date: 12/27/2024      Repack Date: 12/27/2024

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

Total Net Weight	Total Gross Weight
889.6400 LB	889.6400 LB
0.0000	0.0000

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

Shipping Signature



Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

Invoice #: 416914  
 Invoice Date: 01/01/2025  
 Completed: 01/02/2025  
 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



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	\$2,245.00	01/01/2025	Due on receipt	

<b>SHIP DATE</b> 12/23/2024	<b>SHIP VIA</b> Ground	<b>P.O. NUMBER</b> pump	<b>SALES REP</b> Nick McAbee
--------------------------------	---------------------------	----------------------------	---------------------------------

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Equipment Installation</b>	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.  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  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)	1	3,495.00	3,495.00
	<b>Equipment Repair</b>	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	1	995.00	995.00

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
		fittings. We will use a removable union at the pump for future ease of service. 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. We will re plumb the waste line from the pressure side TEE to the waste line plumbing.			

SUBTOTAL	4,490.00
TAX (0.075)	0.00
TOTAL	4,490.00
PAYMENT	2,245.00
BALANCE DUE	<b>\$2,245.00</b>



001.320.57200.60000 balance 3hp flo pump





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>\$2,343.86</b> Do not pay. AutoPay will process your payment on 01/24/25.
Bill Date: 01/02/25	
Cycle: 04	

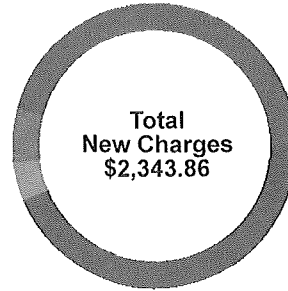
**TOTAL SUMMARY OF CHARGES**

Electric .....	\$	1,060.33
Water .....		64.89
Sewer .....		108.92
Irrigation .....		1,109.72
<b>Total New Charges .....</b>	<b>\$</b>	<b>2,343.86</b>

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

Previous Balance .....	\$	3,388.84
Payment(s) Received .....		-3,388.84
Balance Before New Charges .....		0.00
New Charges .....		2,343.86

**Do not pay. AutoPay will process your payment on 01/24/25.** \$ 2,343.86



- Electric \$1,060.33
- Water \$64.89
- Sewer \$108.92
- Irrigation \$1,109.72

**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: 01/02/25
Do not pay. AutoPay will process your payment on 01/24/25.	<b>TOTAL AMOUNT PAID</b>
<b>\$2,343.86</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: 01/02/25  
 Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
15635 TISONS BLUFF RD	I	\$19.47	Irrigation 1 - Commercial	11/25/24 - 12/29/24	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>34</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	34	5977	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370623	34	5977	Regular	0 GAL											
15635 TISONS BLUFF RD	I	\$19.47	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>67370623</td> <td>29</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	29	5977	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370623	29	5977	Regular	0 GAL											
15681 TISONS BLUFF RD	I	\$315.24	Irrigation 1 - Commercial	11/25/24 - 12/29/24	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)		233.81													
City of Jacksonville Franchise Fee		9.18													
			<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>34</td> <td>5267</td> <td>Regular</td> <td>68000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370625	34	5267	Regular	68000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370625	34	5267	Regular	68000 GAL											
16123 TISONS BLUFF RD	I	\$87.79	Irrigation 1 - Commercial	11/25/24 - 12/29/24	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"> <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>34</td> <td>1079</td> <td>Regular</td> <td>17000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83726295	34	1079	Regular	17000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83726295	34	1079	Regular	17000 GAL											
16151 DOWING CREEK DR	I	\$19.47	Irrigation 1 - Commercial	11/25/24 - 12/29/24	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>34</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	34	2226	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74534584	34	2226	Regular	0 GAL											
16211 DOWING CREEK DR	I	\$23.39	Irrigation 1 - Commercial	11/25/24 - 12/29/24	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													
			<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>34</td> <td>7852</td> <td>Regular</td> <td>1000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74458033	34	7852	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74458033	34	7852	Regular	1000 GAL											

Total New Charges For This Address \$38.94

Irrigation \$38.94

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
16303 HUNTERS HOLLOW TL	I	\$96.71	Irrigation 1 - Commercial	11/25/24 - 12/29/24	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)		21.64													
City of Jacksonville Franchise Fee		2.82													
			<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>34</td> <td>5681</td> <td>Regular</td> <td>19000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370633	34	5681	Regular	19000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370633	34	5681	Regular	19000 GAL											
16316 MAGNOLIA GROVE WY	I	\$145.77	Irrigation 1 - Commercial	12/02/24 - 01/02/25	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)		69.27													
City of Jacksonville Franchise Fee		4.25													
			<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>67370626</td> <td>31</td> <td>7379</td> <td>Regular</td> <td>30000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370626	31	7379	Regular	30000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370626	31	7379	Regular	30000 GAL											
16331 TISONS BLUFF RD	I	\$172.53	Irrigation 1 - Commercial	11/25/24 - 12/29/24	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)		95.25													
City of Jacksonville Franchise Fee		5.03													
			<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>34</td> <td>62</td> <td>Regular</td> <td>36000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514107089	34	62	Regular	36000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514107089	34	62	Regular	36000 GAL											
16343 TISONS BLUFF RD	I	\$43.01	Irrigation 1 - Commercial	12/02/24 - 01/02/25	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>31</td> <td>252</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	31	252	Regular	6000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370632	31	252	Regular	6000 GAL											
16356 MAGNOLIA GROVE WY APT IR01	I	\$127.93	Irrigation 1 - Commercial	12/03/24 - 01/02/25	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>67370624</td> <td>30</td> <td>5112</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)	67370624	30	5112	Regular	26000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370624	30	5112	Regular	26000 GAL											
16365 N MAIN ST APT SG01	E	\$114.91	Commercial - Electric	11/26/24 - 12/30/24	General Service										
Detail Charges:Basic Monthly Charge		21.00													
Energy Charge (\$0.06276 per kWh)		58.68													
Tax Exempt Fuel Cost (\$0.02601 per kWh)		24.32													
Taxable Fuel Cost (\$0.00511 per kWh)		4.78													
City of Jacksonville Franchise Fee		3.26													
Gross Receipts Tax		2.87													
			<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>34</td> <td>39244</td> <td>Regular</td> <td>935 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	34	39244	Regular	935 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24074025	34	39244	Regular	935 KWH											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	E	\$945.42	Commercial - Electric	11/26/24 - 12/30/24	General Service
Detail Charges:		Basic Monthly Charge	21.00		
		Energy Charge (\$0.06276 per kWh)	584.23		
		Tax Exempt Fuel Cost (\$0.02601 per kWh)	242.13		
		Taxable Fuel Cost (\$0.00511 per kWh)	47.57		
		City of Jacksonville Franchise Fee	26.85		
		Gross Receipts Tax	23.64		
16529 TISONS BLUFF RD	W	\$64.89	Commercial - Water/Sewer	12/02/24 - 01/02/25	Commercial Water Service
Detail Charges:		Basic Monthly Charge	63.00		
		City of Jacksonville Franchise Fee	1.89		
16529 TISONS BLUFF RD	S	\$108.92	Commercial - Water/Sewer	12/02/24 - 01/02/25	Commercial Sewer Service
Detail Charges:		Basic Monthly Charge	105.75		
		City of Jacksonville Franchise Fee	3.17		
261 BRADFORD LAKE CR	I	\$19.47	Irrigation 1 - Commercial	11/25/24 - 12/29/24	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	11/25/24 - 12/29/24	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	18.90		
		City of Jacksonville Franchise Fee	0.57		

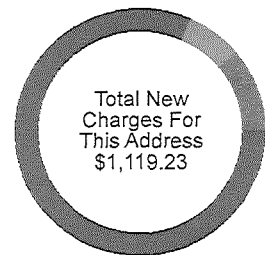
Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22968209	34	83634	Regular	9309 KWH
22968209	34	28.48	Regular	28.48 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	31	5507	Regular	0 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	31	5507	Regular	0 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81523391	34	4487	Regular	0 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83974232	34	2467	Regular	0 GAL



- Electric \$945.42
- Water \$64.89
- Sewer \$108.92



LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

# Invoice

Date	Invoice #
12/22/2024	9250

<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	Replacement of valve at double pocket park (Downing Creek Drive) and replacement of single station Hunter Node, programming of node for watering days/times and testing: Work performed 12/17/2024	435.00	435.00
1	Identification of stuck valve (Zone 14), exploratory work to physically find the buried valve, replacement of valve, testing, reset of irrigation controller. This valve proved quite difficult to locate. Also, replacement of 8 spray heads, nozzles and their adjustment. Multiple team members (labor) and parts.	855.00	855.00
All work is complete. Please remit payment immediately.		<b>Total</b>	\$1,290.00

LawnBoy Lawn Services

PO Box 551203  
 Jacksonville, FL 32255

# Invoice

Date	Invoice #
12/21/2024	9246

Bill To
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	1/20/2025	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- December, 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 December, 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 December (\$ 131.25 x 1 months).	131.50		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



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

## Service Slip/Invoice

<b>INVOICE:</b>	59711386
<b>DATE:</b>	12/31/2024
<b>ORDER:</b>	59711386

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
12/31/2024	08:35 AM		WDBROWN	Warren Brown
Purchase Order	Terms	Last Service	Map Code	Time Out
		12/31/2024		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 clubhouse, areas, treated playground areas, treated soil areas, treated windowsills, treated eaves, treated breezeways, treated for spider activity

<b>SUBTOTAL</b>	\$50.00
<b>TAX</b>	\$0.00
<b>AMT. PAID</b>	\$0.00
<b>TOTAL</b>	\$50.00

**AMOUNT DUE      \$50.00**

*Warren Brown*

\_\_\_\_\_  
 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.

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



8619 Western Way  
 Jacksonville FL 32256-03606  
**Customer Service** (904) 731-2456  
 RepublicServices.com/Support

**Important Information**  
 Your next invoice may reflect a rate adjustment. Please contact us with any questions.

**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001486268  
**Invoice Date** December 16, 2024  
**Previous Balance** \$565.07  
**Payments/Adjustments** -\$565.07  
**Current Invoice Charges** \$728.99

<b>Total Amount Due</b> \$728.99	<b>Payment Due Date</b> January 05, 2025
-------------------------------------	---

**PAYMENTS/ADJUSTMENTS**

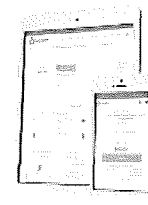
Description	Reference	Amount
Payment - Thank You 12/06	5555555	-\$565.07

**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>				
Pickup Service 01/01-01/31			\$441.48	\$441.48
Container Refresh 01/01-01/31		1.0000	\$9.00	\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$172.58
<b>Total Franchise - Local</b>				\$105.93
<b>CURRENT INVOICE CHARGES</b>				<b>\$728.99</b>

Simple account access at your fingertips.

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



8619 Western Way  
 Jacksonville FL 32256-03606

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** \$728.99  
**Payment Due Date** January 05, 2025  
**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001486268

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)

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. 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	

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

ACCOUNT NUMBER                      DATE                      BALANCE

724857                                      1/2/2025                      \$804.00

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

00000000130252001000000024011000000008040003

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 1/11/2025                      Invoice 240110B                      PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
1/1/2025	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                      **Corporate Address**  
**Portal Registration #:** 95B1B593                      4651 Salisbury Rd, Suite 155  
**Customer E-mail(s):** tcessna@gmssf.com                      Jacksonville, FL 32256  
**Customer Portal Link:** www.lakedoctors.com/contact-us/

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



*A Groundworks Company*

**Christian Tricquet**  
**Alpha Foundation Specialists, LLC**  
 55 Industrial Loop N  
 Orange Park, FL 32073  
 Phone : 9048726198  
 CTZ : Eastern standard time

Invoice Date: **1/8/2025**

Job Number: **67474**

Submitted To: **Tisons Landing CDD**

Address: **16529 Tisons Bluff Rd JACKSONVILLE , FL 32218**

Job Location: **16529 Tisons Bluff Rd JACKSONVILLE, FL 32218**

Phone: **9046126668**

Approved by Tim Harden

Please code to 320.572.46000

Product	QTY	Amount
Concrete Lifting		\$3,800.00
1 Year Annual Service Plan	1	
SettleStop PolyRenewal	250	

SubTotal	\$3,800.00
Deposit Paid	\$950.00
Total Of Partial Payments	\$0.00
Final Payments	\$0.00
Adjustments	\$0.00
Balance Due	\$2,850.00



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

Page: 1  
 12/31/2024  
 Account No: 80-12113M  
 Statement No: 191141

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours	
12/02/2024			
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENTS AND REPLY THERETO	0.40	
12/05/2024			
GFG	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 12/12/24 MEETING OF BOARD OF SUPERVISORS	0.50	
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM LILLIA SCHAFFER	0.10	
12/12/2024			
GFG	PREPARE FOR AND ATTEND (VIA TELEPHONE) BOARD OF SUPERVISORS MEETING	1.50	
12/18/2024			
MJP	PREPARE RESOLUTION DESIGNATING REGISTERED AGENT AND OFFICE; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.20	
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT AND REPLY THERETO	0.40	
12/23/2024			
GFG	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 1/9/25 MEETING OF BOARD OF SUPERVISORS	0.30	
	For Current Services Rendered	3.40	679.00

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	0.20	\$275.00	\$55.00
GREGORY F. GEORGE	ASSOCIATES	3.20	195.00	624.00



TISON'S LANDING CDD

Page: 2  
12/31/2024  
Account No: 80-12113M  
Statement No: 191141

TISON'S LANDING CDD

	Previous Balance	\$930.00
	Total Current Work	679.00
	<u>Payments</u>	
12/19/2024	PAYMENT RECEIVED - THANK YOU	-930.00
	Balance Due	<u>\$679.00</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

# Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

*Tison's Landing Community Development District*  
5385 N Nob Hill Road  
Sunrise, FL 33351

Invoice No. 26560  
Date 12/04/2024

---

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>3,200.00</u>
Current Amount Due	\$ <u>3,200.00</u>

post to December

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,200.00	0.00	0.00	0.00	0.00	3,200.00

Payment due upon receipt.



# Invoice

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

Invoice # 424147  
Date 12/31/2024  
  
Terms Net 30  
Due Date 01/30/2025  
  
Memo

**Bill To**

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

Description	Quantity	Rate	Amount
Billable Expenses			
Elizabeth Myers-Hesford - 2024-12-04 - WALMART.COM 8009256278 - online order - CDD Wells Fargo Credit Card would not go through	001.320.57200.46000		48.67
Total Billable Expenses			48.67
<b>Total</b>			<b>48.67</b>



Dec 03, 2024 order  
Order# 2000125-41875671



100-Count Mini Warm White LED Christmas String Lights, Green Wire, by Holiday Time	Qty 1	\$4.84
Green Soft and Silky Tinsel Christmas Garland, 15 ft, by Holiday Time	Qty 9	\$43.83
<b>Subtotal</b>		<b>\$48.67</b>
<b>Tax</b>		<b>\$0.00</b>
<b>Total</b>		<b>\$48.67</b>

**Charge history** Your transaction activity for this order >

Payment method

Ending in 7951



# Invoice

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

Invoice # 423795  
 Date 01/01/2025  
 Terms  
 Due Date 01/31/2025  
 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 <i>320 572</i>	1	8,517.50	8,517.50
Pool maintenance <i>320 572</i>	1	2,762.50	2,762.50
Field management and administration <i>320 538 314</i>	1	3,098.25	3,098.25
Janitorial Supplies <i>46602</i>	1	338.17	338.17
Janitorial maintenance <i>46601</i>	1	2,758.25	2,758.25
Website fee <i>4510</i>	1	250.00	250.00
Facility/Pool Monitors <i>34450</i>	1	1,146.08	1,146.08

**Total 18,870.75**

# Credit Card Expense Tracker

District: Tisons Landing CDD  
Cardholder: Tim Harden  
Month: Dec-24

<b>Date of Receipt</b>	<b>Store/Vendor/Where purchased</b>	<b>GL Account (Expense Line in the Budget)</b>	<b>Amount on Receipt/Invoice</b>	<b>Description</b>
12.07.24	Walmart	320.538.46000	\$ 22.02	Christmas Lights
12.10.24	Flamingo Well & Septic	320.538.46000	\$ 231.75	Diagnose Pump issue
12.16.24	Custom Cushions	320.572.46000	\$ 100.00	Lounge Chair Sling
12.24.24	Walmart	320.538.46000	\$ 93.33	Christmas Lights
12.31.24	Liberty Landscape	320.572.46000	\$ 16.13	.5 yard of fill dirt
1.02.25	Amazon	320.538.46000	\$ 48.36	Dog Station Bags
<b>Total on Report</b>			<b>511.59</b>	

COPY OF RECEIPT SHOULD NOT BE USED

# ITEMS HISTORY NOT A RECEIPT

WAL\*MART

9047515552 Mr. ADAM  
JACKSONVILLE, FL

ST# 3702	OP# 9008	TE# 8	TR# 3575
HOLIDAYLIGH	076487866285		2.98
HOLIDAYLIGH	076487866285		2.98
HOLIDAYLIGH	019554600865		4.84
HOLIDAYLIGH	019554600865		4.84
HOLIDAYLIGH	019554600866		4.84
	SUBTOTAL		20.48
TAX 1	7.5 %		1.54
	TOTAL		22.02
MASTERCARD CREDIT TEND			22.02
MASTERCARD	****	****	**** 3184
	CHANGE DUE		0.00

## # ITEMS SOLD 5

12/07/24 17:54:31



# Invoice

10650 New Kings Rd  
Jacksonville, FL 32219  
(904) 940-4884 / (904) 913-9111  
accounting@flamingoseptictanks.com

<b>DATE</b>	12/10/2024
<b>INVOICE#</b>	24579
<b>TERMS</b>	Cash On Delivery

<b>BILL TO</b>
Tisons Landing 16529 Tison Bluff Road Jacksonville FL 32218 (904) 612-6668

<b>SERVICE LOCATION</b>
Tisons Landing 16529 Tison Bluff Road Jacksonville FL 32218 (904) 612-6668

<b>JOB#</b>	<b>DATE</b>	<b>PO/REF#</b>	<b>DESCRIPTION</b>
1056846614	12/10/2024		
<b>Completion Notes:</b>			
<b>Job Charges</b>		<b>Qty</b>	<b>Rate</b>
Well Service		1.00	\$225.00
Well Service			\$225.00
CC Processing Fee		1.00	\$6.75
Credit Card Processing Fee of 3%			\$6.75
<b>Job Subtotal</b>			<b>\$231.75</b>
<b>Job Total</b>			<b>\$231.75</b>

<b>PRE-WORK SIGNATURE</b>

<b>POST-WORK SIGNATURE</b>

Signed By:

Signed By:

<b>CUSTOMER MESSAGE</b>

<b>Invoice Total:</b>	<b>\$231.75</b>
<b>Deposits (-):</b>	<b>\$0.00</b>
<b>Payments (-):</b>	<b>\$231.75</b>
<b>Total Due:</b>	<b>\$0.00</b>



# Timothy C. Harden

---

**From:** orders@patioslings.com  
**Sent:** Monday, December 16, 2024 2:56 PM  
**To:** Timothy C. Harden  
**Subject:** PatioSlings.com Order Invoice 4s88fw5z

## www.patioslings.com

**Order Number: 4s88fw5z |**

---

**Billing Address**

Timothy Harden  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218  
9046126668

---

**Shipping Address**

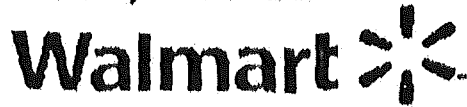
Timothy Harden  
16578 Yellow Bluff Rd  
Jacksonville, FL 32226  
9046126668

---

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 22-3/4   Back: 22-3/4   Length: 48] BACK SIZES: [Top: 21-1/2   Bottom: 21-1/2   Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

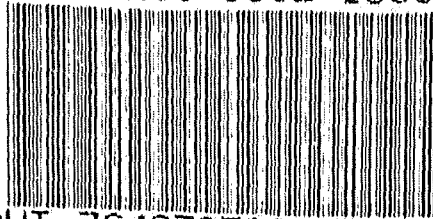
<b>Subtotal</b>	\$95.00
<b>Shipping Total</b>	\$5.00
<b>Grand Total</b>	\$100.00

You could win a \$1000 GiftCard!  
Visit [survey.walmart.com/#7TP4XW192RJ2](http://survey.walmart.com/#7TP4XW192RJ2)  
For more details, see back of receipt.



WM Supercenter  
904-751-5552 Mgr. ADAM  
13227 CITY SQUARE DR  
JACKSONVILLE FL 32218  
ST# 03702 OP# 009032 TE# 32 TR# 03023

# ITEMS SOLD 6  
TC# 0881 2236 0002 1060 2009



HOLIDAYLIGHT 764878720910	14.47	X
HOLIDAYLIGHT 029944603040	14.47	X
HOLIDAYLIGHT 029944603040	14.47	X
HOLIDAYLIGHT 029944603040	14.47	X
HOLIDAYLIGHT 029944603040	14.47	X
HOLIDAYLIGHT 029944603040	14.47	X

	SUBTOTAL	86.82
TAX1	7.5000 %	6.51
	TOTAL	93.33
	MCARD TEND	93.33
	CHANGE DUE	0.00

MASTERCARD- 3184 I 1 APPR#024520

93.33 TOTAL PURCHASE

REF # 435927400971

AID A0000000041010

TERMINAL # 23068062

\*No Signature Required

12/24/24

11:38:02



Get free delivery  
from this store  
with Walmart+

LIBERTY LANDSCAPE SUPPLY  
13385 N MAIN ST  
JACKSONVILLE, FL 32218

# BERTY

DSCAPE SUPPLY

### SALE

Store: 4616  
REF#: 00000003  
Batch #: 361 RRN: 436614664926  
12/31/24 09:51:41  
Trans ID: 1231MABRGSIDV  
APPR CODE: 03134Q  
MASTERCARD Chip  
\*\*\*\*\*3184 \*\*/\*\*

Ticket #: 107-AA16579  
Ticket date: 12/31/24  
Station: 107-01

Sold to:

Ship to:

AMOUNT \$16.13

APPROVED

Customer #: 107  
Sales Rep: CYRENA Mastercard Location: 107

Ship-via code:  
Terms: Cash On Delivery

Quantity	Item #	Description	Ship-from location	Price	Ext prc
0.50	23827	Fill Dirt Bulk One yard of Fill Dirt will cover approx. 100 sq. ft. at a 2" depth		29.99	15.00

User: CYRENA	Total line items: 1	Sale subtotal:	15.00
		Tax:	1.13
		Total:	16.13

Tender:	
External Credit Cards	16.13
Net tender:	16.13

Not all items are warranted.  
For a complete copy of our warranty  
please see our website  
or request one in-store.





For customer support visit [Amazon.com/contact-us](https://www.amazon.com/contact-us)

**Order date:** December 31, 2024  
**Purchase Order #:**  
**Order #:** 113-9901445-1582616  
**Date shipped:** January 1, 2025

**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
Zero Waste USA 2,000 Commercial Grade, non-branded, Dog Waste Station Refill Roll Bags - 40% Thicker competitor brands roll bags - Fits Any Dog Waste Station - 10 rolls of 200 bags (SKU: D001-10_AMZ) Condition: New Sold by: ZW USA Inc. Gift message: ""	1	\$44.99	\$44.99
		<b>Item subtotal</b>	<b>\$44.99</b>
		<b>Shipping &amp; handling</b>	<b>\$0.00</b>
		<b>Sales tax</b>	<b>\$3.37</b>
		<b>Total</b>	<b>\$48.36</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)

## Credit Card Expense Tracker

District: Tisons Landing CDD  
 Cardholder: Elizabeth Myers  
 Month: Jan-25

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
3-Dec	Wal-Mart	320.572.49400	\$ 40.44	Breakfast with Santa
4-Dec	Amazon	320.572.49400	\$ 21.99	Breakfast with Santa
5-Dec	Wal-Mart	320.572.49400	\$ 126.34	Breakfast with Santa
5-Dec	Aldi	320.572.49400	\$ 137.90	Breakfast with Santa
6-Dec	Wal-Mart	320.572.49400	\$ 67.30	Breakfast with Santa
6-Dec	Aldi	320.572.49400	\$ 36.63	Breakfast with Santa
6-Dec	Wal-Mart	320.572.49400	\$ 261.88	Breakfast with Santa
6-Dec	BJ's	320.572.49400	\$ 225.77	Breakfast with Santa
12-Dec	Wal-Mart	320.572.49400	\$ 36.00	Adult Christmas
13-Dec	Aldi	320.572.49400	\$ 41.01	Adult Christmas
13-Dec	Dollar Tree	320.572.49400	\$ 17.19	Adult Christmas
12/13/2024	Publix	320.572.49400	\$ 41.46	Adult Christmas
12/13/2024	BJ's	320.572.49400	\$ 120.09	Adult Christmas
12/30/2024	Publix	310.513.42000	\$ 14.60	Postage - stamps
<b>Total on Report</b>			1188.6	

**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.



# DOLLAR TREE

Store# 3289  
 13141 City Station Dr.  
 Unit 109  
 Jacksonville FL 32218-7235

(904) 701-6668

DESCRIPTION	QTY	PRICE	TOTAL
FRT BY THE FT TIE DYE MNI .45Z	1	1.25	1.25N
FRT BY THE FT TIE DYE MNI .45Z	1	1.25	1.25N
FRT BY THE FT TIE DYE MNI .45Z	1	1.25	1.25N
FRT BY THE FT TIE DYE MNI .45Z	1	1.25	1.25N
SNOWBALL ACCENTS ASTD PK	1	1.25	1.25T
SNOWBALL ACCENTS ASTD PK	1	1.25	1.25T
BLOWOUTS 8PK	1	1.25	1.25T
CHAS CUPCAKE KIT ASTD	1	1.25	1.25T
STREAMER-GREEN	1	1.25	1.25T
STREAMER-GREEN	1	1.25	1.25T
STREAMER-GREEN	1	1.25	1.25T
STREAMER-GREEN	1	1.25	1.25T
STREAMER-GREEN	1	1.25	1.25T
STREAMER-GREEN	1	1.25	1.25T

Sub Total \$16.25  
 GENERAL EXEMPT MERC \$0.00  
 SALES TAX \$0.94  
 Total \$17.19

Mastercard \$17.19  
 \*\*\*\*\*1064 Approved  
 Purchase Chip  
 Auth/Trace Number: 01317Q/017932  
 Chip Card AID: A0000000041010

NOW SHOP ON-LINE AT DOLLARTREE.COM

7458 03289 01 010 27646584 12/13/24 16:48  
 Sales Associate:Andrela

ALDI  
Store #115  
15325 Max Leggett Pkwy No.200  
Jacksonville, FL  
833-547-4115  
www.ALDI.us

Your cashier today was Mayra

343337 Six Cracker Assort	3.89	FA
365731 P/B Filled Pretzel	4.99	FA
398792 Premium Sausage	3.19	FA
382599 Cheese Ball	2.49	FA
382599 Cheese Ball	2.49	FA
384781 Cheese Trays	4.49	FA
345315 DeliStyle Guacamol	4.69	FA
345315 DeliStyle Guacamol	4.69	FA
383038 Dice Tom w/GrnChl	0.95	FA
365723 Cheese Melt	4.99	FA
365615 Tortilla Strips	4.15	FA

Mastercard 41.01

\*\*\*\*\*1064 OTHER

12/12/24 13:54 Ref/Seq # 950268

Trace # 950268

Auth # 01270Q

AID A00000000041010

TVR 0000000001

IAD 0310A0400122000000000000000000000000

00FF

TSI E800 ARC 000 EntryMode 07

++APPROVED++

SUBTOTAL 41.01

A-Taxable @0.00% 0.00

AMOUNT DUE 41.01

**T O T A L \$ 41.01**

11 ITEMS

Credit Card \$ 41.01

\*6213 L755/003/028 12/12/24 01:54PM

\*\*\*\*\*

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Tell us how we did at

[www.tellaldi.us](http://www.tellaldi.us)

Enter the drawing for a chance

to win a \$100 ALDI gift card.

Must be 18 years old to enter.

No purchase necessary.

Sign up for ALDI emails and save!

[www.aldi.us/signup](http://www.aldi.us/signup)

You could win a \$1000 GiftCard!  
Visit survey.walmart.com#7TP3ND192P7K  
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# 009008 TE# 08 TR# 00837

# ITEMS SOLD 8  
TC# 4495 5972 9115 7111 2964



MKS DIP	681131457800 F	5.84 N
MKS DIP	681131457800 F	5.84 N
MKS DIP	681131457800 F	5.84 N
MKS BUF CH	681131395500 F	4.84 N
MKS BUF CH	681131395500 F	4.84 N
MKS BUF CH	681131395500 F	4.84 N
FRCH CRTONS	299032000000 F	1.98 N
FRCH CRTONS	299032000000 F	1.98 N

SUBTOTAL	36.00
TOTAL	36.00
MCARD TEND	36.00
CHANGE DUE	0.00

MASTERCARD- 1064 I 1 APPR#01261Q

36.00 TOTAL PURCHASE

REF # U610Ew015390

AID A0000000041010

TERMINAL # 22990829

\*No Signature Required

12/12/24

13:36:11



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Low prices You Can Trust. Every Day.

12/12/24

13:36:25





12884 CITY CENTER BLVD  
 JACKSONVILLE, FL  
 Club Mgr. Thomas Condon

Club:231 Reg:81 Trans:2065  
 Cashier:801 12/13/24 11:01am

\*\*\*\*\*  
 \*\*\* MEMBERSHIP ID. \*\*\*\*\*4070 \*\*\*  
 \*\*\* MEMBERSHIP EXPIRES ON 04/25 \*\*\*  
 \*\*\*\*\*

88867001302	SHRED CHEESE	9.59 N
4450031290	LIT'L SMOKIE	13.99 N
20025500000	CHKNWNGPLTR	23.99 T
20025500000	CHKNWNGPLTR	23.99 T
88867017257	WFHDAYBROWNE	15.98 N
2 @ 7.99		
88867016526	WRGWCUPCAKES	14.98 N
2 @ 7.49		
4750000872	BR SAUSAGE	5.99 N
2840005140	PICK N' PACK	8.98 N
2186130	ECPN-PICK N'	1.00-N
*** SUBTOTAL		116.49
FL 7.5% Tax		3.60
*** TOTAL		120.09

\*\*\*\*\*1064 ENTRY: H  
 Purchase 00 APPROVED  
 AUTH 01361Q  
 TERMINAL NUMBER 78073023181  
 12/13/24 11:04am 231 81 2065 801  
 Mastercard  
 AID: A0000000041010

MasterCard	120.09
CHANGE	0.00

**TOTAL ITEMS= 10**

As a BJ's Member I JUST SAVED: \$24.50  
 BJ's Member Savings 23.50  
 Coupons Redeemed 1.00  
 Rewards Redeemed 0.00  
 Current BJ's Gas Savings  
 FuelSaver earned thru 12/12/24 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



\*1213231812065\*

**\*\*\* Check Cart \*\*\***

\*\*\*\*\*

\* \* PAID \* \*  
 \* Fri, 12/13/2024 \*  
 \* 11:04 AM \*  
 \*\*\*\*\*

# Publix

Duval Station  
731 Duval Station Rd,  
Jacksonville, FL 32218  
Store Manager: Barney Thorwart  
904-596-3093



0019 CDP 034 107

ICE 7 LB			
2 @	2.99		5.98 T F
PUB GINGER ALE			
1 @ 2 FOR	3.00		1.50 T F
DELI TEA UNSWT 1/2			2.99 T F
PBX DELI TEA SWT G			
3 @	3.99		11.97 T F
LIBBYS PINEAP JUIC			4.69 F
LIBBYS PINEAP JUIC			4.69 F
M O M GRENAD SYRUP			3.69 T F
You Saved	0.50		
ORG GARLIC SPICE			3.99 F
Order Total			39.50
Sales Tax			1.96
Grand Total			41.46
Credit	Payment		41.46

Change 0.00

### Savings Summary

Special Price Savings 0.50

\*\*\*\*\*  
 \* Your Savings at Publix \*  
 \* 0.50 \*  
 \*\*\*\*\*

Receipt ID: 0019 CDP 034 107

PRESTO!  
 Trace #: 031254  
 Reference #: 1094847877  
 Acct #: XXXXXXXXXXXXX1064  
 Purchase Mastercard  
 Amount: \$41.46  
 Auth #: 01378Q

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Yvonne A.

12/13/2024 13:10 S0019 R103 4107 C0268

Join the Publix family!  
 Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
 We're an equal opportunity employer.

Publix Super Markets, Inc.

# publix

Duval Station  
731 Duval Station Rd,  
Jacksonville, FL 32218  
store Manager: Barney Thorwart  
904-696-3093



0019 CVP 512 102

POSTAGE STAMPS	14.60	
Order Total	14.60	
Sales Tax	0.00	
Grand Total	14.60	
Credit	Payment	14.60
Change	0.00	

Receipt ID: 0019 CVP 512 102

PRESTO!

Trace #: 517618

Reference #: 1110421314

Acct #: XXXXXXXXXXXXX1064

Purchase Mastercard

Amount: \$14.60

Auth #: 03087Q

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Jess

12/30/2024 10:28 S0019 R151 2102 C0427

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Publix Super Markets, Inc.

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Visit survey.walmart.com#7TP2QW192Q9W  
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# 003440 TE# 24 TR# 01870

# ITEMS SOLD 4

TC# 8302 7181 2003 3433 147



POINT 3.81QT	073521622953	13.97	X
POINT 3.81QT	073521622953	13.97	X
HOLIDAYLIGHT	076487872407	4.84	X
HOLIDAYLIGHT	076487872407	4.84	X
	SUBTOTAL	37.62	
TAX 1	7.500 %	2.82	
	TOTAL	40.44	
	MCARD TEND	40.44	

Mastercard \*\*\*\* \* 1064 I 1

APPROVAL # 00378Q

REF # 1042000314

AID A0000000041010

AAC 303CAA41A8B08B91

TERMINAL # 28887135

\*NO SIGNATURE REQUIRED

12/03/24 08:36:34

CHANGE DUE 0.00

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12/03/24

08:36:34

You could win a \$1000 GiftCard!  
Visit survey.walmart.com#7TP31H192V2Y  
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# 003962 TE# 22 TR# 05499  
# ITEMS SOLD 26  
TC# 6292 0633 1500 3441 0177



PPPRMNT	CNS	004142005474	F	1.72	X
PPPRMNT	CNS	004142005474	F	1.72	X
PPPRMNT	CNS	004142005474	F	1.72	X
PPPRMNT	CNS	004142005474	F	1.72	X
PPPRMNT	CNS	004142005474	F	1.72	X
PPPRMNT	CNS	004142005474	F	1.72	X
PPPRMNT	CNS	004142005474	F	1.72	X
PPPRMNT	CNS	004142005474	F	1.72	X
PPPRMNT	CNS	004142005474	F	1.72	X
PPPRMNT	CNS	004142005474	F	1.72	X
7 24CT	PLT	001117988607		0.97	X
PLATES		001117931684		0.97	X
CUP		001370021635		10.68	X
SYRUP		007874237008	F	2.36	N
JUICE		007874237167	F	2.74	N
JUICE		007874237167	F	2.74	N
JUICE		007874237167	F	2.74	N
JUICE		007874237167	F	2.74	N
JUICE		007874237167	F	2.74	N
JUICE		007874237167	F	2.74	N
JUICE		007874237167	F	2.74	N
JUICE		007874237167	F	2.74	N
JUICE		007874237167	F	2.74	N
JUICE		007874237167	F	2.74	N
JUICE		007874237167	F	2.74	N
JUICE		007874237167	F	2.74	N
VMCREINDEER		019674207388		5.94	0

\*\* VOIDED ENTRY \*\*

VMCREINDEER	019674207388	5.94-0
	SUBTOTAL	65.06
TAX 1	7.500 %	2.24
	TOTAL	67.30
	MCARD TEND	67.30

Mastercard \*\*\*\* \* 1064 I 1

APPROVAL # 00678Q  
REF # 1042000314  
AID A0000000041010  
AAC 9D9B5E54281BF820  
TERMINAL # 28859921  
\*NO SIGNATURE REQUIRED

12/06/24 09:40:36

CHANGE DUE 0.00

\*\*\*CUSTOMER COPY\*\*\*



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12/06/24 09:40:37

CHICKFILAVGC 10.00  
 CARD # 6058120063283018542

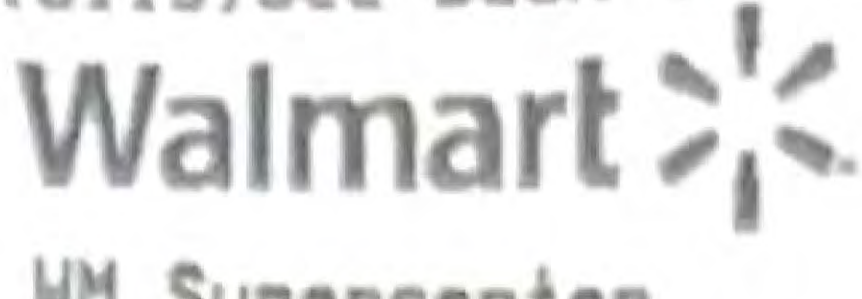
CHICKFILAVGC 10.00  
 CARD # 6058120063365462527

CHICKFILAVGC 10.00  
 CARD # 6058120061983665422

CHICKFILAVGC 10.00  
 CARD # 6058120063666160085

CHICKFILAVGC 10.00  
 CARD # 6058120060755202976

You could win a \$1000 GiftCard!  
 Visit survey.walmart.com#7TP2YB192QX9  
 For more details, see back of receipt.



WM Supercenter  
 904-751-5552 Mer:ADAM  
 13227 CITY SQUARE DR  
 JACKSONVILLE FL 32218  
 ST# 03702 OP# 004492 TE# 24 TR# 02441  
 # ITEMS SOLD 30  
 TC# 6680 4400 0244 4008 2023 5



DW PNCK	067984410957	F	4.72	N
DW PNCK	067984410957	F	4.72	N
DW PNCK	067984410955	F	4.72	N
DW PNCK	067984410463	F	4.72	N
DW PNCK	067984410957	F	4.72	N
DW PNCK	067984410463	F	4.72	N
DW PNCK	067984410463	F	4.72	N
DW PNCK	067984410955	F	4.72	N
DW PNCK	067984410955	F	4.72	N
DW PNCK	067984410957	F	4.72	N
DW PNCK	067984410957	F	4.72	N
DW PNCK	067984410957	F	4.72	N
DW PNCK	067984410957	F	4.72	N
SYRUP	007874237008	F	2.36	N
SYRUP	007874237009	F	2.36	N
SYRUP	007874237009	F	2.36	N
BLUEBERRIES	076919730007	F	3.17	N
ACCESSORY	071760405017		4.97	X
GV 1G DR	007874235192	F	1.37	N
GV 1G DR	007874235192	F	1.37	N
GV 1G DR	007874235192	F	1.37	N
CHICKFILAVGC	079936685775		0.00	O
CHICKFILA DE	060538840513		10.00	O
CHICKFILAVGC	079936685775		0.00	O
CHICKFILA DE	060538840513		10.00	O
CHICKFILAVGC	079936685775		0.00	O
CHICKFILA DE	060538840513		10.00	O
CHICKFILAVGC	079936685775		0.00	O
CHICKFILA DE	060538840513		0.00	O
CHICKFILAVGC	079936685775		10.00	O
CHICKFILA DE	060538840513		0.00	O
CHICKFILAVGC	079936685775		10.00	O
CHICKFILA DE	060538840513		125.97	O
SUBTOTAL			0.37	
TAX 1	7.500 %		126.34	
TOTAL			126.34	
MCARD TEND			126.34	
Mastercard	**** * 1064	I	1	

APPROVAL # 00510Q  
 REF # 434000269630  
 AID A0000000041010  
 AAC 1A9F25A96D01E9D2  
 TERMINAL # 28887135  
 \*NO SIGNATURE REQUIRED  
 12/05/24 13:35:22

EFT DEBIT PAY FROM PRIMARY  
 10.00 DEBIT LOAD  
 ACCOUNT # \*\*\*\* \* 8 542  
 REF # 434018017677  
 NETWORK ID. 0057 APPR CODE 073794  
 TERMINAL # 00000000  
 12/05/24 13:35:22

EFT DEBIT PAY FROM PRIMARY  
 10.00 DEBIT LOAD  
 ACCOUNT # \*\*\*\* \* 2 527  
 REF # 434018035907  
 NETWORK ID. 0057 APPR CODE 074104  
 TERMINAL # 00000000  
 12/05/24 13:35:25

EFT DEBIT PAY FROM PRIMARY  
 10.00 DEBIT LOAD  
 ACCOUNT # \*\*\*\* \* 5 422  
 REF # 434018062021  
 NETWORK ID. 0057 APPR CODE 074398  
 TERMINAL # 00000000  
 12/05/24 13:35:27

EFT DEBIT PAY FROM PRIMARY  
 10.00 DEBIT LOAD  
 ACCOUNT # \*\*\*\* \* 0 085  
 REF # 434018017680  
 NETWORK ID. 0057 APPR CODE 074649  
 TERMINAL # 00000000  
 12/05/24 13:35:30

EFT DEBIT PAY FROM PRIMARY  
 10.00 DEBIT LOAD  
 ACCOUNT # \*\*\*\* \* 2 976  
 REF # 434018035909  
 NETWORK ID. 0057 APPR CODE 074939  
 TERMINAL # 00000000  
 12/05/24 13:35:33

Your Card has been activated. Some Cards may require setup. See card for details. For customer service, please call the number on the back of your Card. Cards may not be refundable. Please keep this receipt for your records.

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12/05/24 13:35:37

ALDI

Store #115

15325 Max Leggett Pkwy No.200

Jacksonville, FL

833-547-4115

www.ALDI.us

Your cashier today was Matthew

416943 Whole Milk	2.92	FA
416943 Whole Milk	2.92	FA
262747 Bananas LRW	2.33	FA
4.76 lb x 0.49/lb		
262747 Bananas LRW	1.06	FA
2.16 lb x 0.49/lb		
398863 Thick Sliced Bacon	58.41	FA
9 @ 6.49		
382761 PorkSausagePatties	23.92	FA
8 @ 2.99		
382761 PorkSausagePatties	11.96	FA
4 @ 2.99		
356417 Mandarins	3.59	FA
356417 Mandarins	3.59	FA
356504 Blueberries	2.49	FA
356504 Blueberries	2.49	FA
356504 Blueberries	2.49	FA
356504 Blueberries	2.49	FA
416994 Spread Butter	3.75	FA
416994 Spread Butter	3.75	FA
382454 Mini Marshmallows	1.09	FA
383466 SemiSw: Mini MrsIs	2.69	FA
383466 SemiSw: Mini MrsIs	2.69	FA
382454 Mini Marshmallows	1.09	FA
382454 Mini Marshmallows	1.09	FA
382454 Mini Marshmallows	1.09	FA

Mastercard 137.90

\*\*\*\*\*1064 OTHER

12/05/24 11:43 Ref/Seq # 723900

Trace # 723900

Auth # 005840

AID A0000000041010

TVR 0000000001

IAD 0310A0400122000000000000000000000000

00FF

TSI E800 ARC 000 EntryMode 07

++APPROVED++

SUBTOTAL	137.90
A-Taxable @0.00%	0.00
AMOUNT DUE	137.90
<b>T O T A L</b>	<b>\$ 137.90</b>
39 ITEMS	
Credit Card	\$ 137.90

\*8057 L755/001/022 12/05/24 11:43AM

\*\*\*\*\*

Like ALDI? Tell ALDI!

Tell us how we did at

www.tellaldi.us

Enter the drawing for a chance

to win a \$100 ALDI gift card.

Must be 18 years old to enter.

No purchase necessary.

Sign up for ALDI emails and save!

www.aldi.us/signup

ALDI

Store #115

15325 Max Leggett Pkwy No.200

Jacksonville, FL

833-547-4115

www.ALDI.us

Your cashier today was Madison

382761	PorkSausagePatties	2.99	FA
382761	PorkSausagePatties	2.99	FA
382761	PorkSausagePatties	2.99	FA
356417	Mandarins	3.59	FA
356417	Mandarins	3.59	FA
416943	Whole Milk	2.92	FA
356646	Strawberries	4.39	FA
356646	Strawberries	4.39	FA
356646	Strawberries	4.39	FA
356646	Strawberries	4.39	FA

36.63

Mastercard

\*\*\*\*\*1064 OTHER

12/06/24 10:56 Ref/Seq # 535379

Trace # 535379

Auth # 00610Q

AID A00000000041010

TVR 00000000001

IAD 0310A040012200000000000000000000000000000

00FF

TSI E800      ARC 000      EntryMode 07

++APPROVED++

SUBTOTAL                                  36.63

A-Taxable @0.00%                        0.00

AMOUNT DUE                                36.63

**T O T A L                                    \$ 36.63**

10 ITEMS

Credit Card                                \$ 36.63

\*2018 L755/003/009 12/06/24 10:56AM

\*\*\*\*\*

Like ALDI? Tell ALDI!

Tell us how we did at

[www.tellaldi.us](http://www.tellaldi.us)

Enter the drawing for a chance

to win a \$100 ALDI gift card.

Must be 18 years old to enter.

No purchase necessary.

Sign up for ALDI emails and save!

[www.aldi.us/signup](http://www.aldi.us/signup)



VMCREINDEER 100.00  
CARD # 6058120064518248805

VMCCYCSANTA 150.00  
CARD # 6058120064773388213

You could win a \$1000 GiftCard!  
Visit [survey.walmart.com#7TP32R192XCM](http://survey.walmart.com#7TP32R192XCM)  
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# 006488 TE# 61 TR# 07690  
# ITEMS SOLD 4

TC# 9356 4918 4724 9803 0575 2



VMCCYCSANTA	019674207386	5.94	0
DEBIT LOAD	060538802946	150.00	0
VMCREINDEER	019674207388	5.94	0
DEBIT LOAD	060538802946	100.00	0
	SUBTOTAL	261.88	
	TOTAL	261.88	
	MCARD TEND	261.88	

Mastercard \*\*\*\* \* 1064 I 1

APPROVAL # 00676Q  
REF # 434100029165  
PAYMENT SERVICE - A  
AID A0000000041010  
AAC A5334B1C9A15E4D8  
TERMINAL # 28905143  
\*NO SIGNATURE REQUIRED

12/06/24 09:44:22

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY  
100.00 DEBIT LOAD

ACCOUNT # \*\*\*\* \* 805

REF # 434114023219  
NETWORK ID. 0057 APPR CODE 731819  
TERMINAL # 00000000

12/06/24 09:44:22

EFT DEBIT PAY FROM PRIMARY  
150.00 DEBIT LOAD

ACCOUNT # \*\*\*\* \* 213

REF # 434114041634  
NETWORK ID. 0057 APPR CODE 731999  
TERMINAL # 00000000

12/06/24 09:44:25

Your Card has been activated. For customer service, please call the number on the back of your package or card. Please keep this receipt for your records.

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12/06/24 09:44:28



12884 CITY CENTER BLVD  
JACKSONVILLE, FL

Club Mgr. Thomas Condon

Club:231 Reg:5 Trans:2373

Cashier:531946 12/06/24 10:29am

\*\*\*\*\*

\*\*\* MEMBERSHIP ID. \*\*\*\*\*4070 \*\*\*

\*\*\* MEMBERSHIP EXPIRES ON 04/25 \*\*\*

\*\*\*\*\*

20864300000	WF6CHOCTWIST	7.99 N
20827000000	TURNOVERS	8.99 N
20328800000	CRAN MUFFIN	5.49 N
20661800000	GUAVA PASTRY	6.99 N
20793900000	COFFE MUFFIN	5.49 N
20606400000	QUESITOS	6.99 N
88867011136	CHEESEDANISH	5.99 N
88867011129	RASP DANISH	5.99 N
20851100000	WFSTRW6CRSNT	8.49 N
20851100000	WFSTRW6CRSNT	8.49 N
20851100000	WFSTRW6CRSNT	8.49 N
20487300000	CROWN DANISH	7.49 N
20487100000	CHOC CRSSANT	8.49 N
20487100000	CHOC CRSSANT	8.49 N
20487100000	CHOC CRSSANT	8.49 N
88867003398	MINI MUFFINS	11.99 N
88867005370	COFFEECKBITE	11.99 N
20794400000	BLUEB MUFFIN	5.49 N
20794400000	BLUEB MUFFIN	5.49 N
88867011144	GLAZEDDONUTS	24.95 N
5 @ 4.99		
9582921065	BT-COLOR 3LB	23.97 N
3 @ 7.99		
71752461110	BANANAS 3LB.	4.47 N
3 @ 1.49		
2196087	ECPN-BANANAS	0.50-N
7873195407	DIXIE 8OCT	14.49 T
7027223225	REDDI WHIP	9.99 N
*** SUBTOTAL		224.68
FL 7.5% Tax		1.09
*** TOTAL		225.77

\*\*\*\*\*1064 ENTRY: H  
Purchase 00 APPROVED  
AUTH 00646Q  
TERMINAL NUMBER 7807302315  
12/06/24 10:33am 231 5 2373 531946  
Mastercard  
AID: A0000000041010

MasterCard	225.77
CHANGE	0.00
<b>TOTAL ITEMS=</b>	<b>32</b>

**As a BJ's Member I JUST SAVED: \$45.54**  
 BJ's Member Savings 45.04  
 Coupons Redeemed 0.50  
 Rewards Redeemed 0.00  
**Current BJ's Gas Savings**  
 FuelSaver earned thru 12/05/24 0.00/gal  
 FuelSaver earned in this trx: 0.00/gal  
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\*1206231052373\*



**Final Details for Order #111-4870049-5561054**

**Order Placed:** December 3, 2024  
**Amazon.com order number:** 111-4870049-5561054  
**Order Total:** \$21.99

Business order information
<b>Location:</b> DSD - Tison's Landing <b>GL code:</b> 59010 Pass Thru-DSD, DPGF, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast

Shipped on December 4, 2024	
<b>Items Ordered</b>	<b>Price</b>
1 Of: Dealusy 360 Count Extra Heavy Duty Clear Plastic Forks Disposable, BPA-Free, Heat Resistant, Solid and Durable Disposabl  <i>e Forks Bulk, Premium Plastic Forks heavy duty for Party Supply</i> Sold by: Dealusy ( <a href="#">seller profile</a> ) Condition: New	\$21.99
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$21.99 Shipping & Handling: \$0.00 ----- Total before tax: \$21.99 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$21.99</b> -----

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1064	Item(s) Subtotal: \$21.99 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$21.99 <b>Estimated Tax: \$0.00</b> ----- <b>Grand Total: \$21.99</b>
<b>Credit Card transactions</b>	MasterCard ending in 1064: December 4, 2024: \$21.99

To view the status of your order, return to [Order Summary](#) .

*SIXTH ORDER OF BUSINESS*

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT; RE-DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tison’s Landing Community Development District (“**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 District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District’s local records office shall be located at 16529 Tisons Bluff Road, Jacksonville, Florida 32218.

**SECTION 2.** This Resolution shall take effect March 13, 2025.

**PASSED AND ADOPTED THIS 13TH DAY OF MARCH 2025.**

ATTEST:

**TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson / Vice Chairperson  
Board of Supervisors

*SEVENTH ORDER OF BUSINESS*

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

***Proposed Budget***  
***FY 2026***



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**Tison's Landing**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 1/31/25	Projected Next 8 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 854,540	\$ 843,814	\$ 10,726	\$ 854,540	\$ 854,540
Clubhouse Rentals	2,000	1,570	430	2,000	2,000
Interest income	10,000	8,203	21,004	29,207	16,000
Other Income	-	-	50	50	-
<b>TOTAL REVENUES</b>	<b>\$ 866,540</b>	<b>\$ 853,587</b>	<b>\$ 32,210</b>	<b>\$ 885,797</b>	<b>\$ 872,540</b>

**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 8,000	\$ 10,000	\$ 12,000
FICA Taxes	918	153	612	765	918
District Engineer Fees	3,000	845	2,155	3,000	3,000
District Counsel Fees	15,000	2,609	12,391	15,000	15,000
Annual Audit	3,200	3,200	-	3,200	3,300
Assessment Administration	2,500	2,500	-	2,500	2,500
Arbitrage Rebate	1,200	-	1,200	1,200	1,200
Dissemination Agent	1,000	433	567	1,000	1,000
Trustee Fees	3,725	-	3,725	3,725	3,725
District Management Fees	45,000	15,000	30,000	45,000	46,350
Information Technology	1,600	533	1,067	1,600	1,800
District Website Administration	1,600	533	1,067	1,600	1,800
Telephone	350	45	305	350	350
Postage & Delivery	1,000	2	667	669	1,000
General Liability and Public Officials Insurance	11,733	10,910	-	10,910	12,001
Printing & Binding	2,000	82	1,918	2,000	2,000
Legal Advertising	2,500	403	2,097	2,500	2,500
Bank Fees and Other Charges	1,000	90	910	1,000	1,000
Office Supplies	500	0	333	333	500
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 110,001</b>	<b>\$ 39,514</b>	<b>\$ 67,013</b>	<b>\$ 106,527</b>	<b>\$ 112,119</b>

**Operations & Maintenance**

**Community Operations**

Property Insurance	\$ 24,738	\$ 22,201	\$ -	\$ 22,201	\$ 24,421
Field Management & Administration (Vesta)	37,179	12,393	24,786	37,179	38,294
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,377	4,593	5,184	9,777	16,377
Landscape Maintenance (LawnBoy)	59,690	17,696	35,392	53,088	58,088
Landscape Mulch	15,000	-	15,000	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	6,444	12,888	19,332	19,332
Irrigation Repairs and Maintenance	10,000	2,188	7,813	10,000	10,000
Landscape Repairs and Maintenance	7,000	1,486	5,514	7,000	7,000
Lake Maintenance (The Lake Doctor)	11,428	3,216	6,432	9,648	11,428
Utilities-Cable (Comcast)	1,680	493	987	1,480	1,680
Utilities-Electric (JEA)	1,800	452	1,348	1,800	1,800
Utilities-Irrigation (JEA)	30,000	4,526	12,000	16,526	24,000
Community Repairs and Maintenance	20,000	1,880	18,120	20,000	20,000
Community Operations Contingency	5,000	-	5,000	5,000	5,000
Capital Improvement Plan	22,500	-	77,760	77,760	22,500
<b>Total Community Operations</b>	<b>\$ 284,224</b>	<b>\$ 77,568</b>	<b>\$ 230,723</b>	<b>\$ 308,291</b>	<b>\$ 277,420</b>

**Tison's Landing**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 1/31/25	Projected Next 8 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b><u>Amenity Operations</u></b>					
Amenity Manager (Vesta)	\$ 102,210	\$ 34,070	\$ 68,140	\$ 102,210	\$ 105,276
Pool Maintenance (Vesta)	33,150	11,050	22,100	33,150	34,145
Janitorial Maintenance (Vesta)	33,099	11,033	22,066	33,099	34,092
Janitorial Supplies (Vesta)	4,058	1,353	2,705	4,058	4,180
Amenity Website (Vesta)	3,000	1,000	2,000	3,000	3,200
Seasonal Office Staffing (Vesta)	13,753	4,584	9,169	13,753	14,166
Security Camera Monitoring (Envera/High-Tech)	13,761	4,587	9,174	13,761	13,761
Pool Chemicals (Hawkins)	15,000	2,885	10,115	13,000	15,000
License / Permit Fees	600	-	600	600	600
Utilities-Cable (Comcast)	6,600	2,024	4,104	6,128	6,600
Utilities-Electric (JEA)	17,410	3,464	7,600	11,064	15,000
Utilities-Water/Sewer (JEA)	12,000	6,202	5,798	12,000	12,000
Refuse Services (Republic Services)	7,200	2,831	7,760	10,591	11,400
Pest Control	1,000	200	400	600	600
Amenity Repairs and Maintenance	15,400	5,295	10,105	15,400	15,400
Fitness Equipment Maintenance	1,000	330	670	1,000	1,000
Special Events	23,500	6,358	17,142	23,500	23,500
Amenity Supplies	5,000	496	4,504	5,000	4,882
Amenity Operations Contingency	2,000	-	2,000	2,000	2,000
Capital Outlay	-	4,490	-	4,490	-
<b>Total Amenity Operations</b>	<b>\$ 309,740</b>	<b>\$ 102,252</b>	<b>\$ 206,152</b>	<b>\$ 308,404</b>	<b>\$ 316,801</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 703,966</b>	<b>\$ 219,334</b>	<b>\$ 503,888</b>	<b>\$ 723,223</b>	<b>\$ 706,340</b>
<b><u>Other Sources/(Uses)</u></b>					
Capital Reserve-Transfer Out	(162,574)	(162,574)	-	(162,574)	(166,200)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(162,574)</b>	<b>\$(162,574)</b>	<b>\$-</b>	<b>\$(162,574)</b>	<b>\$(166,200)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 471,678</b>	<b>\$ (471,678)</b>	<b>\$ -</b>	<b>\$ -</b>

**Tison's Landing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**REVENUES**

**Special Assessments-Tax Roll**

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

**Clubhouse Rentals Revenues**

The District will collect fees for room rental of the amenity center.

**Interest**

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

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

**FICA Taxes**

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

**District Engineering Fees**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**District Counsel Fees**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Assessment Roll Administration**

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

**Dissemination Agent**

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

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**District Management Fees**

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

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services - NF, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.

**Tison's Landing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Expenditures - Administrative (continued)**

**Telephone**

New internet and Wi-Fi service for Office.

**Postage and Delivery**

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

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Printing and Binding**

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

**Legal Advertising**

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

**Bank Fees and Other Charges**

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

**Office Supplies**

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

**Due, Licenses & Subscriptions**

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

**Expenditures - Operations**

**Property Insurance**

The District's Property Insurance policy (Amenity Center) is with Egis. Egis specializes in providing insurance coverage to governmental agencies.

**Field Management & Administration (Vesta)**

The District has contracted with Vesta Property Service for on-site field management of contracts for District services such as landscaping, amenity & pool facilities, lake maintenance and security.

<b>Vendor</b>	<b>Monthly fee</b>	<b>Annual</b>
Vesta Property Service	\$3,191.20	\$38,294

**Security Off Duty (JSO)**

The district will hire off duty Jacksonville Sheriffs (JSO) for special events.

**Security Camera Monitoring (Envera)**

The District has a contract with Envera services. Monthly active video monitoring and service/maintenance.

<b>Vendor</b>		<b>Monthly fee</b>	<b>Annual</b>
Envera	Entrance 1 Pond Run Rd	\$229	\$2,748
Envera	Entrance 2 Yellow Bluff	\$131	\$1,572
Envera	Utility	\$288	\$3,457
Envera	Repairs	\$717	\$8,600
		<b>Total</b>	<b>\$16,377</b>

**Landscape Maintenance (LawnBoy)**

The District currently has a landscape maintenance contract with LawnBoy Lawn Services, Inc. The budgeted amount is based upon the following:

<b>Vendor</b>	<b>Monthly fee</b>	<b>Annual</b>
LawnBoy Services, Inc	\$4,840.67	\$58,088

# Tison's Landing

## Community Development District

### Budget Narrative

#### Fiscal Year 2026

<b>Expenditures – Operations (continued)</b>
--

**Landscape Mulch**

Cost to replace mulch throughout the district

**Landscape Fertilization (AgrowPro)**

The District currently has a contract AgrowPro Inc.. The budgeted amount is based upon the following:

Vendor	Monthly fee	Annual
AgrowPro	\$1,610.98	\$19,332

**Irrigation Repairs and Maintenance**

Cost of routine repairs and maintenance of the District’s landscape.

**Landscape Repairs and Maintenance**

Cost of routine repairs and maintenance of the District’s irrigation system.

**Lake Maintenance (The Lake Doctor)**

The District currently has a contract to maintain the lakes within the District. The budgeted amount is based upon the following:

Vendor	Monthly fee	Annual
The Lake Doctor	\$844.00	\$10,128
Contingency	\$108.33	\$1,300
<b>Total</b>		<b>\$11,428</b>

**Utilities-Cable (Comcast)**

The District uses Comcast for internet at entrance gate.

**Utilities-Electric (JEA)**

The District has utility accounts with JEA for electric. The budget is based on previous year’s spending.

Location	Electric	Meter #
16365 N Main St Apt SG01	Electric	95045373

**Utilities-Irrigation (JEA)**

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year’s spending

Location	Irrigation	Meter #
15635 Tisons Bluff Road	Irrigation	67370623
15681 Tisons Bluff Road	Irrigation	67370625
16123 Tisons Bluff Road	Irrigation	83726295
16151 Dowing Creek Dr	Irrigation	74534584
16211 Dowing Creek Dr	Irrigation	74458033
16303 Hunters Hollow TL	Irrigation	67370633
16316 Magnolia Grove Wy	Irrigation	67370626
16331 Tisons Bluff Road	Irrigation	67370634
16343 Tisons Bluff Road	Irrigation	67370632
16356 Magnolia Grove Wy Apt IR01	Irrigation	67370624
261 Bradford Lake Cr	Irrigation	81523391
79 Bradford Lake Cr	Irrigation	83874232

**Community Repairs and Maintenance**

Unscheduled repairs and maintenance to the District’s common area throughout the community.

**Community Operations Contingency**

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

**Capital Improvement Plan**

Represents for Capital Improvement Projects defined by the Reserve Study/CIP.

# Tison's Landing

## Community Development District

### Budget Narrative

#### Fiscal Year 2026

#### Expenditures – Operations (continued)

##### Capital Reserve Funding

Funds set aside for future replacements of capital related items.

#### Expenditures – Amenity Operations

##### Amenity Manager (Vesta)

The District's management company (Vesta Property Service) will be providing a Recreational Director who will coordinate special events and miscellaneous programs for the District. Proposed an increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$8,773.03	\$105,276

##### Pool Maintenance (Vesta)

The District's management company (Vesta Property Service) is currently maintaining the pool at the Amenity Center. The budgeted amount is based upon the following: Proposed increase of 16,12%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$2,845.38	\$34,145

##### Janitorial Maintenance (Vesta)

The district's management company (Vesta Property Service) provides weekly cleaning of the clubhouse, restrooms, and pool area.

Vendor	Monthly fee	Annual
Vesta Property Service	\$2,841.00	\$34,092

##### Janitorial Supplies (Vesta)

The district's management company (Vesta Property Service) provides janitorial supplies.

Vendor	Monthly fee	Annual
Vesta Property Service	\$348.31	\$4,180

##### Amenity Website (Vesta)

Contractor [Vesta] provides community website administration and mobile applications accessible to residents.

Vendor	Monthly fee	Annual
Vesta Property Service	\$266.67	\$3,200

##### Seasonal Office Staffing (Vesta)

Additional staffing for 12 hours during the high season (26 weeks)

##### Security Camera Monitoring (Envera/High-Tech)

The District has a contract with Envera services. Monthly active video monitoring and service/maintenance

Vendor		Monthly fee	Annual
Envera	Amenity	\$1,086.71	\$13,041
High-Tech	Alarm access control	\$60.00	\$720
<b>Total</b>			<b>\$13,761</b>

##### Pool Chemicals (PoolSure)

The District's has contract with Hawkins for the placement of chemicals in the Amenity Center Swimming Pool.

Vendor	Monthly fee	Annual
Hawkins	\$1,250	\$15,000

##### License / Permit Fees

Represents Permit Fees paid to the Department of Health for the swimming pools.

##### Utilities-Cable (Comcast)

The District uses Comcast for cable/TV and internet.

**Tison's Landing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

<b>Expenditures – Amenity Operations (continued)</b>
--

**Utilities-Electric (JEA)**

The District has utility accounts with JEA for electric. The budget is based on previous year's spending.

<b>Location</b>		<b>Meter #</b>
16529 Tisons Bluff Road	Electric	6221889

**Utilities-Waster/Sewer (JEA)**

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year's spending.

<b>Location</b>		<b>Meter #</b>
16529 Tisons Bluff Road	Water	67891772
16529 Tisons Bluff Road	Sewer	67891772

**Refuse Service**

This item includes the cost of garbage disposal for the District.

**Pest Control**

Represents pest control costs.

**Amenity Repairs and Maintenance**

Unscheduled repairs and maintenance to the District's Facilities throughout the community.

**Fitness Equipment Maintenance**

Represents maintenance to fitness equipment costs.

**Special Events**

Monthly events and organized functions provided for all residents.

**Amenity Supplies**

Miscellaneous supplies needed for the Clubhouse.

**Amenity Operations Contingency**

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

**Tison's Landing**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2025	Actuals Thru 1/31/25	Projected Next 8 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b><u>REVENUES:</u></b>					
Interest Income	\$ 3,353	2,060	\$ 4,119	\$ 6,179	\$ 4,235
Carry Forward Balance	95,340	71,459	-	71,459	188,002
<b>TOTAL REVENUES</b>	<b>\$ 98,693</b>	<b>\$ 73,519</b>	<b>\$ 4,119</b>	<b>\$ 77,638</b>	<b>\$ 192,237</b>
<b><u>EXPENDITURES:</u></b>					
<b><u>Capital Outlay</u></b>					
Capital Outlay	\$ 52,000	\$ -	\$ 42,360	\$ 42,360	\$ 22,423
Christmas Décor		9,640	-	9,640	-
Miscellaneous Service	-	210	-	210	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 52,000</b>	<b>\$ 9,850</b>	<b>\$ 42,360</b>	<b>\$ 52,210</b>	<b>\$ 22,423</b>
<b><u>Other Sources/(Uses)</u></b>					
Capital Reserve-Transfer In	\$ 162,574	\$ 162,574	-	\$ 162,574	\$ 166,200
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$162,574</b>	<b>\$162,574</b>	<b>\$-</b>	<b>\$162,574</b>	<b>\$166,200</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 209,267</b>	<b>\$ 226,243</b>	<b>\$ (38,241)</b>	<b>\$ 188,002</b>	<b>\$ 336,014</b>

**Capital Reserve Study**

**General**

Description	FY 2026- Reserve Study
Reserves Beginning of Year	\$226,883
Contributions	77,896
Interest Income	4,235
Expenditures	(22,423)
Anticipated Balance	\$286,591

**Budget Fiscal Year 2026**

Description	Budget FY 2026
Reserves Beginning of Year	188,002
Contributions	166,200
Interest Income	4,235
Expenditures	(22,423)
Anticipated Balance	336,014

<b>Variance Reserve Study Vs Actual</b>	<b>\$49,423</b>
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**Tison's Landing**  
**Community Development District**  
**Proposed Budget**

**Debt Service Series 2016-1 & 2 Special Assessment Revenue Refunding and Improvement Bonds**

Description	Adopted Budget FY2025	Actuals Thru 1/31/25	Projected Next 8 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 381,936	\$ 377,141	\$ 4,794	\$ 381,936	\$ 381,936
Interest Earnings	7,500	4,897	6,000	10,897	7,500
Carry Forward Surplus <sup>(1)</sup>	148,125	162,280	-	162,280	170,972
<b>TOTAL REVENUES</b>	<b>\$ 537,560</b>	<b>\$ 544,318</b>	<b>\$ 10,794</b>	<b>\$ 555,113</b>	<b>\$ 560,407</b>
<b>EXPENDITURES:</b>					
<b>Series 2016-1</b>					
Interest - 11/01	\$ 51,417	\$ 51,417	-	\$ 51,417	\$ 48,882
Interest - 05/01	51,417	-	51,417	51,417	48,882
Principal - 05/01	195,000	-	195,000	195,000	200,000
<b>Series 2016-2</b>					
Interest - 11/01	\$ 18,213	\$ 18,213	-	\$ 18,213	\$ 17,038
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 05/01	18,213	-	18,095	18,095	17,038
Principal - 05/01	45,000	-	45,000	45,000	45,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 379,259</b>	<b>\$ 74,629</b>	<b>\$ 309,512</b>	<b>\$ 384,141</b>	<b>\$ 376,839</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 379,259</b>	<b>\$ 74,629</b>	<b>\$ 309,512</b>	<b>\$ 384,141</b>	<b>\$ 376,839</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 158,302</b>	<b>\$ 469,689</b>	<b>\$ (298,717)</b>	<b>\$ 170,972</b>	<b>\$ 183,569</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

2016-1 Interest Due 11/1/26	\$ 46,007
2016-2 Interest Due 11/1/26	15,980
	<u>\$ 61,987</u>

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

**Debt Service Series 2016-1 Special Assessment Revenue Refunding and Improvement Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/16	\$ 4,520,000	2.000%	\$ -	\$ 29,271	\$ 29,271
05/01/17	4,520,000	2.000%	165,000	66,693	306,736
11/01/17	4,355,000	2.000%	10,000	65,043	303,026
05/01/18	4,345,000	2.000%	170,000	64,863	304,526
11/01/18	4,175,000	2.000%	5,000	63,163	295,751
05/01/19	4,170,000	2.000%	170,000	63,113	302,201
11/01/19	4,000,000	2.000%	10,000	61,413	293,433
05/01/20	3,990,000	2.000%	175,000	61,251	299,513
11/01/20	3,815,000	2.000%	-	59,500	295,114
05/01/21	3,815,000	2.000%	180,000	59,501	295,299
11/01/21	3,635,000	2.000%	5,000	57,701	294,889
05/01/22	3,630,000	2.000%	180,000	57,616	293,939
11/01/22	3,450,000	2.000%	-	55,816	292,583
05/01/23	3,450,000	2.200%	190,000	55,816	290,673
11/01/23	3,260,000	2.200%	-	53,697	292,470
05/01/24	3,260,000	2.400%	190,000	53,697	293,920
11/01/24	3,070,000	2.400%	-	51,417	294,740
05/01/25	3,070,000	2.600%	195,000	51,417	295,200
11/01/25	2,875,000	2.600%	-	48,882	290,390
05/01/26	2,875,000	2.875%	200,000	48,882	295,220
11/01/26	2,675,000	2.875%	-	46,007	290,390
05/01/27	2,675,000	3.000%	205,000	46,007	292,470
11/01/27	2,470,000	3.000%	-	42,932	293,920
05/01/28	2,470,000	3.125%	210,000	42,932	292,583
11/01/28	2,260,000	3.125%	-	39,651	290,673
05/01/29	2,260,000	3.375%	215,000	39,651	292,470
11/01/29	2,045,000	3.375%	-	36,023	293,920
05/01/30	2,045,000	3.375%	225,000	36,023	294,740
11/01/30	1,820,000	3.375%	-	32,226	295,200
05/01/31	1,820,000	3.375%	235,000	32,226	290,390
11/01/31	1,585,000	3.375%	-	28,260	292,470
05/01/32	1,585,000	3.375%	240,000	28,260	293,920
11/01/32	1,345,000	3.375%	-	24,210	294,740
05/01/33	1,345,000	3.600%	250,000	24,210	295,200
11/01/33	1,095,000	3.600%	-	19,710	290,390
05/01/34	1,095,000	3.600%	260,000	19,710	292,470
11/01/34	835,000	3.600%	-	15,030	293,920
05/01/35	835,000	3.600%	270,000	15,030	294,740
11/01/35	565,000	3.600%	-	10,170	290,390
05/01/36	565,000	3.600%	275,000	10,170	292,470
11/01/36	290,000	3.600%	-	5,220	293,920
05/01/37	290,000	3.600%	290,000	5,220	294,740
<b>Total</b>			<b>\$ 4,520,000</b>	<b>\$ 1,727,627</b>	<b>\$ 6,247,627</b>

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

**Debt Service Series 2016-2 Special Assessment Revenue Refunding and Improvement Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/16	\$ 1,135,000	4.700%	\$ -	\$ 11,706	\$ 11,706
05/01/17	1,135,000	4.700%	50,000	26,673	
11/01/17	1,085,000	4.700%	-	25,498	102,170
05/01/18	1,085,000	4.700%	45,000	25,498	
11/01/18	1,040,000	4.700%	-	24,440	94,938
05/01/19	1,040,000	4.700%	40,000	24,440	
11/01/19	1,000,000	4.700%	5,000	23,500	92,940
05/01/20	995,000	4.700%	45,000	23,383	
11/01/20	950,000	4.700%	-	22,325	90,708
05/01/21	950,000	4.700%	45,000	22,325	
11/01/21	905,000	4.700%	-	21,268	88,593
05/01/22	905,000	4.700%	45,000	21,268	
11/01/22	860,000	4.700%	-	20,210	86,478
05/01/23	860,000	4.700%	45,000	20,210	
11/01/23	815,000	4.700%	-	19,153	84,363
05/01/24	815,000	4.700%	40,000	19,153	
11/01/24	775,000	4.700%	5,000	18,213	82,365
05/01/25	770,000	4.700%	45,000	18,095	
11/01/25	725,000	4.700%	-	17,038	80,133
05/01/26	725,000	4.700%	45,000	17,038	
11/01/26	680,000	4.700%	-	15,980	78,018
05/01/27	680,000	4.700%	50,000	15,980	
11/01/27	630,000	4.700%	-	14,805	80,785
05/01/28	630,000	4.700%	50,000	14,805	
11/01/28	580,000	4.700%	-	13,630	78,435
05/01/29	580,000	4.700%	55,000	13,630	
11/01/29	525,000	4.700%	-	12,338	80,968
05/01/30	525,000	4.700%	55,000	12,338	
11/01/30	470,000	4.700%	-	11,045	78,383
05/01/31	470,000	4.700%	60,000	11,045	
11/01/31	410,000	4.700%	-	9,635	80,680
05/01/32	410,000	4.700%	60,000	9,635	
11/01/32	350,000	4.700%	-	8,225	77,860
05/01/33	350,000	4.700%	65,000	8,225	
11/01/33	285,000	4.700%	-	6,698	79,923
05/01/34	285,000	4.700%	65,000	6,698	
11/01/34	220,000	4.700%	-	5,170	76,868
05/01/35	220,000	4.700%	70,000	5,170	
11/01/35	150,000	4.700%	-	3,525	78,695
05/01/36	150,000	4.700%	75,000	3,525	
11/01/36	75,000	4.700%	-	1,763	80,288
05/01/37	75,000	4.700%	75,000	1,763	76,763
<b>Total</b>			<b>\$ 1,135,000</b>	<b>\$ 627,054</b>	<b>\$ 1,762,054</b>

**Tison's Landing**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds 2016 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/(decrease)	FY 2026	FY2025	Increase/(decrease)	FY 2026	FY2025	Increase/(decrease)
	Phase I/II	Phase I/II									
Single Family - 50'-65'	182	175	<b>\$1,358.57</b>	\$1,358.57	<b>\$0.00</b>	<b>\$417.64</b>	\$417.64	<b>\$0.00</b>	<b>\$1,776.21</b>	\$1,776.21	<b>\$0.00</b>
Single Family - 50'-65'	111	111	<b>\$1,358.57</b>	\$1,358.57	<b>\$0.00</b>	<b>\$421.26</b>	\$421.26	<b>\$0.00</b>	<b>\$1,779.83</b>	\$1,779.83	<b>\$0.00</b>
Single Family - 50'-65'	68	68	<b>\$1,358.57</b>	\$1,358.57	<b>\$0.00</b>	<b>\$436.63</b>	\$436.63	<b>\$0.00</b>	<b>\$1,795.20</b>	\$1,795.20	<b>\$0.00</b>
Single Family - 50'-65'	177	177	<b>\$1,358.57</b>	\$1,358.57	<b>\$0.00</b>	<b>\$728.62</b>	\$728.62	<b>\$0.00</b>	<b>\$2,087.19</b>	\$2,087.19	<b>\$0.00</b>
Single Family - 50'-65'	142	142	<b>\$1,358.57</b>	\$1,358.57	<b>\$0.00</b>	<b>\$946.48</b>	\$946.48	<b>\$0.00</b>	<b>\$2,305.05</b>	\$2,305.05	<b>\$0.00</b>
Total	680	673									

*EIGHTH ORDER OF BUSINESS*

# CDD “101” Workshop

# Topics for Today

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- What's a CDD?
- What does a CDD do?
- How is CDD different than HOA?
- CDD Operations
- Budget and Assessments
- Board of Supervisors
- Elections

# What's a CDD?

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## Local unit of special purpose government

- Established under the Uniform Community Development Act of 1980 (Chapter 190, F.S.)
- Provides a mechanism to finance, construct and maintain high quality infrastructure improvements
- Separate from, and NOT an arm of, the County
- Also separate from HOA
- Independent entity that is separate from its residents



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## Allowed By F.S. 190:

- Construct and maintain public infrastructure
- Issue long-term bonds
- Levy and collect non-ad valorem assessments for debt service
- Levy and collect operating and maintenance assessments
- Contract for services

## Not Allowed By F.S. 190:

- Issue building permits
- Regulate land use/zoning
- Issue development orders
- Provide police services
- Enforce code compliance
- Architectural review

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CDD owns and is responsible for the maintenance of the following:

- Stormwater Management System
- Amenity Facilities
- Common Areas and Landscaping
- Street Lights
- Many of the Roads

But the CDD does not own, operate or maintain:

- Utility Improvements (Water/Sewer)

# CDD Operations - Staff

District Manager	District Counsel	District Engineer
Administrator of the CDD, oversees the CDD's operations	Legal counsel to the CDD, ensures that the CDD conducts its business in accordance with Florida law	Engineer of the CDD, provides support services regarding planning, designing, permitting, construction, and operation and maintenance of the CDD's infrastructure

# CDD Operations – District Manager

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- The District Manager has “charge and supervision of the works of the district”
- The Board makes policy; the District Manager implements the Board’s policies
- District Managers get their authority from Chapter 190, Florida Statutes, and the contract between the District and the management company
- The District Manager has clerical and accounting staff to assist with District operations

# CDD Operations – District Counsel & District Engineer

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## **District Counsel**

- District Counsel works for the Board, not the District Manager
- District Counsel works with the District Manager and staff to help protect the District from legal risks and to achieve its goals

## **District Engineer**

- Assists with permit compliance
- Assists with maintenance of infrastructure
- Assists with the construction of the District's improvement plan

# CDD Operations - Meetings

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## **Seven days prior to the meeting:**

- Notice is published in a newspaper
- The agenda is posted on the District's website

## **Day of meeting:**

- Meeting is open to the public
- Quorum = three supervisors attending in person

# CDD Operations - Meeting Agenda

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**Set by the District Manager with input from District Counsel and the Chairperson.**

## **Typical items include:**

- Audience Comments on Agenda Items – each individual is entitled to three (3) minutes to present comments to the Board on matters included in the agenda
- Minutes and Expenditures
- Business Items
- Staff Reports
- Supervisor Requests
- Audience Comments on General Items – each individual is entitled to three (3) minutes for comments on general issues or concerns relating to the District
- **Comments Concerning a Maintenance Related Item Will Need to be Addressed by District Manager Outside the Context of the Meeting**

# CDD Operations - Meeting Protocol

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- Board members review the agenda in advance and follow up with District Staff if they have questions on agenda items
- The Board will receive audience comments and may address such comments upon conclusion of the public comment period, but is not required to engage in discussion
- Comments will not be received outside of a designated public comment period
- Comments concerning a maintenance related item will need to be addressed by the District Manager outside the context of the meeting
- Disruptive persons may be asked to leave



# CDD Operations - Governing Documents

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**Florida Statutes**

**Establishment Ordinance**

**Resolutions**

- Kept at the Records Custodian's Office - Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Phone: 904-940-5850

**Rules of Procedure**

# Budgets & Assessments – Annual Budget Process

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**By June 15th** – District Manager presents proposed budget at board meeting.

- **The CDD may consider the proposed budget for the upcoming fiscal year as early as March, April, or May**

**If assessments increase above previously noticed amount, the District mails notice to residents**

**By July 31st** – District Manager presents updates to proposed budget at the board meeting

- Board receives comments and/or objections to the budget during budget hearing
- Board may adjust and/or decrease budget based on comments received, but may not increase the assessments higher than the noticed amount
- **The CDD will hold its budget hearing no sooner than 60 days after approving the proposed budget**

# Budgets & Assessments – CDD Assessments

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## **Two Components (together, “Special Assessments” or “CDD Assessments”)**

- Debt Service Assessments secure the CDD’s outstanding Bonds
- Upon the maturity of the Bonds, and as long as the CDD does not issue any additional debt, the Debt Service Assessment on all lots shall no longer be collected
- Operations & Maintenance Assessments, which are levied to fund the operation and maintenance items in each fiscal year’s budget

## **Special Assessments**

- Annual assessments on platted lots placed on county property tax bill
- Liens are co-equal with taxes
- HOA fees are separate
- Different from a “one-time” special assessment

# Budgets & Assessments – CDD Assessments

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## **Operations & Maintenance Assessments**

- Based on operating budget approved at annual public hearing
- May change from year to year
- Directly tied to the operating expenses of the District
- Includes administrative costs and field maintenance
- Cannot be paid off

## **Debt Service Assessments**

- Established at issuance of bonds
- Does not change from year to year, unless the bond is refinanced, or an additional bond is issued
- Repays the debt service on the bonds used to pay for infrastructure
- Can be paid off (balance and instructions may be obtained from the District Manager)

# Board of Supervisors

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- The Board of Supervisors consists of five (5) members called Supervisors
- Serves as the governing body of the District
- Receive input from constituents
- Makes material business decisions for the District
- Sets public policies implemented by staff
- Action taken shall be by majority vote of the board
- Authority of Chairperson/Vice-Chairperson set by Rules of Procedure

# General Elections

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- Held after CDD has been established for six years and has  $\geq 250$  qualified electors
- Conducted by the County Supervisor of Elections
- One vote per qualified elector
- Open to qualified electors – citizens of the United States, residents of the CDD, and registered to vote (including renters)

# CDD v. HOA

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## **How is a CDD different from an HOA?**

- Governmental entity
- Sunshine Laws / Open Records / Sovereign Immunity
- Issues tax exempt bonds
- Revenue collection and enforcement
- Public procurement
- Typically no architectural review
- Elected Board of Supervisors

Questions?