

TISON'S LANDING
Community Development District

APRIL 10, 2025

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

April 3, 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, April 10, 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
 1. Report
 2. Amenity Furniture Estimates
 - E. Field Operations Manager – Proposal to Mulch the Amenity Center
- IV. Approval of Consent Agenda
 - A. Minutes of the February 13, 2025 Meeting
 - B. Financial Statements
 - C. Check Register
- V. Discussion of the Fiscal Year 2026 Budget
- VI. Discussion of CDD and HOA Collaboration

- VII. Supervisor Requests
- VIII. Audience Comments
- IX. Next Scheduled Meeting – Thursday, May 8, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- X. Adjournment

THIRD ORDER OF BUSINESS

D.

1.

— YELLOW BLUFF —
— LANDING —

Amenity Manager's Report



Prepared For
Tisons Landing
CDD
for the month of
April 2025

Respectfully submitted by
Tim Harden and Elizabeth
Myers-Hesford

UPCOMING EVENTS

Date : April 12th 2pm to 4pm

Event: Easter Eggstravaganza

Spring has sprung, and we're so egg-cited to invite you to our Easter Eggstravaganza happening on

**Saturday, April 12th from 2:00 PM to 4:00 PM
at the Amenity Center!**

Bring the family and join us for an afternoon full of fun, laughter, and plenty of sweet surprises! Here's what we have planned:

Activities & Attractions:

- Photos with the Easter Bunny** – Capture those special moments!
- Bounce Houses and Carnival Games** – Hopping good fun!
- Face Painting** – Let the kiddos get creative with colorful designs!
- Petting ZOO** – Get up close and personal with furry friends!
- DJ Mike** – Spinning some tunes!
- Food Trucks** – Grab a bite and enjoy some delicious treats!

Egg Hunt Schedule:

We'll be hosting three egg hunts to make sure every child has a chance to fill their basket:

- Ages 0-4: 2:15 PM
- Ages 5-8: 2:45 PM
- Ages 9 and up: 3:15 PM

Grab your baskets, your bunny ears, and the whole family for an afternoon of festive fun!
We can't wait to see you there!

PAST EVENT SUMMARY

Date : March 17th 4pm to 6pm

Event: St. Patty's Day Foam Party



PAST EVENT SUMMARY

Date : March 21st 730pm to 930pm

Event: Movie Night HOA SPONSORED EVENT



PAST EVENT SUMMARY

Date : April 1st 3pm to 5pm

Event: April Fool's Ice Cream



Exciting New Ice Cream Flavor Coming to YBL!

We're always looking for fun (and delicious) ways to bring the community together, and we're thrilled to announce the latest ice cream sensation... **French's Mustard Flavor!**

That's right—come by the Amenity Center on **Tuesday, April 1st, from 3 PM to 5 PM**, and be among the first to try this bold and tangy new twist on a classic treat. Who knew mustard could be this sweet?

We can't wait to see your reactions...

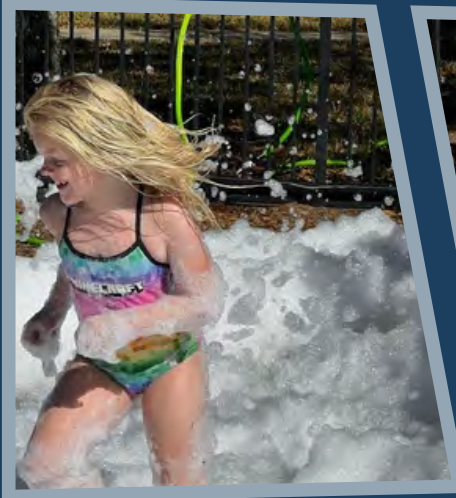
Happy April Fool's!

(But seriously, come by and bring the kids!)



A SCOOP OF SOMETHING DIFFERENT.

PHOTOS FROM PAST EVENTS



MANAGERS NOTES

Update for the month of April:

- **Pool Monitors:** All Pool Monitor positions have been filled. We now have a total of six Pool Monitors. Three are returning from previous season and three are new hires. Notably, three of the Pool Monitors are YBL residents, ensuring familiarity and community involvement.
- **Social Room Table and Chair Presentation:** A detailed presentation regarding the proposed Coastal Theme Tables and Chairs for the Amenity Center is included in this report. Please review and let me know if you have any questions or require further details.
- **Easter Event:** We have prepared 4,000 eggs for the children to hunt on the soccer field. Vendors, face painting, and other activities will be available to enhance the celebration.
- **Social Room Rentals:** Rentals for the Social Room are increasing for the Spring and Summer season.

Thank you for your ongoing support. Please let me know if you have any questions or need further details.

Missing Tiles Replaced

The pool had been cited for cracked pool tiles by the Health Department on previous inspections. Staff attempted to make underwater repairs with pool puddy, but these repairs did not hold up. As a last resort the pool was drained and the missing tiles were replaced. This was done in house in order to save the District money.



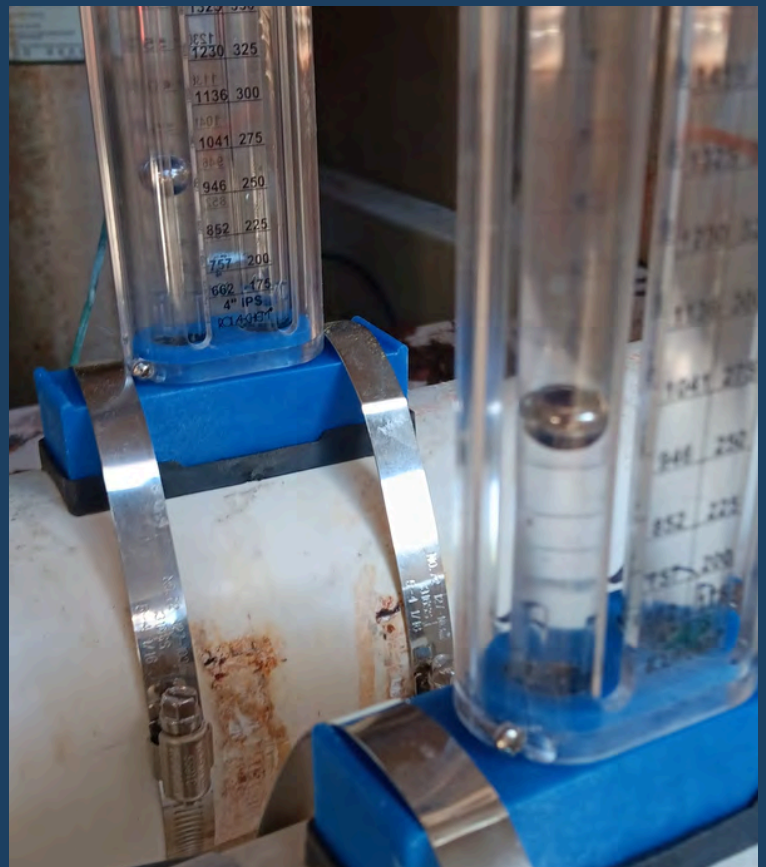
Pool Stain Treatment

Staff treated the prominent rust colored stains around the returns in the pool with Sulfuric Acid. We previously got an estimate of \$250 from a pool contractor to do the same job.



FLOW METER REPLACEMENT

. The flow meters on the main pool were not reading accurately. Staff ordered and installed new flow meters to keep the pool compliant with Health Department guidelines.



REPLACEMENT OF STENNER PUMPS

Two of the stenner pumps, which infuse the pools with chlorine and sulfuric acid failed and new pumps were ordered and installed.



Status of Tempools Inc project to resurface the spray feature pool

District Counsel drafted a service contract to provide a legal structure around the pool remodel project with Tempools Inc. The agreement has been signed by Tempools and the Board Chair. Documentation has been provided to GMS to set Tempools up as a vendor for Tisons Landing CDD for the purposes of billing. The District has provided Tempools with a letter of authorization certifying that they have permission to pull permits on the District's property. We are currently awaiting an invoice from Tempools so that the initial 40% deposit can be paid.

The original proposal from Tempools called for a 50% deposit at the commencement of the project and the final 50% to be due prior to final plastering. Staff asked to amend those terms to a 40% initial deposit, 40% due at final plastering and 20% due at completion of the project. The final contract reflected those amended terms.

Replacement of sign

Staff replaced a sign that was worn and peeling at the pocket park at Tison's Bluff Rd and Magnolia Grove.



Leveling of crooked sign

Staff straightened out a crooked sign on Magnolia Grove and secured it with concrete.



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



2.



YELLOW BLUFF
LANDING

AMENITY FURNITURE



PRESENTATION AND PROPOSAL // // // // //

01

SOFA

TABLE

CHAIRS



ABOUT US

02

Our residents enjoy high-end amenities including 11 pocket parks, two pools (one with splash park), a recreation center for socializing, tennis courts, basketball courts, sand volleyball courts, tot lot, and picnic areas. With its mature landscaping, and ideal location, **Yellow Bluff Landing is the perfect place to call home.** So many recreational features mean you never have to leave home to enjoy the fun!



TABLE

CHAIRS

PALENCIA

This master-planned community in St. Johns County offers community living and a wealth of amenities. Palencia boasts three swimming pools, athletic fields, tennis courts, a fitness center, pocket parks, and a 30-acre park system interconnected by boardwalks and fitness trails



03



625 Palencia Club Dr St Augustine, FL



TABLE

CHAIRS

PARKLAND

Parkland Preserve is 55+ community located close to the Atlantic beaches, PGA championship golf courses, world-class healthcare and the Jacksonville International Airport. Conveniently located near 1-95, it makes visiting Historic St. Augustine or Downtown Jacksonville a short drive!



04



835 Parkland Trail, St. Augustine, FL



TABLE

CHAIRS

E-TOWN



05

eTown's 5-acre amenity center, Recharge, blends recreation with nature in perfect harmony. The community's amenities, available exclusively to eTown community development district residents, includes a resort-style pool, with zero entry and an adjoining three-lane lap pool, a high-tech fitness center with an outdoor yoga lawn, a rooftop patio, kids playground, gathering spaces, and dog park.



E Town Place, St. Augustine, FL

TABLE

CHAIRS



MARKLAND

06

The Markland Manor House was inspired by the Markland House in nearby St. Augustine. A classic Greek Revival home built in 1839 by the Anderson family, the Markland House sits on the National Register of Historic Places and is a long-standing symbol of St. Augustine hospitality and tradition. The Wolfe family, who sold the house to Flagler College in 1967, also owned the land upon which this community was built, so ties to the original Markland are strong.



61 Clarissa Lane, St. Augustine, FL

TABLE

CHAIRS

The existing furniture has served us well but is showing signs of wear and no longer represents the vibrant and welcoming atmosphere we strive for in Yellow Bluff Landing.

07



VISION

A COHESIVE COASTAL DESIGN



The Amenity Center is the heart of our community—a place where residents gather for events, meetings, and rentals. Comfortable and attractive furniture will significantly improve their experience and enjoyment. With increased rentals, poolside activities, and community events on the calendar, now is the perfect time to refresh the space and make it inviting.

TABLE

OPTIONS

08



\$464.49



\$825 pack 3



\$268.99

- **Materials:** Weather-resistant wood, high-quality resin, or thermal infused laminate.
- **Design:** Durable tabletops designed for easy cleaning and long-term use. Color options with choice two.
- **Size:** All three choices offer 48-inch tops, providing ample seating for up to six people
- **Warranties:**
 - Choice #1 includes a one-year manufacturer warranty
 - Choices #2 and #3 each come with a two-year manufacturer warranty

CHAIRS

CHAIR OPTIONS

\$59.99



- **Materials:** light weight aluminum welded aluminum frame, light weight ashwood construction, fiberglass polypropylene resin.
- **Design:** from coastal, rustic to banquet hall.
- **Size:** All four choices offer weight capacity 300lb or over.
- **Warranties:**
 - Choice #2 includes a one-year manufacturer warranty
 - Choices #1 #2 and #4 offer Lancaster warranty.

\$94.99



superior seating

\$139.95



webrestaurant

09

\$54.99



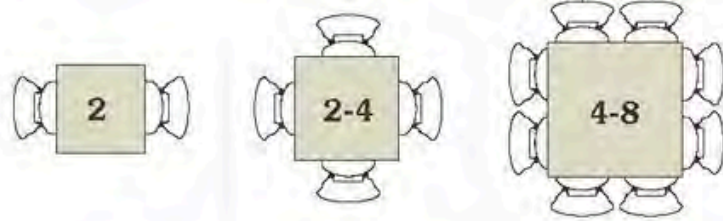


TABLE

CHAIRS

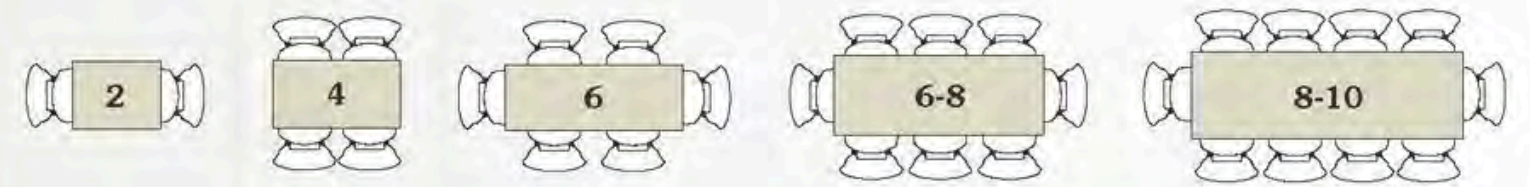
SEATING GUIDE

SQUARE



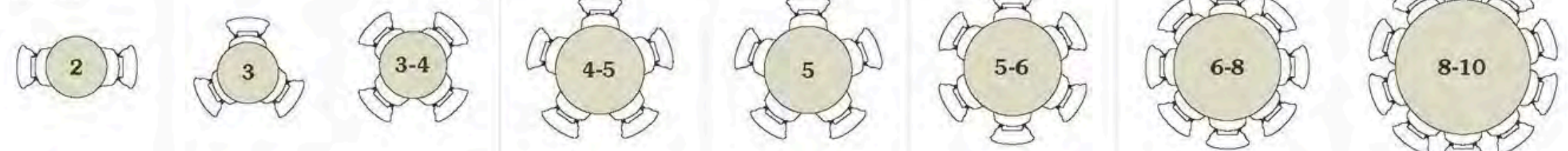
24" x 24"	27 1/2" x 27 1/2"	42" x 42"
	30" x 30"	
	32" x 30"	
	32" x 32"	
	36" x 36"	

RECTANGLE



24" x 30"	24" x 42"	24" x 60"	24" x 72"	24" x 96"
24" x 32"	24" x 48"	30" x 60"	30" x 72"	30" x 96"
	30" x 42"		36" x 72"	36" x 96"
	30" x 45"		48" x 72"	
	30" x 48"			
	32" x 48"			

CIRCLE



24"	27 1/2"	30"	42"	45"	48"	60"	71"
		32"		46"			72"
		36"					
		38"					

SEMINAR



Table planning made simple.

Use this guide to help determine the best table



TABLE

CHAIRS

OPTION 2

11

OPTION 1



This table is a versatile option for indoor or outdoor catered events or any indoor restaurant looking to add a casual, rustic feel to their space. Make setting up and tearing down parties and banquets simpler than ever with this Lancaster Table.



This chair's cross back and U-shaped underbar combines with its sleek wooden frame to instill a classic look in any location. Additionally, the smooth surface provides a natural wood feel, while the rustic white finish offers a stylish look. Plus, the cushion's peppery black color enhances your

event's decor, complementing the chair's appearance. It is a versatile option for indoor or outdoor catered events or any indoor restaurant looking to add a casual feel to their space.

TABLES: \$464.49 x 6= \$2,786.94

Chairs: \$59.99 x 36 = \$2,159.64

TOTAL COST: \$4,946.58



beach resorts.

Circular with a diameter of 48 inches, the Grosfillex US715037 outdoor table is ideal for groups of six. It's made of a resin material that supports outside use without degrading around chlorine, salt air, or ultraviolet rays. Because this material resists weather damage, it's ideal for outdoor use on patios or at



Featuring a tough, UV-resistant, and water-repellent cushion, the Brezza offers patrons premium comfort in outdoor seating. The washable fabric ensures both convenience and lasting quality, keeping your guests happy.

TABLES: \$825.00 x 2 = \$1,650.00

Chairs: \$139.95 x 36 = \$ 5,038.20

TOTAL COST: \$6,688.20



edging protects the table's edge from chipping or suffering other damage during use. The durable, thermal-fused construction is resistant to wear, scratches, stains, and food, which makes this table a great choice for anything from breakrooms to cafes and delis.

this Correll 48" round black granite finish standard height thermal-fused laminate top cafe / breakroom table. This table has a 1 1/4" thick, two-sided thermal-fused laminate top with a 1 1/8" thick high-density particle board core to stand up to frequent use by patrons or employees. Plus, the black T-mold



receptions, and weddings

Durable resin construction with reinforced steel frame • Features an elegant Italian "Chiavari" design with polished black finish • Highly portable and easy to store • Leg cross bracing improves stability with 500 lb. capacity • Perfect for elegant events including banquets,

TABLES: \$268.99 x 6= \$1,613.94

Chairs: \$54.49 x 36 = \$1,961.64

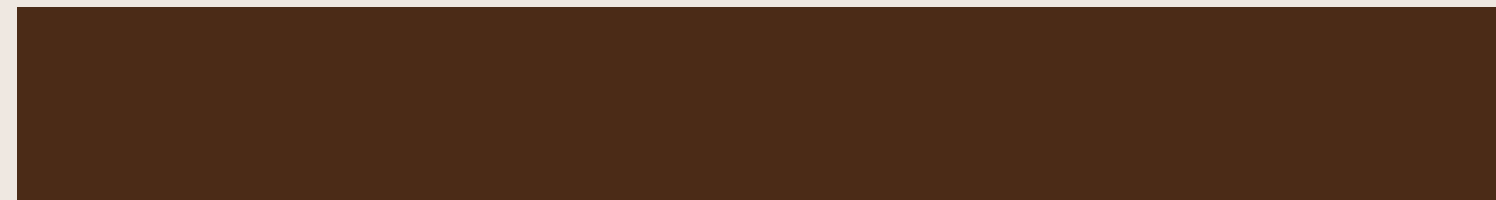
TOTAL COST: \$3,575.58



— YELLOW BLUFF —
— L A N D I N G —

THANK YOU!

Investing in new coastal-themed furniture for our Amenity Center is an opportunity to bring fresh life to a space that serves as a central hub for Yellow Bluff Landing. It's an investment in our community's comfort, style, and pride.



E.

First Coast Mulch
P.O. 550512
Jacksonville, FL 32255 US
+1 9042545366
AR@Firstcoastmulch.com

Estimate



ADDRESS
Vesta Property Services 245 Riverside Ave. #300 Jacksonville, FL 32202

SHIP TO
16529 Tisons Bluff Rd Jacksonville, FL 32218

ESTIMATE #	DATE
3621	03/25/2025

PROJECT STATUS

4 Pending

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Gold Mulch - JAX	Installation of Gold Mulch as directed and indicated on the approved map not to exceed 100 yards. Tisons Landing Club House 16529 Tisons Bluff Rd Jacksonville, FL 32218 Tim Harden - 904.612.6668 Tharden@Vestapropertyservices.com	5,100.00

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@fcindustries.com.
Thank you for the opportunity to bid your project. We look forward to working with you soon!

TOTAL

\$5,100.00

Please note that there is a 3% surcharge on all credit card payments. All estimates are valid for 90days.

Accepted By

Accepted Date

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, March 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 <i>by phone</i>	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 phone</i>	District Counsel
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager
Dana Harden	Vesta Property Services
Dan Polemeni <i>by phone</i>	July 4 th Event Fireworks Provider

The following is a summary of the discussions and actions taken at the March 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

Mr. Laughlin reported that there is an easement behind a home that has a storm drain that appears to be washing out, so he will ask engineer to inspect it.

B. District Counsel

There being nothing to report, the next item followed.

C. District Manager

Mr. Laughlin reported that he is still waiting on a definitive answer from the county on their schedule for paving and restriping the roadways.

D. Amenity Manager - Report

A copy of the amenity manager's report was included in the agenda package for the Board's review. Ms. Meyers reported that the social room rentals are consistent, so she will bring a proposal back to the board to replace the furniture and make the room for usable for the residents.

Next, Ms. Meyers informed the Board that the HOA would like to discuss working with the CDD on potentially installing speed bumps in the community.

Ms. Timmons recommended sending a letter to the City Councilman to ask if the city would consider paying a portion of the cost of the speed bumps.

Mr. Evans stated that he believes a traffic study is needed before the speed bumps can be installed.

Ms. Harden stated that a traffic study was done years ago, so those results may be able to be used to avoid having to do another study.

Ms. Timmons will provide the letter she's drafted to Ms. Meyers to begin obtaining signatures from residents interested in speed bumps.

E. Field Operations Manager – Proposals to Resurface the Splash Pool

Mr. Harden provided an overview of repairs and community upkeep that have been completed since the last meeting.

Next, Mr. Harden reminded the Board that at the last meeting he informed them that the irrigation pump that controls the amenity center area was not maintaining enough pressure to adequately water the facility and needed to be pulled out of the ground and inspected to determine what repairs are needed. Upon inspection, the vendor found the pump was damaged and could not move any water. The cost of the repair was \$12,640 and was completed between meetings with the Chair's approval due to the need to keep irrigation running.

Next, Mr. Harden presented three proposals to resurface the splash pool totaling \$90,933.13, \$78,250 and \$79,707.97. The proposal from Epic does not include coping. Tempool provided two proposals, one with coping included and one without. The proposal that does not include coping totals \$72,200.47.

On MOTION by Ms. Alford seconded by Ms. Schaffer with all in favor the proposal from Tempool to resurface the splash pool with coping included for a total of \$79,707.97 was approved.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the February 13, 2025 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$46,419.67, were included in the agenda package for the Board’s review.

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

FIFTH ORDER OF BUSINESS

Discussion of July 4th Event

Ms. Meyers asked Mr. Polemeni to provide more information to the Board on why he is requesting \$15,000 for the upcoming July 4th event.

Mr. Polemeni responded that the insurance for the show is about \$4,500. The audio-visual company that must be hired to broadcast the music cost \$3,900 last year. This year there is a 20% tariff increase on products coming from China. He noted the \$15,000 fee for this year does not include coordinating food trucks, vendors or Sheriff’s officers because his company only specializes in firework shows. It does include the fireworks themselves, the audio-visual, and the clean-up the following day.

Mr. Evans suggested increasing the fee to \$20,000 to allow Mr. Polemeni enough money to coordinate the food trucks, vendors and Sheriff’s officers.

Following a discussion on whether to reduce what is offered at the event or forgo the event altogether this year, Ms. Waldhauer made the following motion.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons with four in favor and Mr. Evans opposed forgoing the fireworks for the July 4th event this year was approved 4-1.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Changing the District’s Local Records
Location**

Mr. Laughlin informed the Board that the local records location was previously England Thims & Miller, which is the previous engineer. The records will be moved to the amenity center going forward.

On MOTION by Ms. Alford seconded by Ms. Schaffer with all in favor Resolution 2025-04, changing the District’s local records location to the Yellow Bluff Amenity Center was approved.

SEVENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2026 Budget

Mr. Laughlin presented a rough draft of the budget, noting there is no increase being proposed at this time, however staff is still working on contacting the various vendors to confirm whether or not they will be increasing their fees. The budget will be approved in May and adopted in July.

EIGHTH ORDER OF BUSINESS

**Discussion of CDD and HOA
Collaborations**

This item was tabled.

NINTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

Cathy Stepalavich stated that her recollection is speed bumps were going to be a very nominal cost to each resident. They’re needed for safety.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday, April
10, 2025 at 6:00 p.m. at the Yellow Bluff
Amenity Center**

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing
Community Development District

Unaudited Financial Reporting
February 28, 2025



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4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2016</u>
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8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Tison's Landing
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 32,003	\$ -	\$ -	\$ 32,003
Capital Reserve Account	-	-	1,049	1,049
Accounts Receivable	455	-	-	455
<u>Investments:</u>				
State Board Administration (SBA)	828,148	-	225,912	1,054,060
<u>Series 2016-1</u>				
Reserve	-	149,668	-	149,668
Revenue	-	383,671	-	383,671
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	43,761	-	43,761
Prepayment	-	45,610	-	45,610
Prepaid Expenses	-	-	-	-
Deposits	4,202	-	-	4,202
Total Assets	\$ 864,808	\$ 622,715	\$ 226,961	\$ 1,714,484
Liabilities:				
Accounts Payable	\$ 8,565	\$ -	\$ 12,640	\$ 21,205
Total Liabilities	\$ 8,565	\$ -	\$ 12,640	\$ 21,205
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service - Series 2016	-	622,715	-	622,715
Assigned for:				
Capital Reserve Fund	-	-	214,321	214,321
Unassigned	852,041	-	-	852,041
Total Fund Balances	\$ 856,243	\$ 622,715	\$ 214,321	\$ 1,693,279
Total Liabilities & Fund Balance	\$ 864,808	\$ 622,715	\$ 226,961	\$ 1,714,484

Tison's Landing
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - On Roll	\$ 854,540	\$ 846,483	\$ 846,483	\$ -
Clubhouse Income	2,000	833	1,570	737
Interest Income	10,000	4,167	11,223	7,056
Other Income	-	-	-	-
Total Revenues	\$ 866,540	\$ 851,483	\$ 859,276	\$ 7,793

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,000	\$ 2,000
PR-FICA	918	383	230	153
Engineering	3,000	1,250	845	405
Attorney	15,000	6,250	2,609	3,641
Annual Audit	3,200	3,200	3,200	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	417	517	(100)
Trustee Fees	3,725	-	-	-
Management Fees	45,000	18,750	18,750	-
Information Technology	1,600	667	667	0
Website Maintenance	1,600	667	667	0
Telephone	350	146	55	90
Postage & Delivery	1,000	417	2	414
Insurance General Liability	11,733	11,733	10,910	823
Printing & Binding	2,000	833	87	746
Legal Advertising	2,500	1,042	507	535
Other Current Charges	1,000	417	119	298
Office Supplies	500	208	0	208
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 110,001	\$ 54,053	\$ 44,838	\$ 9,215

Operations & Maintenance

Community Operations

Insurance (Property)	\$ 24,738	\$ 24,738	\$ 22,201	\$ 2,537
Field Management & Administration (Vesta)	37,179	15,491	15,491	-
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera / Hi-Tech)	16,377	6,824	5,241	1,583
Landscape Maintenance (LawnBoy)	59,690	24,871	22,120	2,751
Landscape Mulch	15,000	-	-	-
Landscape Fertilization (Agro Pro)	19,332	8,055	8,055	0
Irrigation Repairs and Maintenance	10,000	4,167	3,423	744
Landscape Repairs and Maintenance	7,000	2,917	1,858	1,059
Lake Maintenance (The Lake Doctor)	11,428	4,762	4,020	742
Utilities-Cable (Comcast)	1,680	700	617	83
Utilities-Electric (JEA)	1,800	750	554	196
Utilities-Irrigation (JEA)	30,000	12,500	5,645	6,855
Community Repairs and Maintenance	20,000	8,333	2,189	6,145
Community Operations Contingency	5,000	2,083	-	2,083
Capital Improvement Plan	22,500	9,375	-	9,375
Subtotal Community Operations Expenditures	\$ 284,224	\$ 125,565	\$ 91,412	\$ 34,153

Tison's Landing
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Amenity Operations Expenditures				
Amenity Manager (Vesta)	\$ 102,210	42,588	\$ 42,588	\$ -
Pool Maintenance (Vesta)	33,150	13,813	13,813	-
Janitorial Maintenance (Vesta)	33,099	13,791	13,791	-
Janitorial Supplies (Vesta)	4,058	1,691	1,691	(0)
Amenity Website (Vesta)	3,000	1,250	1,250	-
Seasonal Office Staffing (Vesta)	13,753	5,730	5,730	-
Security Camera Monitoring (Envera/High-Tech)	13,761	5,734	5,734	-
Pool Chemicals (Hawkins)	15,000	6,250	3,844	2,406
License / Permit Fees	600	-	-	-
Utilities-Cable (Comcast)	6,600	2,750	2,537	213
Utilities-Electric (JEA)	17,410	7,254	4,154	3,100
Utilities-Water/Sewer (JEA)	12,000	5,000	6,401	(1,401)
Refuse Service (Republic Services)	7,200	3,000	3,563	(563)
Pest Control	1,000	417	250	167
Amenity Repairs and Maintenance	15,400	6,417	5,452	964
Fitness Equipment Maintenance	1,000	417	930	(514)
Special Events	23,500	6,682	6,682	-
Amenity Supplies	5,000	2,083	597	1,487
Amenity Operations Contingency	2,000	833	-	833
Capital Outlay	-	-	4,490	(4,490)
Subtotal Amenity Operations Expenditures	\$ 309,740	\$ 125,699	\$ 123,495	\$ 2,204
Total Operations & Maintenance	\$ 593,964	\$ 251,264	\$ 214,908	\$ 36,357
Total Expenditures	\$ 703,966	\$ 305,318	\$ 259,746	\$ 45,572
Excess (Deficiency) of Revenues over Expenditure	\$ 162,574	\$ 546,166	\$ 599,530	\$ 53,365
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve Funding	(162,574)	(162,574)	\$ (162,574)	-
Total Other Financing Sources/(Uses)	\$ (162,574)	\$ (162,574)	\$ (162,574)	\$ -
Net Change in Fund Balance	\$ -	\$ 383,592	\$ 436,956	\$ 53,365
Fund Balance - Beginning	\$ -		\$ 419,287	
Fund Balance - Ending	\$ -		\$ 856,243	

Tison's Landing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Interest	\$ 3,353	\$ 1,397	\$ 2,843	\$ 1,446
Total Revenues	\$ 3,353	\$ 1,397	\$ 2,843	\$ 1,446
Expenditures:				
Christmas Décor	\$ -	\$ -	\$ 9,640	\$ (9,640)
Well Motor	-	-	12,640	(12,640)
Miscellaneous Services	52,000	21,667	275	21,392
Total Expenditures	\$ 52,000	\$ 21,667	\$ 22,555	\$ (888)
Excess (Deficiency) of Revenues over Expenditure	\$ (48,647)	\$ (20,270)	\$ (19,712)	\$ 557
Other Financing Sources/(Uses)				
Capital Reserve - Transfer In	\$ 162,574	\$ 162,574	\$ 162,574	\$ -
Total Other Financing Sources (Uses)	\$ 162,574	\$ 162,574	\$ 162,574	\$ -
Net Change in Fund Balance	\$ 113,927	\$ 142,304	\$ 142,862	\$ 557
Fund Balance - Beginning	\$ 95,340		\$ 71,459	
Fund Balance - Ending	\$ 209,267		\$ 214,321	

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 February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - On Roll	\$ 381,936	\$ 378,335	\$ 378,335	\$ -
Interest Income	7,500	3,125	7,061	3,936
Total Revenues	\$ 389,436	\$ 381,460	\$ 385,396	\$ 3,936
Expenditures:				
Series 2016A-1				
Interest - 11/01	\$ 51,417	\$ 51,417	\$ 51,417	\$ -
Interest - 05/01	51,417	-	-	-
Principal - 05/01	195,000	-	-	-
Series 2016A-2				
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	-	-	-
Total Expenditures	\$ 379,259	\$ 69,629	\$ 74,629	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditure	\$ 10,177	\$ 311,830	\$ 310,766	\$ (1,064)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,177	\$ 311,830	\$ 310,766	\$ (1,064)
Fund Balance - Beginning	\$ 148,125		\$ 311,948	
Fund Balance - Ending	\$ 158,302		\$ 622,715	

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 41,582	\$ 796,706	\$ 5,525	\$ 2,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 846,483
Clubhouse Income	-	1,185	385	-	-	-	-	-	-	-	-	-	1,570
Interest Income	1,513	1,265	1,986	3,439	3,020	-	-	-	-	-	-	-	11,223
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,513	\$ 44,032	\$ 799,078	\$ 8,965	\$ 5,689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 859,276
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
PR-FICA	-	77	77	-	77	-	-	-	-	-	-	-	230
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	83	-	-	-	-	-	-	-	517
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,750	3,750	3,750	3,750	3,750	-	-	-	-	-	-	-	18,750
Information Technology	133	133	133	133	133	-	-	-	-	-	-	-	667
Website Maintenance	133	133	133	133	133	-	-	-	-	-	-	-	667
Telephone	8	19	-	18	11	-	-	-	-	-	-	-	55
Postage & Delivery	-	2	-	-	-	-	-	-	-	-	-	-	2
Insurance General Liability	10,810	-	100	-	-	-	-	-	-	-	-	-	10,910
Printing & Binding	38	-	38	5	5	-	-	-	-	-	-	-	87
Legal Advertising	-	200	-	203	104	-	-	-	-	-	-	-	507
Other Current Charges	24	53	13	-	29	-	-	-	-	-	-	-	119
Office Supplies	-	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 18,255	\$ 6,381	\$ 6,852	\$ 8,027	\$ 5,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,838

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Community Operations													
Insurance (Property)	\$ 22,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,201
Field Management & Administration (Vesta)	3,098	3,098	3,098	3,098	3,098	-	-	-	-	-	-	-	15,491
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera / Hi-Tec)	1,265	2,031	648	648	648	-	-	-	-	-	-	-	5,241
Landscape Maintenance (LawnBoy)	4,424	4,424	4,424	4,424	4,424	-	-	-	-	-	-	-	22,120
Landscape Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Fertilization (Agro Pro)	1,611	1,611	1,611	1,611	1,611	-	-	-	-	-	-	-	8,055
Irrigation Repairs and Maintenance	-	853	1,335	-	1,235	-	-	-	-	-	-	-	3,423
Landscape Repairs and Maintenance	372	372	372	372	372	-	-	-	-	-	-	-	1,858
Lake Maintenance (The Lake Doctor)	804	804	804	804	804	-	-	-	-	-	-	-	4,020
Utilities-Cable (Comcast)	123	123	123	123	123	-	-	-	-	-	-	-	617
Utilities-Electric (JEA)	102	103	115	133	101	-	-	-	-	-	-	-	554
Utilities-Irrigation (JEA)	1,331	992	1,110	1,094	1,118	-	-	-	-	-	-	-	5,645
Community Repairs and Maintenance	-	330	412	1,138	309	-	-	-	-	-	-	-	2,189
Community Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 35,331	\$ 14,741	\$ 14,051	\$ 13,444	\$ 13,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,412
Amenity Operations Expenditures													
Amenity Manager (Vesta)	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,588
Pool Maintenance (Vesta)	2,763	2,763	2,763	2,763	2,763	-	-	-	-	-	-	-	13,813
Janitorial Maintenance (Vesta)	2,758	2,758	2,758	2,758	2,758	-	-	-	-	-	-	-	13,791
Janitorial Supplies (Vesta)	338	338	338	338	338	-	-	-	-	-	-	-	1,691
Amenity Website (Vesta)	250	250	250	250	250	-	-	-	-	-	-	-	1,250
Seasonal Office Staffing (Vesta)	1,146	1,146	1,146	1,146	1,146	-	-	-	-	-	-	-	5,730
Security Camera Monitoring (Envera/High-Te	1,147	1,147	1,147	1,147	1,147	-	-	-	-	-	-	-	5,734
Pool Chemicals (Hawkins)	925	783	738	439	959	-	-	-	-	-	-	-	3,844
License / Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities-Cable (Comcast)	504	504	504	513	513	-	-	-	-	-	-	-	2,537
Utilities-Electric (JEA)	937	828	945	754	689	-	-	-	-	-	-	-	4,154
Utilities-Water/Sewer (JEA)	4,380	1,465	174	182	199	-	-	-	-	-	-	-	6,401
Refuse Service (Republic Services)	569	968	565	729	731	-	-	-	-	-	-	-	3,563
Pest Control	50	50	50	50	50	-	-	-	-	-	-	-	250
Amenity Repairs and Maintenance	987	316	419	3,573	158	-	-	-	-	-	-	-	5,452
Fitness Equipment Maintenance	-	330	-	-	600	-	-	-	-	-	-	-	930
Special Events	3,084	876	1,974	423	324	-	-	-	-	-	-	-	6,682
Amenity Supplies	354	94	15	34	100	-	-	-	-	-	-	-	597
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	4,490	-	-	-	-	-	-	-	-	-	4,490
Subtotal Amenity Expenditures	\$ 28,708	\$ 23,134	\$ 26,792	\$ 23,617	\$ 21,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,495
Total Operations & Maintenance	\$ 64,039	\$ 37,876	\$ 40,844	\$ 37,061	\$ 35,087	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,908
Total Expenditures	\$ 82,294	\$ 44,257	\$ 47,696	\$ 45,088	\$ 40,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,746
Excess (Deficiency) of Revenues over Expe	\$ (80,781)	\$ (225)	\$ 751,382	\$ (36,123)	\$ (34,722)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 599,530
Other Financing Sources/Uses:													
Capital Reserve Funding	\$ -	\$ -	\$ (162,574)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,574)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ (162,574)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,574)
Net Change in Fund Balance	\$ (80,781)	\$ (225)	\$ 588,808	\$ (36,123)	\$ (34,722)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 436,956

Tison's Landing
Community Development District
Long Term Debt Report

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
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)
Current Bonds Outstanding		\$3,070,000

Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds		
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)
Current Bonds Outstanding		\$770,000

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
02/06/25	01/16-01/31/25	4,084.88	81.70	81.26	58.85	3,863.07	2,669.80	1,193.27	3,863.07
TOTAL		\$ 1,321,813.89	\$ 52,572.40	\$ 25,411.67	\$ 19,011.78	\$ 1,224,818.04	\$ 846,483.36	\$ 378,334.68	\$ 1,224,818.04

98.88%	Percent Collected
\$ 14,917.31	Balance Remaining to Collect

C.

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

GENERAL FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
2/1 - 2/28/25	3752-3777	\$	52,014.47
TOTAL		\$	52,014.47

CAPITAL RESERVE FUND

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/25	00244	12/19/24	79506	202410	310	51300	31100		ALLIANT ENGINEERING, INC	*	845.00	845.00	003752
2/03/25	00116	1/14/25	18924	202501	320	53800	35000		BOB'S BACKFLOW & PLUMBING SERVICES	*	45.00	45.00	003753
2/03/25	00012	1/30/25	25-00461	202501	310	51300	48000		DAILY RECORD + OBSERVER LLC	*	103.50	103.50	003754
2/03/25	00248	1/20/25	252001	202501	320	57200	49400		DURBIN CROSSING CDD	*	165.00	165.00	003755
2/03/25	00084	12/09/24	50810	202412	320	57200	46000		EAST COAST WELLS & PUMP SERVICE INC	*	270.00	270.00	003756
2/03/25	00064	1/27/25	60140054	202501	320	53800	46202		NADER'S PEST RAIDERS	*	50.00	50.00	003757
2/11/25	00161	1/31/25	19156	202501	320	57200	46500		AGROWPRO INC.	*	1,610.98	1,610.98	003758
2/11/25	00030	1/25/25	84957412	202502	320	57200	41050		COMCAST (AUTO PAY)	*	512.96	636.31	003759
		1/28/25	84957412	202502	320	53800	41050			*	123.35		
2/11/25	00004	2/01/25	463	202502	310	51300	34000		GOVERNMENTAL MANAGMENT'S SERVICES	*	3,750.00	4,115.39	003760
		2/01/25	463	202502	310	51300	49500			*	133.33		
		2/01/25	463	202502	310	51300	35100			*	133.33		
		2/01/25	463	202502	310	51300	31200			*	83.33		
		2/01/25	463	202502	310	51300	42500			*	4.65		
		2/01/25	463	202502	310	51300	41000			*	10.75		

TISO TISON

TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/25	00206	1/10/25	4709793	202501	320-57200-46500		CREDIT-BLACK DELDRUM	*	30.00-		
		1/30/25	6973865	202501	320-57200-46500		AZONE-EPA REG NO. 7870-1	*	469.25		
										439.25	003761

2/11/25	00186	2/01/25	418500	202502	320-53800-34502		FEB 25 - ACCESS CONTR SYS	*	60.00		
										60.00	003762

2/11/25	00015	2/03/25	89708215	202501	320-53800-43000		ELECTRIC 12/30-01/30/25	*	132.58		
		2/03/25	89708215	202501	320-57200-43000		ELECTRIC 12/30-01/30/25	*	754.16		
		2/03/25	89708215	202501	320-53800-43100		IRRIGATION 12/29-01/29/25	*	1,093.64		
		2/03/25	89708215	202501	320-57200-43100		SEWER 01/02-02/03/25	*	115.50		
		2/03/25	89708215	202501	320-57200-43100		WATER 01/02-02/03/25	*	66.81		
										2,162.69	003763

2/11/25	00077	1/16/25	0687-001	202502	320-57200-43200		WASTE 2/1-2/28/25	*	731.45		
										731.45	003764

2/11/25	00137	2/01/25	247352B	202502	320-53800-46800		FEB 25 - WATER MGMT	*	804.00		
										804.00	003765

2/11/25	00038	2/11/25	02112025	202502	300-20700-10200		TXFER TAX COLLECTIONS	*	8,083.07		
										8,083.07	003766

2/18/25	00064	11/19/24	59352836	202411	320-53800-46202		NOV 24 - PEST CONTROL SVC	*	50.00		
										50.00	003767

2/24/25	00152	2/03/25	55693990	202501	320-57200-49400		SPECIAL EVENTS	*	48.16		
		2/03/25	55693990	202501	320-57200-49400		SPECIAL EVENTS	*	127.06		
		2/03/25	55693990	202501	320-57200-49400		EASTER EVENT	*	24.19		
		2/03/25	55693990	202501	320-57200-49400		PAPER GOODS	*	59.04		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/25		55693990	202501	320-57200-52000	OFFICE SUPPLIES	*	33.88		
2/03/25		55693990	202501	320-53800-46000	LETTERS FOR SIGNS	*	109.23		
2/03/25		55693990	202501	320-53800-46000	LOCK FOR STORAGE CONTAINERS	*	11.81		
								413.37	003768

2/24/25	00152	2/03/25	55693990	202501	320-53800-46000	*	950.00		
		2/03/25	55693990	202501	320-53800-46000	*	31.96		
		2/03/25	55693990	202501	320-53800-46000	*	34.96		
		2/03/25	55693990	202501	320-57200-46000	*	8.01		
		2/03/25	55693990	202501	320-57200-46000	*	100.00		
		2/03/25	55693990	202501	320-57200-46000	*	100.00		
		2/03/25	55693990	202501	320-57200-46000	*	500.00		
		2/03/25	55693990	202501	320-57200-46000	*	14.93		
								1,739.86	003769

2/24/25	00081	1/31/25	191862	202501	310-51300-31500	*	500.00		
								500.00	003770

2/24/25	00084	2/12/25	51270	202502	320-53800-46000	*	270.00		
								270.00	003771

2/24/25	00156	2/03/25	751383	202503	320-53800-34502	*	130.61		
		2/03/25	751384	202503	320-53800-34502	*	288.21		
		2/03/25	751385	202503	320-53800-34502	*	229.27		
		2/03/25	751386	202503	320-53800-34502	*	1,086.71		
								1,734.80	003772

2/24/25	00206	2/17/25	6987801	202502	320-57200-46500	*	498.75		
								498.75	003773

					TISO TISON				
					TCESSNA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/24/25	00052	2/10/25	9283	202501	320-53800-46200		LAWN MAINT	*	4,424.00		
		2/10/25	9283	202501	320-53800-46201		ADD WEEDS MGMT	*	240.00		
		2/10/25	9283	202501	320-53800-46201		MONTHLY MOW	*	131.50		
		2/17/25	9287	202502	320-53800-35000		FIX IRRIG LINE	*	1,235.00		
LAWNBOY LAWN SERVICES, INC.										6,030.50	003774
2/24/25	00064	2/17/25	60500080	202502	320-53800-46202		PEST CONTROL SVC	*	50.00		
NADER'S PEST RAIDERS										50.00	003775
2/24/25	00157	2/01/25	424295	202502	320-57200-45105		AMENITY MANAGER	*	8,517.50		
		2/01/25	424295	202502	320-57200-46400		POOL MAINTENANCE	*	2,762.50		
		2/01/25	424295	202502	320-53800-34400		FIELD MGMT	*	3,098.25		
		2/01/25	424295	202502	320-57200-46602		JANITORIAL SUPP	*	338.17		
		2/01/25	424295	202502	320-57200-46601		JANITORIAL MAINT	*	2,758.25		
		2/01/25	424295	202502	320-57200-49510		WEBSITE ADMIN	*	250.00		
		2/01/25	424295	202502	320-57200-34450		POOL MONITORS	*	1,146.08		
VESTA PROPERTY SERVICE INC.										18,870.75	003776
2/26/25	00156	1/02/25	750259	202502	320-53800-34502		ENTR2 VIDEO 02/1-02/28/25	*	130.61		
		1/02/25	750260	202502	320-53800-34502		UTILITY VID 02/1-02/28/25	*	288.21		
		1/02/25	750261	202502	320-53800-34502		ENTR1 POND RN 02/1-02/28	*	229.27		
		1/02/25	750262	202502	320-57200-34502		AMENITY 02/1-02/28	*	1,086.71		
ENVERA										1,734.80	003777
TOTAL FOR BANK A									52,014.47		
TOTAL FOR REGISTER									52,014.47		

TISO TISON

TCESSNA

10475 Fortune Pkwy Ste 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com



Remit to:
733 Marquette Ave Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
www.alliant-inc.com

Howard McGaffney
Tison's Landing Community Development District
475 West Town Place Ste 114
St. Augustine, FL 32092

November 19, 2024
Invoice No: 79506
Due Date: December 19, 2024

Project Contact **Howard McGaffney**
Project 4000095-00 Tison's Landing CDD
Email invoice to: hmcgaffney@gmsnf.com

Professional Services through October 31, 2024

Task 001 Meetings & Coordination

Professional Personnel

	Hours	Rate	Amount	
Employee				
Landing, David	1.00	230.00	230.00	
coordination with client regarding 2024 engineers report, submit document and background				
Landing, David	.50	230.00	115.00	
submit engineers field report to the CDD				
Rivera, Ashley	5.00	100.00	500.00	
Finalizing CDD Report				
Totals	6.50		845.00	
Total Labor				845.00
		Total this Task		\$845.00
		Total this Invoice		\$845.00

Billing Backup

Wednesday, January 15, 2025

ALLIANT ENGINEERING, INC

Invoice 79506 Dated 11/19/2024

8:06:46 AM

Project	4000095-00	Tison's Landing CDD		
Task	001	Meetings & Coordination		

Professional Personnel

			Hours	Rate	Amount	
	Employee					
0413	Landing, David	10/11/2024	.50	230.00	115.00	
0413	Landing, David	10/15/2024	1.00	230.00	230.00	
0387	Rivera, Ashley	9/3/2024	5.00	100.00	500.00	
	Totals		6.50		845.00	
	Total Labor					845.00

	Total this Task	\$845.00
	Total this Project	\$845.00
	Total this Report	\$845.00

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

Approved by Tim Harden

Please code to 320.538.35000

INVOICE

18924

Invoice Date

1/14/2025

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

Job Location
Tison's Landing CDD Various Addresses Jacksonville, FL 32218



P.O. Number	Terms	Due Date
	Net 30	2/13/2025

Serviced	Description	Quantity	Price Each	Amount
1/13/2025	16529 Tisons Bluff Rd Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 2" Wilkins 975XL2 Serial# ACJ0921 - PASSED	1	45.00	45.00

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

January 30, 2025

Date

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

Serial # 25-00461D PO/File # _____ \$103.50

Payment Due

Notice of Board of Supervisors Meeting

\$103.50

Publication Fee

Tison's Landing Community Development District

Amount Paid

Case Number _____

Publication Dates 1/30

Payment Due Upon Receipt

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

County Duval

If your payment is being mailed, please reference Serial # 25-00461D on your check or remittance advice.

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

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, February 13, 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. 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

Jan. 30 00 (25-00461D)



DURBIN CROSSING

INVOICE

Durbin Crossing CDD
c/o Governmental Management Services
475 W Town Place Suite 114
St. Augustine FL 32092

Date: 1/20/2025
INVOICE # 252001

Bill to: Tisons Landing CDD
16529 Tisons Bluff Road
Jacksonville, FL 32218

Description	Cost
Jurassic Park Rental	165.00
001.320.57200.49400 Jurassic Park pay to Durbin Crossing CDD.	
Total	165.00

Make all checks payable to Durbin Crossing CDD. Thank you!

East Coast Wells & Pump Service
 135 Jenkins Street, Ste.105B#322
 St. Augustine, FL 32086-5182
 904 824-6630
 www.eastcoastwells.com
 eastcoastwells@gmail.com

INVOICE

DATE	INVOICE #
12/9/2024	50810

BILL TO:

Tison's Landing CDD
 c/o Vesta Property Services
 16529 Tisons Bluff Road
 Jacksonville, FL 32218

Approved by Tim Harden

Please code to 320.572.4600

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	MW	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: AMENITY CENTER 16529 TISONS BLUFF ROAD, JAX 32218		
	SERVICE CALL: - RESET OVERLOADS - SYSTEM HAS MULTIPLE ZONES STUCK OPEN	90.00	90.00
1	LABOR PER HOUR:	180.00	180.00

18% APR will be applied to any invoice not paid in full within 30 days.
 Visa or Mastercard Accepted

Total \$270.00

*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE.

Payments/Credits \$0.00

*ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS.

*REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.

Balance Due \$270.00



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

Service Slip/Invoice

INVOICE: 60140054
 DATE: 01/27/2025
 ORDER: 60140054

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

Work Date	Time	Target Pest	Technician		Time In
01/27/2025	10:29 AM		WDBROWN	Warren Brown	
Purchase Order	Terms	Last Service	Map Code		Time Out
		01/27/2025		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 exterior foundation areas, treated exterior, soft landscaping, areas, treated doorways, treated entryways, treated ramp areas, treated soil areas, treated Park areas, treated around bush, areas, treated breezeways, treated eaves

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

Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace it

AMOUNT DUE \$50.00

W. Harden

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

AgrowPro LLC
 1339 Kavie Ct
 Green Cove Springs, FL 32043
 US
 +19044491299
 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
19156	01/31/2025	\$1,610.98	03/02/2025	Net 30	

Approved by Tim Harden

Please code to 320.572.46500

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Commercial Turf & Ornamental Se	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	Jan 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35

Amount due **\$123.35**

! Thanks for paying by Automatic Payment
Your automatic payment on Feb 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 or see page 2 for other ways to contact us.

← Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

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

Account number **8495 74 120 3534627**
Automatic payment **Feb 19, 2025**
Please pay \$123.35

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

Electronic payment will be applied Feb 19, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

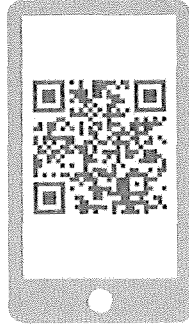
849574120353462700123356

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Open 24 hours, 7 days a week for billing and technical support

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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, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838
Attn: M. Gifford.

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



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Visit My Account at business.comcast.com/myaccount



Comcast Business App
Download the Comcast Business App



In-Store
Visit business.comcast.com/servicecenter to find a store near you

Regular monthly charges		\$123.35
Comcast Business		\$113.35
Internet services		\$133.35
Business Internet 35	\$94.95	
Static IP - 1	\$19.95	
Equipment Fee Internet.	\$18.45	
Other credits and discounts		-\$10.00
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 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		\$512.87
EFT Payment - thank you	Jan 17	-\$512.87
Balance forward		\$0.00
Regular monthly charges	Page 3	\$506.35
Taxes, fees and other charges	Page 3	\$6.61
New charges		\$512.96

Amount due **\$512.96**

← **Your bill explained**

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

! Thanks for paying by Automatic Payment
Your automatic payment on Feb 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.

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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 **Feb 16, 2025**
Please pay \$512.96

Electronic payment will be applied Feb 16, 2025

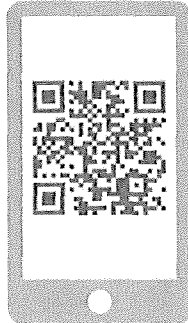
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

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- Pay your bill and customize billing options
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Call us anytime

800-391-3000

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Attn: M. Gifford.

Ways to pay



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Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

Visit business.comcast.com/servicecenter to find a store near you

Regular monthly charges \$506.35




Comcast Business	\$490.35
TV services	\$124.10
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
Internet services	\$304.85
Unreturned Equipment Modem.	\$24.95
Business Internet 150	\$254.95
Static IP - 5	\$24.95
Voice services	\$61.40
Voice Line Business Voice.	\$44.45
Equipment Fee Voice.	\$16.95

Service fees	\$16.00
Directory Listing Management Fee	\$8.00
Voice Network Investment	\$8.00

Taxes, fees and other charges \$6.61

Other charges	\$6.61
Federal Universal Service Fund	\$3.87
Regulatory Cost Recovery	\$2.74

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 for more details

You've saved \$55.00 this month with your service discount.

Additional information

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.

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 463

Invoice Date: 2/1/25

Due Date: 2/1/25

Case:

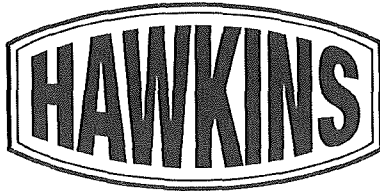
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025	340	3,750.00	3,750.00
Website Administration - February 2025	495	133.33	133.33
Information Technology - February 2025	351	133.33	133.33
Dissemination Agent Services - February 2025	312	83.33	83.33
Copies	425	4.65	4.65
Telephone	410	10.75	10.75
Total			\$4,115.39
Payments/Credits			\$0.00
Balance Due			\$4,115.39

Original



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

CREDIT MEMO

Total Invoice	(\$30.00)
Invoice Number	6957086
Invoice Date	1/10/25
Sales Order Number/Type	4709793 CO
Branch Plant	74
Shipment Number	5624390

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
2/9/25	Net 30	COL Origin	HWTG	EMPTIES		382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum	N	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)
		DELD RM 1H1/X1.9/250		1.0000-	DD			10.0- GW	

Related Order #: 04402585

1.002	699922	15 GA Blu/Black Deldrum	N	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)
		DELD RM 1H1/X1.9/250		1.0000-	DD			10.0- GW	

Related Order #: 04492185

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

Please contact our Accounts Receivable Department via email at 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 **(\$30.00)**

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

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

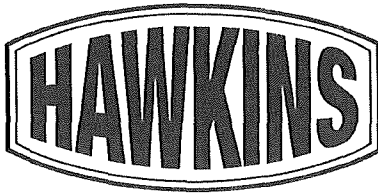
FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

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

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

Original

INVOICE

Total Invoice	\$469.25
Invoice Number	6973865
Invoice Date	1/30/25
Sales Order Number/Type	4723690 SL
Branch Plant	74
Shipment Number	5642879

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 #
3/1/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	155.0000	GA	\$2.9500	GA	1,498.9 LB	\$457.25
		1 LB BLK (Mini-Bulk)		155.0000	GA			1,498.9 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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Page 1 of 1

Tax Rate Sales Tax
 0 % \$0.00

Invoice Total **\$469.25**

No Discounts on Freight
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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

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

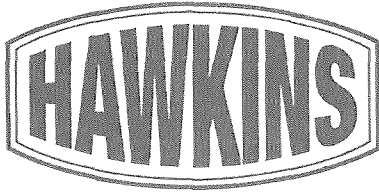
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 CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
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www.hawkinsinc.com

Job# 764890



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

Delivery Confirmation

Ship Date 1/30/2025
 Order Number 4723690 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

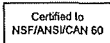
Delivery Instructions

Order/Request Date	Ship/Promised Date	Ship Via/Mode of Transport	FOB Description	Customer P.O. #/Ordered By	Reference		
1/30/2025	1/30/2025	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)			5642879	155.00 GA	1,498.8500	1,498.8500

UN1791, HYPOCHLORITE SOLUTIONS (SODIUM HYPOCHLORITE), 8, PG III, MARINE POLLUTANT

Manufacture Date: 1/24/2025 Repack Date: 1/28/2025

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



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
1,498.8500 LB	1,498.8500 LB
0.0000	0.0000

Total Order NOT AN INVOICE - DO NOT PAY

Shipping Signature



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 418500
 Invoice Date: 02/01/2025
 Completed: 02/02/2025
 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:

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

Total	\$60.00
Payments	\$0.00
Balance Due	\$60.00



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

TISONS LANDING CDD

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

Account #: 8970821539	Amount Due \$2,162.69 Do not pay. AutoPay will process your payment on 02/25/25.
Bill Date: 02/03/25	
Cycle: 04	

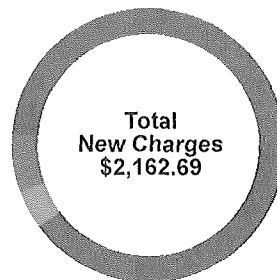
TOTAL SUMMARY OF CHARGES

Electric	\$	886.74
Water		66.81
Sewer		115.50
Irrigation		1,093.64
Total New Charges	\$	2,162.69

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

Previous Balance	\$	2,343.86
Payment(s) Received		-2,343.86
Balance Before New Charges		0.00
New Charges		2,162.69

Do not pay. AutoPay will process your payment on 02/25/25. \$ **2,162.69**



- Electric \$886.74
- Water \$66.81
- Sewer \$115.50
- Irrigation \$1,093.64

MESSAGES



Use power strips as central turn off points when you are finished using electronics.



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

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

Additional information on reverse side. →



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

Acct #: 8970821539	Bill Date: 02/03/25
Do not pay. AutoPay will process your payment on 02/25/25.	TOTAL AMOUNT PAID
\$2,162.69	

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

Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



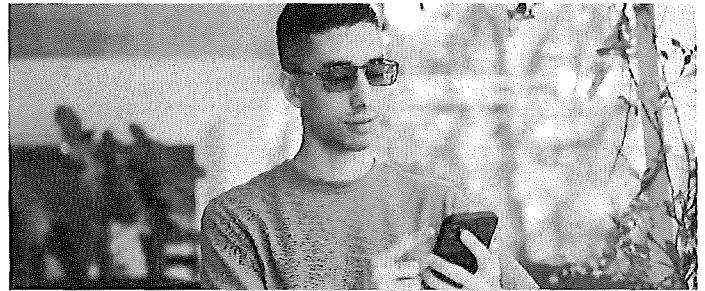
Understand Your Bill

Want a more predictable JEA bill?

MyBudget levelizes your payments so you pay about the same every month.



Scan to learn more

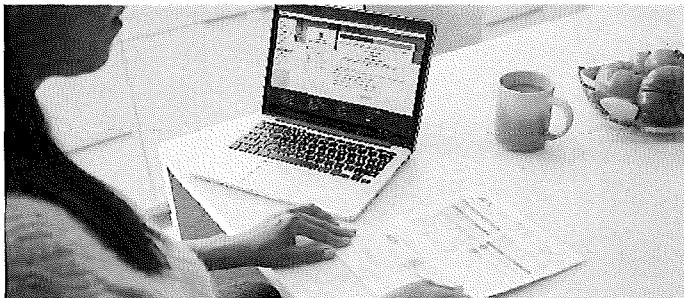


Download the My JEA App

Easily manage your account, sign up for programs, view your usage and more - *from anywhere.*



Scan to learn more or visit jea.com/app



STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, **constitutes** a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250.** You have 90 days from the statement date to request a JEA review for correction or credit.

ADDRESS CORRECTION

Account # 8970821539

Tel:

Address:

City: State: Zip Code:

E-mail:

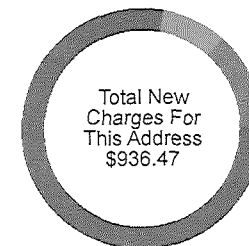


Account #: 8970821539
 Bill Date: 02/03/25
 Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
15635 TISONS BLUFF RD	I	\$19.47	Irrigation 1 - Commercial	12/29/24 - 01/29/25	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>31</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	31	5977	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370623	31	5977	Regular	0 GAL											
15681 TISONS BLUFF RD	I	\$292.94	Irrigation 1 - Commercial	12/29/24 - 01/29/25	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)		212.16													
City of Jacksonville Franchise Fee		8.53													
			<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>31</td> <td>5330</td> <td>Regular</td> <td>63000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370625	31	5330	Regular	63000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370625	31	5330	Regular	63000 GAL											
16123 TISONS BLUFF RD	I	\$87.79	Irrigation 1 - Commercial	12/29/24 - 01/29/25	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)		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>31</td> <td>1096</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	31	1096	Regular	17000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83726295	31	1096	Regular	17000 GAL											
16151 DOWING CREEK DR	I	\$19.47	Irrigation 1 - Commercial	12/29/24 - 01/29/25	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>31</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	31	2226	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74534584	31	2226	Regular	0 GAL											
16211 DOWING CREEK DR	I	\$19.47	Irrigation 1 - Commercial	12/29/24 - 01/29/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		18.90													
City of Jacksonville Franchise Fee		0.57													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>74458033</td> <td>31</td> <td>7852</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74458033	31	7852	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74458033	31	7852	Regular	0 GAL											
16303 HUNTERS HOLLOW TL	I	\$87.79	Irrigation 1 - Commercial	12/29/24 - 01/29/25	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)		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>67370633</td> <td>31</td> <td>5698</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)	67370633	31	5698	Regular	17000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370633	31	5698	Regular	17000 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
16316 MAGNOLIA GROVE WY	I	\$163.64	Irrigation 1 - Commercial	01/02/25 - 02/03/25	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)		86.59													
City of Jacksonville Franchise Fee		4.77													
			<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>32</td> <td>7413</td> <td>Regular</td> <td>34000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370626	32	7413	Regular	34000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370626	32	7413	Regular	34000 GAL											
16331 TISONS BLUFF RD	I	\$159.15	Irrigation 1 - Commercial	12/29/24 - 01/29/25	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)		82.26													
City of Jacksonville Franchise Fee		4.64													
			<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>31</td> <td>95</td> <td>Regular</td> <td>33000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514107089	31	95	Regular	33000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514107089	31	95	Regular	33000 GAL											
16343 TISONS BLUFF RD	I	\$43.01	Irrigation 1 - Commercial	01/02/25 - 02/03/25	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>32</td> <td>258</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	32	258	Regular	6000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370632	32	258	Regular	6000 GAL											
16356 MAGNOLIA GROVE WY APT IR01	I	\$150.23	Irrigation 1 - Commercial	01/02/25 - 02/03/25	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)		73.60													
City of Jacksonville Franchise Fee		4.38													
			<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>32</td> <td>5143</td> <td>Regular</td> <td>31000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370624	32	5143	Regular	31000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370624	32	5143	Regular	31000 GAL											
16365 N MAIN ST APT SG01	E	\$132.58	Commercial - Electric	12/30/24 - 01/30/25	General Service										
Detail Charges:Basic Monthly Charge		21.00													
Energy Charge (\$0.06276 per kWh)		65.52													
Tax Exempt Fuel Cost (\$0.03223 per kWh)		33.65													
Taxable Fuel Cost (\$0.00511 per kWh)		5.33													
City of Jacksonville Franchise Fee		3.77													
Gross Receipts Tax		3.31													
			<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>31</td> <td>40288</td> <td>Regular</td> <td>1044 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	31	40288	Regular	1044 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24074025	31	40288	Regular	1044 KWH											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	E	\$754.16	Commercial - Electric	12/30/24 - 01/30/25	General Service
Detail Charges:					
	Basic Monthly Charge	21.00			
	Energy Charge (\$0.06276 per kWh)	434.42			
	Tax Exempt Fuel Cost (\$0.03223 per kWh)	223.10			
	Taxable Fuel Cost (\$0.00511 per kWh)	35.37			
	City of Jacksonville Franchise Fee	21.42			
	Gross Receipts Tax	18.85			
Meter Number	Days Billed	Current Reading	Reading Type	Consumption	
22968209	31	90556	Regular	6922 KWH	
22968209	31	25.20	Regular	25.20 KW	
16529 TISONS BLUFF RD	W	\$66.81	Commercial - Water/Sewer	01/02/25 - 02/03/25	Commercial Water Service
Detail Charges:					
	Basic Monthly Charge	63.00			
	Water Consumption Charge	1.86			
	City of Jacksonville Franchise Fee	1.95			
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
87650993	32	5508	Regular	1000 GAL	
16529 TISONS BLUFF RD	S	\$115.50	Commercial - Water/Sewer	01/02/25 - 02/03/25	Commercial Sewer Service
Detail Charges:					
	Basic Monthly Charge	105.75			
	Sewer Usage Charge	6.39			
	City of Jacksonville Franchise Fee	3.36			
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
87650993	32	5508	Regular	1000 GAL	
261 BRADFORD LAKE CR	I	\$23.39	Irrigation 1 - Commercial	12/29/24 - 01/29/25	Commercial Irrigation Service
Detail Charges:					
	Basic Monthly Charge	18.90			
	Tier 1 Consumption (1-14 kgal @ \$3.81)	3.81			
	City of Jacksonville Franchise Fee	0.68			
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
81523391	31	4488	Regular	1000 GAL	
79 BRADFORD LAKE CR	I	\$27.32	Irrigation 1 - Commercial	12/29/24 - 01/29/25	Commercial Irrigation Service
Detail Charges:					
	Basic Monthly Charge	18.90			
	Tier 1 Consumption (1-14 kgal @ \$3.81)	7.62			
	City of Jacksonville Franchise Fee	0.80			
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
83974232	31	2469	Regular	2000 GAL	



- Electric \$754.16
- Water \$66.81
- Sewer \$115.50



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

Account Number 3-0687-0002027
Invoice Number 0687-001494722
Invoice Date January 16, 2025
Previous Balance \$728.99
Payments/Adjustments -\$728.99
Current Invoice Charges \$731.45

Important Information
 It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Total Amount Due \$731.45	Payment Due Date February 05, 2025
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

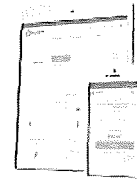
Description	Reference	Amount
Payment - Thank You 01/06	5555555	-\$728.99

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50) 1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 02/01-02/28			\$441.48	\$441.48
Container Refresh 02/01-02/28		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$174.68
Total Franchise - Local				\$106.29
CURRENT INVOICE CHARGES				\$731.45

Simple account access at your fingertips.

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



8619 Western Way
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due \$731.45
Payment Due Date February 05, 2025
Account Number 3-0687-0002027
Invoice Number 0687-001494722

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

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit 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, 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 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 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.

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:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

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



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

ACCOUNT NUMBER	DATE	BALANCE
724857	2/1/2025	\$804.00

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

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

00000000130252001000000024735200000008040006

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 2/11/2025 Invoice 247352B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2025	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.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:

\$804.00

This Invoice Total:

\$804.00

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

Customer #: 724857

Portal Registration #: 95B1B593

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

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

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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



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

Service Slip/Invoice

INVOICE: 59352836
 DATE: 11/19/2024
 ORDER: 59352836

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

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

Approved by Tim Harden Please code to 320.538.46202

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

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

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.

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

PLEASE PAY FROM THIS INVOICE



Final Details for Order #113-5574219-5463459

Order Placed: January 7, 2025
Amazon.com order number: 113-5574219-5463459
Order Total: \$48.16

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

Shipped on January 7, 2025	
Items Ordered	Price
1 of: MTMETY 10x7Ft US Flag Photography Background American Flag Backdrop Seamless Vinyl Photo Studio Props for National Day In dependence Day Veterans Day GEME276 Sold by: MTMETY (seller profile) Condition: New	\$31.18
1 of: 3 Pack Patriotic Tablecloth, Disposable Plastic Tablecloth 54" x 108" Patriotic Decorations, Birthday Party Table Cloth for Kids, Patriotic Themed Party Supplies for Outside, Picnic, Camping, Memorial Sold by: Happy Buy (seller profile) Condition: New	\$7.99
1 of: Dminyia 50 Pcs Slap Bracelets for Kids 4th of July Slap Bracelets Bulk Snap Bracelet Party Supplies Favors Classroom Prizes Exchanging Gifts Sold by: chengduwubo (seller profile) Condition: New	\$8.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$48.16 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$48.16 Sales Tax: \$0.00 ----- Total for This Shipment: \$48.16 -----

Payment information	
Payment Method: MasterCard Last digits: 1064	Item(s) Subtotal: \$48.16 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$48.16 Estimated Tax: \$0.00 -----

Grand Total: \$48.16

Credit Card transactions

MasterCard ending in 1064: January 7, 2025: \$48.16

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

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Final Details for Order #113-9645538-7751415

Order Placed: January 7, 2025
Amazon.com order number: 113-9645538-7751415
Order Total: \$127.06

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

Shipped on January 7, 2025	
Items Ordered 1 of: <i>LyButty 22 Pack All Branches Military Service Flags Set Small Mini Army Armed Forces Handheld Flag on Stick for Veterans Day, Memorial Day Decorations, 5x8 Inch</i> Sold by: LyButty (seller profile) Condition: New	Price \$15.90
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$15.90 Shipping & Handling: \$0.00 ----- Total before tax: \$15.90 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$15.90 -----

Shipped on January 7, 2025	
Items Ordered 1 of: <i>JAKADYUKS 100Pcs American Flag Silicone Bracelets, Election Fourth 4th of July Party Accessories USA Veterans Day Memori</i> <i>al Day Patriotic Party Red White and Blue Wristband Party Favors School Gifts</i> Sold by: AmsunDirect (seller profile) Condition: New	Price \$28.99
1 of: <i>UNITED IMPORTS 2 String USA Military Flags Banner Set All Branches Bunting Flags for Memorial Day, Veterans Day Decoratio</i> <i>ns, 53.15 Feet 40 Flags</i> Sold by: Light in the Cosmos (seller profile) Condition: New	\$9.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$38.98 Shipping & Handling: \$0.00 ----- Total before tax: \$38.98 Sales Tax: \$0.00

Shipping Speed:
FREE Prime Delivery

Total for This Shipment: \$38.98

Shipped on January 7, 2025

Items Ordered	Price
1 of: 60 Pcs Valentine's Day Wristband Valentine Heart Silicone Bracelets Rubber Bulk Valentines Day Accessories for Kids School Classroom Exchange Gifts Valentines Day Wedding Party Favors Decoration Sold by: Vicyunfrend (seller profile) Condition: New	\$13.99

Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$13.99 Shipping & Handling: \$0.00 ----- Total before tax: \$13.99 Sales Tax: \$0.00
--	---

Shipping Speed: FREE Prime Delivery

Total for This Shipment: \$13.98

Shipped on January 10, 2025

Items Ordered	Price
1 of: Julius Studio [Heavy Duty] 10 x 10 ft. (W x H) Upgraded Backdrop Stands, Background Support System, Metal Cap Head Thick er Joints for Enhanced Stability, Spring Clamps, Photo Video Studio, JSAG505 Sold by: KimOutlet (seller profile) Condition: New	\$58.19

Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$58.19 Shipping & Handling: \$0.00 ----- Total before tax: \$58.19 Sales Tax: \$0.00
--	---

Shipping Speed: FREE Prime Delivery

Total for This Shipment: \$58.19

Payment information

Payment Method: MasterCard Last digits: 1064	Item(s) Subtotal: \$127.06 Shipping & Handling: \$0.00 -----
--	--

Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$127.06 Estimated Tax: \$0.00 -----
--	---

Grand Total: \$127.06

Credit Card transactions

MasterCard ending in 1064: January 10, 2025: \$127.06

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

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Final Details for Order #113-4306430-7979446

Order Placed: January 27, 2025
Amazon.com order number: 113-4306430-7979446
Order Total: \$33.88

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

Shipped on January 27, 2025	
Items Ordered	Price
1 of: Amazon Basics Gel Pens Fine Point Smooth Writing Pens, Retractable, Black, 0.7mm, 12 Pack Sold by: Amazon (seller profile) Business Price Condition: New	\$9.92
1 of: BIC Round Stic Grip Xtra Comfort Black Ballpoint Pens, Medium Point (1.2mm), 36-Count Pack, Perfect Writing Pens With So ft Grip for Superb Comfort and Control Sold by: Amazon.com Condition: New	\$5.99
1 of: DSTEELIN Binder Clips Paper Clamps Assorted Sizes 100 Count (Black), X Large, Large, Medium, Small, X Small and Micro, 6 Sizes in One Pack, Meet Your Different Using Needs. Sold by: HZ JolMO Corp (seller profile) Condition: New	\$6.99
2 of: Jumbo Paper Clips, 2 Inch Paper Clip, 100 pcs Large Paperclips (Jumbo, Silver) Sold by: SLOOK VISION (seller profile) Business Price Condition: New	\$5.49
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$33.88 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$33.88 Sales Tax: \$0.00 ----- Total for This Shipment: \$33.88 -----

Payment information	
Payment Method: MasterCard Last digits: 1064	Item(s) Subtotal: \$33.88

Billing address
Elizabeth Myers
17100 EAGLE BEND BLVD
JACKSONVILLE, FL 32226-1179
United States

Shipping & Handling: \$2.99
Promotion applied: -\$2.99

Total before tax: \$33.88
Estimated Tax: \$0.00

Grand Total: \$33.88

Credit Card transactions

MasterCard ending in 1064: January 27, 2025: \$33.88

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

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From: info@alphabetsigns.com
To: Elizabeth A. Myers
Subject: Alphabet Signs Order 444030 - \$109.23
Date: Monday, January 27, 2025 8:48:05 AM

You don't often get email from info@alphabetsigns.com. [Learn why this is important](#)



Order Invoice

Alphabet Signs
91 Newport Road
Suite 102
Gap, PA 17527

Order #: 444030
Placed: 01/27/2025
Status: Pending

Thank you for your order.

Below is a summary for your records. You may check the status of your order online by [clicking here](#).

Bill To

Name: Tisons Landing CDD Daniel
Laughlin
Email: emyers@vestapropertyservices.com
Phone: 9047571547
Company: Governmental Mangement
Services
Address: 475 West Town Place Suite 114
St. Augustine, FL 32092

Ship To

Name: Elizabeth Myers-Hesford
Email: emyers@vestapropertyservices.com
Phone: 904 708 3507
Company: Tisons Landing CDD
Address: 17100 EAGLE BEND BLVD
JACKSONVILLE, FL 32226-1179

Code	Product	Qty	Total
CL3652311	3 inch Universal Single Tab 290 Piece Letter Kit	1	\$99.28
		Sales Tax:	\$0.00
		Shipping:	\$9.95
		Total:	\$109.23
		Payment Method:	Visa

Feel free to [email us](#) or call 800-582-6366 for any questions concerning this order.



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

Club:231 Reg:83 Trans:4861
 Cashier:803 01/24/25 01:36pm

 *** MEMBERSHIP ID. *****070 ***
 *** MEMBERSHIP EXPIRES ON 04/28 ***

 9147509189 NILO ICEDTEA 13.96 T
 4 @ 3.49
 3770032723 CHNT300CTPLT 14.98 T
 3770038312 CHINET 100CT 10.99 T
 88867012560 BJ HW CUT360 14.99 T
 **** SUBTOTAL 54.92
 FL 7.5% Tax 4.12
 **** TOTAL 59.04

*****1064 ENTRY: H
 Purchase 00 APPROVED
 AUTH 024030
 TERMINAL NUMBER 78073023183
 01/24/25 01:37pm 231 83 4861 803
 Mastercard
 AID: A0000000041010

MasterCard 59.04
 CHANGE 0.00

TOTAL ITEMS= 7

As a BJ's Member I JUST SAVED: \$10.98

BJ's Member Savings 10.98
 Coupons Redeemed 0.00
 Rewards Redeemed 0.00

Current BJ's Gas Savings

FuelSaver earned thru 01/23/25 0.00/gal
 FuelSaver earned in this trx: 0.00/gal
 Visit BJ's.com/Gas for more details

SAVE TIME ON YOUR NEXT SHOP

Skip the checkout line with ExpressPay
 Scan items, clip coupons & pay
 with the BJ's app.



MEMBER COPY



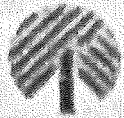
0124231834861

*** Check Cart ***

* * PAID * *

* Fri, 01/24/2025 *

* 01:37 PM *



DOLLAR TREE

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

(904) 787-8184

DESCRIPTION	QTY	PRICE	TOTAL
LICENSE DIAMOND KITE 26IN AST	1	1.25	1.25T
LICENSE DIAMOND KITE 26IN AST	1	1.25	1.25T
LICENSE DIAMOND KITE 26IN AST	1	1.25	1.25T
LIC FUN PAC ASTD CS	1	1.25	1.25T
MARVEL SPLAT BALL PDQ	1	1.25	1.25T
ACTIVITY TIN LARGE PDQ	1	1.25	1.25T
HEADBANZ CARD GAME	1	1.25	1.25T
CHILDRENS CARD GAME ASTD	1	1.25	1.25T
LIC SURPRISE ACTIVITY PACK	1	1.25	1.25T
CHILDRENS CARD GAME ASTD	1	1.25	1.25T
ACTIVITY TIN LARGE PDQ	1	1.25	1.25T
BUBBLE PET BOTTLE 32Z	1	1.25	1.25T
BUBBLE PET BOTTLE 32Z	1	1.25	1.25T
POURED GLASS VOTIVE 2PK	1	1.25	1.25T
POURED GLASS VOTIVE 2PK	1	1.25	1.25T
POURED GLASS VOTIVE 2PK	1	1.25	1.25T
POURED GLASS VOTIVE 2PK	1	1.25	1.25T
POURED GLASS VOTIVE 2PK	1	1.25	1.25T

Sub Total \$22.50
 SALES TAX \$1.69
 Total \$24.19
 MasterCard \$24.19
 *****1064 Approved
 Purchase Cntctless
 Auth/Trace Number: 02491Q/027717

NOV SHOP ON-LINE AT DOLLARTREE.COM

7283 03289 02 020 27837716 1/24/25 13:10
 Sales Associate:Lisa

1057 MAIN ST N
JACKSONVILLE, FL 32210
(904) 309-6164
www.oreillyauto.com

Hours:
Mon-Sat: 07:30 AM-03:00 PM
Sun: 08:00 AM-08:00 PM

Counter #: 5126 6 Steven
Date: 01/30/2012 03:30 PM Drawer: 2
Invoice #: 5499 31720 549903154

MSL 140DLH 10.99
PAOLOCK
LIMITED LIFETIME WARRANTY

1 Item

Sub-total	10.99
Sales Tax	.82
Total	11.81

MC 1064 11.81

MC XXXXXXXXXXXX1064 Auth CD: 030470
REF: 305630567076

Chip Indicator: Y
AID: A6000000041010
Mastercard
TVR: 0000008001
TST:
IAD: 0310A040012200J00000000000000000000FF

Warranty/Garantia:
www.oreillyauto.com/warranty



Thank you for Shopping at
O'Reilly Auto Parts!

Got Feedback? Scan the QR code or visit
OREILLYCARES.COM to complete a survey to
get \$10 off your next purchase of \$25 or
more. Artículos en Español.

***** WORK AT THE O! *****

*

JOIN OUR WINNING TEAM

*

To learn more, text "JOBS" to 64078
or visit OReillyAuto.com/Careers

*

UNETE A NUESTRO EQUIPO

*

Para más información, envíe un mensaje
de texto a 64078 con la palabra "JOBS"
o visita OReillyAuto.com/Careers

*

Timothy C. Harden

From: ALPHA JACKSONVILLE <noreply@swipesimple.com>
Sent: Wednesday, January 8, 2025 10:38 AM
To: Timothy C. Harden
Subject: Receipt from ALPHA JACKSONVILLE (Transaction #10843777-7724)

You don't often get email from noreply@swipesimple.com. [Learn why this is important](#)



ALPHA JACKSONVILLE

55 Industrial Loop North , Orange park,
FL 32073

Transaction #	10843777-7724
Date	01/08/2025 10:37 AM
Result	Approved
Auth Code	00844Q
Transaction Method	Keyed
Transaction Type	Sale
Cardholder Name	Tim Harded Tison
Card	XXXX-XXXX-XXXX-3184
Card Type	MasterCard
Reference Number	4928235

1 × Quick Item \$950.00

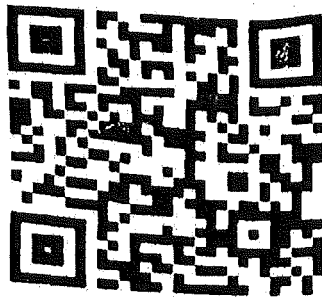
Subtotal \$950.00

Total **\$950.00**

method	Key Entered
mid	XXXXXXXX8393
tid	001

Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2025



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

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

- SALE -

SALES#: FSTLAN03 2237134 TRANS#: 535381833 01-15-25

5190917 GE LED 50W MR1685 RFR CL 31.96
2 @ 15.98

SUBTOTAL: 31.96
TOTAL TAX: 0.00
INVOICE 96180 TOTAL: 31.96
M/C: 31.96

MC: XXXXXXXXXXXX3184 AMOUNT: 31.96 AUTHCD: 015620
CHIP. REFID:247243180130 01/15/25 10:06:04
CUSTOMER CODE: NA
TVR : 0000008000
TSI : E800 AID : A0000000041010

Timothy C. Harden

From: Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
Sent: Thursday, January 16, 2025 1:00 PM
To: Timothy C. Harden
Subject: Your Lowe's Purchase Receipt



Your Lowe's Receipt

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

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

Transaction # : 503257596
Order # : 202501162472503257596
Order Date : 01/16/25 12:59:40



Item	Price
10IN X 10FT BRN/WHT ALUM	\$ 34.96
Item #: 366889	
2 @ 17.48	
Invoice 99014 Subtotal	\$ 34.96
<hr/>	
Invoice 99014 Subtotal	\$ 34.96
Subtotal	\$ 34.96
Total Tax	\$ 0.00
Total	\$ 34.96

Total # of items purchased: 2
Excludes fees, services and special order items

Payment: MC ending in 3184	\$ 34.96
AuthTime	01/16/25 12:58:58
AuthCD	01604Q
REFID	247237014313
TSI	E800
AID	A0000000041010
TVR	0000008000
Customer Code	NA
Order Date	01/16/25 12:59:40
Store #	2472
Terminal #	37
MyLowe's Card Number	489001263762559

MyLowe's Rewards

**Estimated points earned from
purchase:**

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

43*

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

START SURVEY

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ¡ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* Y O U R I D #990141 247260 162424 *
* *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

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

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT
[LOWES.COM/PRICEPROMISE](https://www.lowes.com/pricepromise)

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



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



1000 Lowes Boulevard, Mooresville, NC 28117

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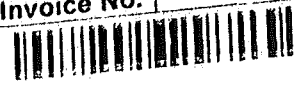
This email is sent from an unmonitored mailbox. If you need to speak to someone about your purchase, please call the store using the number at the top of the receipt.

JOHNSON FLEET AND FARM

850827 US Highway 17 South
 Yulee, FL 32097
 (904)225-9315

INVOICE

Invoice No. 1013256



JBH-SERVER2022 # POS2

Sold To: Cash Sale
 YULEE, FL 32097

Date	Cashier	Payment Terms	Purchase Order	Source Document	Customer #
01/17/25 12:31:30	Kolby scott	CASH			CASH

Line	Qty	Item No.	Description	List	Price	Extended
001	1	EA1 547354	3/8Cx7/8BCx16"Connector	7.49	7.49	\$7.49

Payment: Method Amount

On behalf of Johnson Fleet and Farm, I want to Thank you for your support. We

Non Taxable SubTot	0.00
Taxable SubTotal	7.49
St Tx 0.45 Lcl Tx 0.07	0.52
Total	8.01
Total Due	0.00

Timothy C. Harden

From: orders@patioslings.com
Sent: Tuesday, January 21, 2025 2:52 PM
To: Timothy C. Harden
Subject: PatioSlings.com Order Invoice 2etg0aq2

www.patioslings.com

Order Number: 2etg0aq2 |

Billing Address

Timothy Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218
9046126668

Shipping Address

Timothy Harden
16578 Yellow Bluff Rd
Jacksonville, FL 32226
904-612-6668

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 21-1/4 Back: 21 Length: 45] BACK SIZES: [Top: 21 Bottom: 20-1/2 Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

Subtotal	\$95.00
Shipping Total	\$5.00
Grand Total	\$100.00

Timothy C. Harden

From: orders@patioslings.com
Sent: Tuesday, January 21, 2025 2:55 PM
To: Timothy C. Harden
Subject: PatioSlings.com Order Invoice pkzqy5vx

www.patioslings.com

Order Number: pkzqy5vx |

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: 23 Back: 23 Length: 48] BACK SIZES: [Top: 21-1/2 Bottom: 21-1/8 Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

Subtotal	\$95.00
Shipping Total	\$5.00
Grand Total	\$100.00



STORE 6351 North Jacksonville
12111 Lem Turner Rd
Jacksonville, FL 32218
(904)924-3808

CONTRACT #: 276704

Status: CLOSED

TIMOTHY HARDEN
 16578 YELLOW BLUFF RD
 JACKSONVILLE, FL 32226
 (904) 612-6668

Rental Center Hours

MON 6A- 8P TUE 6A- 8P WED 6A- 8P THU 6A- 8P FRI 6A- 8P SAT 6A- 8P SUN 8A- 8P

ACTUAL DURATION

23 Hours, 44 Minutes

Deposit Trans: Register #: 90 Transaction #: 81076 PO #: no Date: 01/28/25 eDeposit #: 6351250128073503527670435

Charge Trans: Register #: 90 Transaction #: 82082 PO #: no Date: 01/29/25 eDeposit #: 6351250128073503527670435

Customer Name: TIMOTHY HARDEN Date Out: 01/28/2025 - 9:50 AM
 Date Due: 01/29/2025 - 9:23 AM
 Date In: 01/29/2025 - 9:35 AM

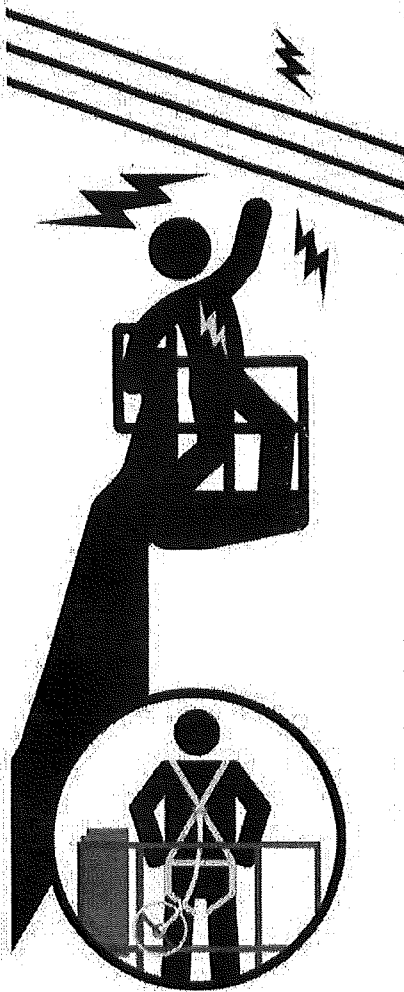
Tool Description	Charges	Amount	
50' Towable Boom Lift (33-500-3429424)	Tool Rental Fee	\$479.00	Rental Subtotal
	SubTotal	\$479.00	Sales Tax
			Contract Total
			Deposit - PAID 01/28/25 (MASTERCARD ending 3184)
			Balance Charged (MASTERCARD ending 3184)
			Outstanding Balance

RENTAL FEE CALCULATOR DISCLAIMER

Home Depot uses a Rental Calculator to insure our customers to get the lowest rates possible for the time they had the tool.

TERMS & CONDITIONS

I agree that no representative of The Home Depot is authorized to make any promise, warranty, or representation to me other than those reflected in writing in the Agreement. I agree to the Terms & Conditions and understand that the Agreement cannot be modified or changed except in writing signed by both parties. With respect to equipment I am renting, I have received the equipment referenced in the Agreement. In the event that I am returning equipment, I acknowledge and agree that I am returning the listed rental equipment, the total charges are correct, and additional charges may apply if the equipment is returned damaged.



**Fall Protection
Required On Lift**

**Protección contra
caídas requerido
en el elevador**

Operating Lift Equipment?

**STAY A MINIMUM
OF 100 FEET FROM
ALL ELECTRICAL
CONDUCTORS
& UTILITY LINES**

**Position the lift to avoid
electrocution hazards.**

¿Operación de equipos de elevación?

**MANTENTE UN MÍNIMO
DE 100 PIES DE TODOS
LOS CONDUCTORES
ELECTRICOS Y LINEAS
DE SERVICIOS PÚBLICOS**

**Posicione el elevador para evitar
peligros de electrocución.**



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

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

Page: 1
01/31/2025
Account No: 80-12113M
Statement No: 191862

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

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

For Current Services Rendered	500.00
Previous Balance	\$679.00
Total Current Work	500.00

Payments

01/17/2025	PAYMENT RECEIVED - THANK YOU	-679.00
	Balance Due	<u>\$500.00</u>

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

East Coast Wells & Pump Service
 135 Jenkins Street, Ste.105B#322
 St. Augustine, FL 32086-5182
 904 824-6630
 www.eastcoastwells.com
 eastcoastwells@gmail.com

INVOICE

DATE	INVOICE #
2/12/2025	51270

BILL TO:
 Tison's Landing CDD
 c/o Vesta Property Services
 16529 Tisons Bluff Road
 Jacksonville, FL 32218

Approved by Tim Harden

Please code to 320.538.46000

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	DH	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: AMENITY CENTER 16529 TISONS BLUFF ROAD, JAX 32218		
	SERVICE CALL: - PERFORMED PRESSURE TEST ON PUMP - HOLES IN DROP PIPE - PROVIDED PROPOSAL	90.00	90.00
1	LABOR PER HOUR:	180.00	180.00

18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted	Total	\$270.00
--	--------------	----------

*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE. *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS. *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.	Payments/Credits	\$0.00
	Balance Due	\$270.00

Envera

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

Invoice	
Invoice Number 751383	Date 02/03/2025
Customer Number 400423	Due Date 03/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/03/2025	03/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Passive Standard Camera 03/01/2025 - 03/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 03/01/2025 - 03/31/2025	1.00	\$30.61	\$30.61
			Subtotal:	\$130.61
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$130.61

Date	Invoice #	Description	Amount	Balance Due
2/3/2025	751383	Monitoring Services	\$130.61	\$130.61

Envera

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

Invoice	
Invoice Number 751383	Date 02/03/2025
Customer Number 400423	Due Date 03/01/2025

Net Due: \$130.61

Amount Enclosed: 130.61

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 751384	Date 02/03/2025
Customer Number 400423	Due Date 03/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/03/2025	03/01/2025

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD -</i>				
1.00	Active Video Monitoring 03/01/2025 - 03/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 03/01/2025 - 03/31/2025	1.00	\$138.21	\$138.21
			Subtotal:	\$288.21
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$288.21

Date	Invoice #	Description	Amount	Balance Due
2/3/2025	751384	Monitoring Services	\$288.21	\$288.21

Envera

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

Invoice	
Invoice Number 751384	Date 02/03/2025
Customer Number 400423	Due Date 03/01/2025

Net Due: \$288.21

Amount Enclosed: 288.21

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 751385	Date 02/03/2025
Customer Number 400423	Due Date 03/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/03/2025	03/01/2025

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD - [REDACTED]</i>				
1.00	Passive Standard Camera 03/01/2025 - 03/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 03/01/2025 - 03/31/2025	1.00	\$129.27	\$129.27
Subtotal:				\$229.27
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$229.27

Date	Invoice #	Description	Amount	Balance Due
2/3/2025	751385	Monitoring Services	\$229.27	\$229.27

Envera

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

Invoice	
Invoice Number 751385	Date 02/03/2025
Customer Number 400423	Due Date 03/01/2025

Net Due: \$229.27

Amount Enclosed: 229.27

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 751386	Date 02/03/2025
Customer Number 400423	Due Date 03/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		02/03/2025	03/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Active Video Monitoring 03/01/2025 - 03/31/2025	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 03/01/2025 - 03/31/2025	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 03/01/2025 - 03/31/2025	1.00	\$75.00	\$75.00
Subtotal:				\$1086.71
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$1086.71

Date	Invoice #	Description	Amount	Balance Due
2/3/2025	751386	Monitoring Services	\$1086.71	\$1086.71

Envera

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

Invoice	
Invoice Number 751386	Date 02/03/2025
Customer Number 400423	Due Date 03/01/2025

Net Due: \$1,086.71

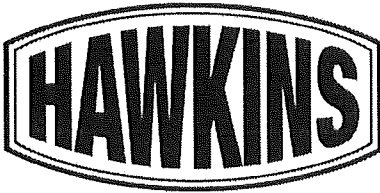
Amount Enclosed: 1086.71

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Original



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

INVOICE

Total Invoice	\$498.75
Invoice Number	6987801
Invoice Date	2/17/25
Sales Order Number/Type	4736443 SL
Branch Plant	74
Shipment Number	5659285

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 #
3/19/25	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	165.0000	GA	\$2.9500	GA	1,595.6 LB	\$486.75
				165.0000	GA			1,595.6 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com 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 **\$498.75**

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

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

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

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

www.hawkinsinc.com

Job# 826130

LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
2/17/2025	9287

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 320.538.35000	P.O. No.	Terms	Project
			Net 30	CC Duval Property, LLC

Quantity	Description	Rate	Amount
1	Fixed broken irrigation line along Yellow Bluff road sidewalk. A T fitting had developed a hole which allowed irrigation water to leak and caused the well/pump to cycle on 5 minute intervals. Dug up the area, located defective part, cut it out and replaced it, tested the repair and turned the water on. The charge shown is parts and labor for this repair. Work performed on 1/7-1/9/2025	422.00	422.00
1	Zone 6 in the front irrigation system developed a leak. The leak was at the valve. A fitting had cracked and allowed irrigation water to leak. We excavated the area, located the leak. This fix was difficult in that there is quite a bit of irrigation plumbing in the area and it was difficult to fit the replacement into the available space AND ensure that the fix would be durable. We replaced the component, tested the fit and backfilled the hole. Parts and labor are combined in the pricing. Work was performed on 1/7-1/10/2025.	813.00	813.00

All work is complete. Please remit payment immediately.

Total \$1,235.00

LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
2/10/2025	9283

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	3/12/2025	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- January, 2025 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 January, 2025.	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 January (\$ 131.25 x 1 months).	131.50		131.50

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

Please visit our website www.lawnboyinc.com 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 Phillips Hwy
 Suite 460
 Jacksonville, FL 32256
 904-646-4717

Service Slip/Invoice

INVOICE: 60500080
DATE: 02/17/2025
ORDER: 60500080

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
02/17/2025	12:55 PM		WDBROWN	Warren Brown
Purchase Order	Terms	Last Service	Map Code	Time Out
		02/17/2025		Lic:JE311826

Service	Description	Price
CPC-MONTHLY	Pest Control Service	\$50.00
IPM interior and exterior of amenity center including kitchen, gym, and bathrooms.		
		SUBTOTAL \$50.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$50.00
		AMOUNT DUE \$50.00

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

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

PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 424295
Date 02/01/2025
Terms
Due Date 02/28/2025
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	1	8,517.50	8,517.50
Pool maintenance	1	2,762.50	2,762.50
Field management and administration	1	3,098.25	3,098.25
Janitorial Supplies	1	338.17	338.17
Janitorial maintenance	1	2,758.25	2,758.25
Website fee	1	250.00	250.00
Facility/Pool Monitors	1	1,146.08	1,146.08

Total 18,870.75

Envera

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

Invoice	
Invoice Number 750259	Date 01/02/2025
Customer Number 400423	Due Date 02/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/02/2025	02/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Passive Standard Camera 02/01/2025 - 02/28/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 02/01/2025 - 02/28/2025	1.00	\$30.61	\$30.61
			Subtotal:	\$130.61
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$130.61

Date	Invoice #	Description	Amount	Balance Due
1/2/2025	750259	Monitoring Services	\$130.61	\$130.61

Envera

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

Invoice	
Invoice Number 750259	Date 01/02/2025
Customer Number 400423	Due Date 02/01/2025

Net Due: \$130.61

Amount Enclosed: 130.61

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 750260	Date 01/02/2025
Customer Number 400423	Due Date 02/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/02/2025	02/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - [REDACTED]				
1.00	Active Video Monitoring 02/01/2025 - 02/28/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 02/01/2025 - 02/28/2025	1.00	\$138.21	\$138.21
			Subtotal:	\$288.21
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$288.21

Date	Invoice #	Description	Amount	Balance Due
1/2/2025	750260	Monitoring Services	\$288.21	\$288.21

Envera

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

Invoice	
Invoice Number 750260	Date 01/02/2025
Customer Number 400423	Due Date 02/01/2025

Net Due: \$288.21

Amount Enclosed: 288.21

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 750261	Date 01/02/2025
Customer Number 400423	Due Date 02/01/2025

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Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/02/2025	02/01/2025

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD - [REDACTED]</i>				
1.00	Passive Standard Camera 02/01/2025 - 02/28/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 02/01/2025 - 02/28/2025	1.00	\$129.27	\$129.27
Subtotal:				\$229.27
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$229.27

Date	Invoice #	Description	Amount	Balance Due
1/2/2025	750261	Monitoring Services	\$229.27	\$229.27

Envera

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

Invoice	
Invoice Number 750261	Date 01/02/2025
Customer Number 400423	Due Date 02/01/2025

Net Due: \$229.27

Amount Enclosed: 229.27

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 750262	Date 01/02/2025
Customer Number 400423	Due Date 02/01/2025

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Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		01/02/2025	02/01/2025

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD -</i>				
1.00	Active Video Monitoring 02/01/2025 - 02/28/2025	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 02/01/2025 - 02/28/2025	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 02/01/2025 - 02/28/2025	1.00	\$75.00	\$75.00
Subtotal:				\$1086.71
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$1086.71

Date	Invoice #	Description	Amount	Balance Due
1/2/2025	750262	Monitoring Services	\$1086.71	\$1086.71

Envera

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

Invoice	
Invoice Number 750262	Date 01/02/2025
Customer Number 400423	Due Date 02/01/2025

Net Due: \$1,086.71

Amount Enclosed: 1086.71

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

FIFTH ORDER OF BUSINESS

Tison's Landing
Community Development District

Proposed Budget
FY 2026



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12	<hr/>	Assessment Schedule

Tison's Landing
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments - On Roll	\$ 854,540	\$ 846,483	\$ 8,056	\$ 854,540	\$ 854,540
Clubhouse Rentals	2,000	1,570	430	2,000	2,000
Interest income	10,000	11,223	4,821	16,044	16,000
Other Income	-	-	50	50	-
TOTAL REVENUES	\$ 866,540	\$ 859,276	\$ 13,358	\$ 872,634	\$ 872,540

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 7,000	\$ 10,000	\$ 12,000
FICA Taxes	918	230	536	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	517	483	1,000	1,000
Trustee Fees	3,725	-	3,725	3,725	3,725
District Management Fees	45,000	18,750	26,250	45,000	46,350
Information Technology	1,600	667	933	1,600	1,800
District Website Administration	1,600	667	933	1,600	1,800
Telephone	350	55	295	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	87	1,913	2,000	2,000
Legal Advertising	2,500	507	1,993	2,500	2,500
Bank Fees and Other Charges	1,000	119	881	1,000	1,000
Office Supplies	500	0	333	333	500
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 110,001	\$ 44,838	\$ 61,689	\$ 106,527	\$ 112,119

Operations & Maintenance

Community Operations

Property Insurance	\$ 24,738	\$ 22,201	\$ -	\$ 22,201	\$ 24,421
Field Management & Administration (Vesta)	37,179	15,491	21,688	37,179	38,294
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,377	5,241	5,184	10,425	16,377
Landscape Maintenance (LawnBoy)	59,690	22,120	30,968	53,088	58,088
Landscape Mulch	15,000	-	15,000	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	8,055	11,277	19,332	19,332
Irrigation Repairs and Maintenance	10,000	3,423	6,578	10,000	10,000
Landscape Repairs and Maintenance	7,000	1,858	5,143	7,000	7,000
Lake Maintenance (The Lake Doctor)	11,428	4,020	5,628	9,648	11,428
Utilities-Cable (Comcast)	1,680	617	863	1,480	1,680
Utilities-Electric (JEA)	1,800	554	1,246	1,800	1,800
Utilities-Irrigation (JEA)	30,000	5,645	12,000	17,645	24,000
Community Repairs and Maintenance	20,000	2,189	17,811	20,000	20,000
Community Operations Contingency	5,000	-	5,000	5,000	5,000
Capital Improvement Plan	22,500	-	58,897	58,897	22,500
Total Community Operations	\$ 284,224	\$ 91,412	\$ 199,783	\$ 291,195	\$ 277,420

Tison's Landing
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<u>Amenity Operations</u>					
Amenity Manager (Vesta)	\$ 102,210	\$ 42,588	\$ 59,623	\$ 102,210	\$ 105,276
Pool Maintenance (Vesta)	33,150	13,813	19,338	33,150	34,145
Janitorial Maintenance (Vesta)	33,099	13,791	19,308	33,099	34,092
Janitorial Supplies (Vesta)	4,058	1,691	2,367	4,058	4,180
Amenity Website (Vesta)	3,000	1,250	1,750	3,000	3,200
Seasonal Office Staffing (Vesta)	13,753	5,730	8,023	13,753	14,166
Security Camera Monitoring (Envera/High-Tech)	13,761	5,734	8,027	13,761	13,761
Pool Chemicals (Hawkins)	15,000	3,844	11,156	15,000	15,000
License / Permit Fees	600	-	600	600	600
Utilities-Cable (Comcast)	6,600	2,537	4,104	6,641	6,600
Utilities-Electric (JEA)	17,410	4,154	7,600	11,754	15,000
Utilities-Water/Sewer (JEA)	12,000	6,401	5,599	12,000	12,000
Refuse Services (Republic Services)	7,200	3,563	7,760	11,323	11,400
Pest Control	1,000	250	350	600	600
Amenity Repairs and Maintenance	15,400	5,452	9,948	15,400	15,400
Fitness Equipment Maintenance	1,000	930	70	1,000	1,000
Special Events	23,500	6,682	16,818	23,500	23,500
Amenity Supplies	5,000	597	4,403	5,000	4,882
Amenity Operations Contingency	2,000	-	2,000	2,000	2,000
Capital Outlay	-	4,490	-	4,490	-
Total Amenity Operations	\$ 309,740	\$ 123,495	\$ 188,843	\$ 312,338	\$ 316,801
TOTAL EXPENDITURES	\$ 703,966	\$ 259,746	\$ 450,314	\$ 710,060	\$ 706,340
<u>Other Sources/(Uses)</u>					
Capital Reserve-Transfer Out	(162,574)	(162,574)	-	(162,574)	(166,200)
TOTAL OTHER SOURCES/(USES)	\$(162,574)	\$(162,574)	\$-	\$(162,574)	\$(166,200)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 436,956	\$ (436,956)	\$ -	\$ -

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.

Vendor	Monthly fee	Annual
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.

Vendor		Monthly fee	Annual
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
		Total	\$16,377

Landscape Maintenance (LawnBoy)

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

Vendor	Monthly fee	Annual
LawnBoy Services, Inc	\$4,840.67	\$58,088

Tison's Landing

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures – Operations (continued)
--

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
Total		\$11,428

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
Total			\$13,761

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

Expenditures – Amenity Operations (continued)
--

Utilities-Electric (JEA)

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

Location		Meter #
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.

Location		Meter #
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 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Interest Income	\$ 3,353	2,843	\$ 3,980	\$ 6,823	\$ 4,235
Carry Forward Balance	95,340	71,459	-	71,459	188,581
TOTAL REVENUES	\$ 98,693	\$ 74,302	\$ 3,980	\$ 78,282	\$ 192,816
EXPENDITURES:					
Capital Outlay					
Capital Outlay	\$ 52,000	\$ -	\$ 29,720	\$ 29,720	\$ 22,423
Christmas Décor	-	9,640	-	9,640	-
Well Motor	-	12,640	-	12,640	-
Miscellaneous Service	-	275	-	275	-
TOTAL EXPENDITURES	\$ 52,000	\$ 22,555	\$ 29,720	\$ 52,275	\$ 22,423
Other Sources/(Uses)					
Capital Reserve-Transfer In	\$ 162,574	\$ 162,574	\$ -	\$ 162,574	\$ 166,200
TOTAL OTHER SOURCES/(USES)	\$162,574	\$162,574	\$-	\$162,574	\$166,200
EXCESS REVENUES (EXPENDITURES)	\$ 209,267	\$ 214,321	\$ (25,740)	\$ 188,581	\$ 336,593

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	188,581
Contributions	166,200
Interest Income	4,235
Expenditures	(22,423)
Anticipated Balance	336,593

Variance Reserve Study Vs Actual	\$50,002
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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 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$ 381,936	\$ 378,335	\$ 3,601	\$ 381,936	\$ 381,936
Interest Earnings	7,500	7,061	5,000	12,061	7,500
Carry Forward Surplus ⁽¹⁾	148,125	118,519	-	118,519	128,375
TOTAL REVENUES	\$ 537,560	\$ 503,915	\$ 8,601	\$ 512,516	\$ 517,811
EXPENDITURES:					
Series 2016-1					
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
Series 2016-2					
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
TOTAL EXPENDITURES	\$ 379,259	\$ 74,629	\$ 309,512	\$ 384,141	\$ 376,839
TOTAL EXPENDITURES	\$ 379,259	\$ 74,629	\$ 309,512	\$ 384,141	\$ 376,839
EXCESS REVENUES (EXPENDITURES)	\$ 158,302	\$ 429,285	\$ (300,911)	\$ 128,375	\$ 140,972

⁽¹⁾ 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	292,470
11/01/23	3,260,000	2.200%	-	53,697	293,248
05/01/24	3,260,000	2.400%	190,000	53,697	292,200
11/01/24	3,070,000	2.400%	-	51,417	290,673
05/01/25	3,070,000	2.600%	195,000	51,417	290,673
11/01/25	2,875,000	2.600%	-	48,882	290,673
05/01/26	2,875,000	2.875%	200,000	48,882	290,673
11/01/26	2,675,000	2.875%	-	46,007	290,673
05/01/27	2,675,000	3.000%	205,000	46,007	290,673
11/01/27	2,470,000	3.000%	-	42,932	290,673
05/01/28	2,470,000	3.125%	210,000	42,932	290,673
11/01/28	2,260,000	3.125%	-	39,651	290,673
05/01/29	2,260,000	3.375%	215,000	39,651	290,673
11/01/29	2,045,000	3.375%	-	36,023	290,673
05/01/30	2,045,000	3.375%	225,000	36,023	290,673
11/01/30	1,820,000	3.375%	-	32,226	290,673
05/01/31	1,820,000	3.375%	235,000	32,226	290,673
11/01/31	1,585,000	3.375%	-	28,260	290,673
05/01/32	1,585,000	3.375%	240,000	28,260	290,673
11/01/32	1,345,000	3.375%	-	24,210	290,673
05/01/33	1,345,000	3.600%	250,000	24,210	290,673
11/01/33	1,095,000	3.600%	-	19,710	290,673
05/01/34	1,095,000	3.600%	260,000	19,710	290,673
11/01/34	835,000	3.600%	-	15,030	290,673
05/01/35	835,000	3.600%	270,000	15,030	290,673
11/01/35	565,000	3.600%	-	10,170	290,673
05/01/36	565,000	3.600%	275,000	10,170	290,673
11/01/36	290,000	3.600%	-	5,220	290,673
05/01/37	290,000	3.600%	290,000	5,220	290,673
Total			\$ 4,520,000	\$ 1,727,627	\$ 6,247,627

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
Total			\$ 1,135,000	\$ 627,054	\$ 1,762,054

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	\$1,358.57	\$1,358.57	\$0.00	\$417.64	\$417.64	\$0.00	\$1,776.21	\$1,776.21	\$0.00
Single Family - 50'-65'	111	111	\$1,358.57	\$1,358.57	\$0.00	\$421.26	\$421.26	\$0.00	\$1,779.83	\$1,779.83	\$0.00
Single Family - 50'-65'	68	68	\$1,358.57	\$1,358.57	\$0.00	\$436.63	\$436.63	\$0.00	\$1,795.20	\$1,795.20	\$0.00
Single Family - 50'-65'	177	177	\$1,358.57	\$1,358.57	\$0.00	\$728.62	\$728.62	\$0.00	\$2,087.19	\$2,087.19	\$0.00
Single Family - 50'-65'	142	142	\$1,358.57	\$1,358.57	\$0.00	\$946.48	\$946.48	\$0.00	\$2,305.05	\$2,305.05	\$0.00
Total	680	673									

SIXTH ORDER OF BUSINESS

CDD “101” Workshop

Topics for Today

- 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?

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

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

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

- 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

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

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

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

- 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

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

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

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

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

- 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

- Held after CDD has been established for six years and has ≥ 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

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?