TISON'S LANDING Community Development District

MAY 8, 2025



Tison's Landing Community Development District

475 West Town Place Suite 114 St. Augustine, Florida 32092 www.TisonsLandingCDD.com

May 1, 2025

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

Dear Board Members:

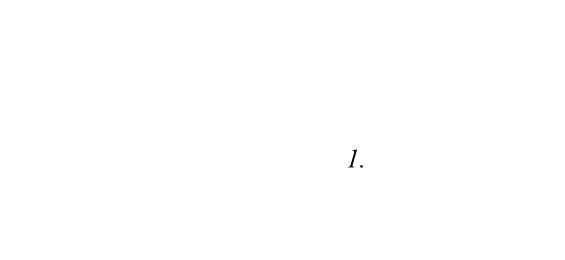
The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Thursday, May 8, 2025 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218. Following is the revised agenda for the meeting:

- 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. Discussion of Amenity Furniture
 - E. Field Operations Manager
- IV. Approval of Consent Agenda
 - A. Minutes of the April 10, 2025 Meeting
 - B. Financial Statements
 - C. Check Register
- V. Discussion of Speed Hump Cost Estimates

- VI. Consideration of Resolution 2025-05, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption
- VII. Discussion of CDD and HOA Committee
- VIII. Supervisor Requests
- IX. Audience Comments
- X. Next Scheduled Meeting Thursday, June 12, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- XI. Adjournment









Amenity Manager's Report

Prepared For

Tisons Landing

CDD

for the month of

May

2025



UPCOMING EVENTS

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Date: May 3rd 2pm to 4pm

May

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Event: Cinco De Mayo



UPCOMING EVENT

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Date: May 16th 7pm to 10pm

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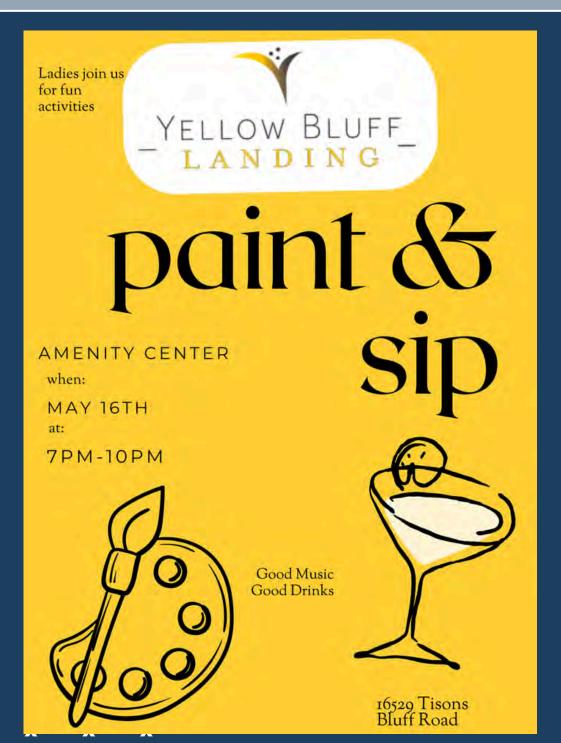
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Event: Paint and Sip - Ladies Night Out



UPCOMING EVENT

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Date: May 17th 7pm to 10pm

Event: Casino Night

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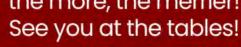
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CASINO NIGHT

Feeling lucky? Come out and join us for a fantastic night of fun, games, and great company at our Casino Night!

Whether you're a seasoned player or just looking to try your hand, there will be something for everyone – from poker to blackjack, roulette to craps, and plenty of prizes to be won! Enjoy the excitement, savor delicious snacks, and connect with neighbors for an evening you won't forget.

Don't miss out on the chance to experience a bit of Vegas right here in our community! Bring your friends and family 21 and older only – the more, the merrier!





16529 Tisons Bluff Road

PAST EVENT SUMMARY

X

Date: April 12th 2pm to 4pm

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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 fundamental was a second to see you there!

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PHOTOS FROM PAST EVENTS



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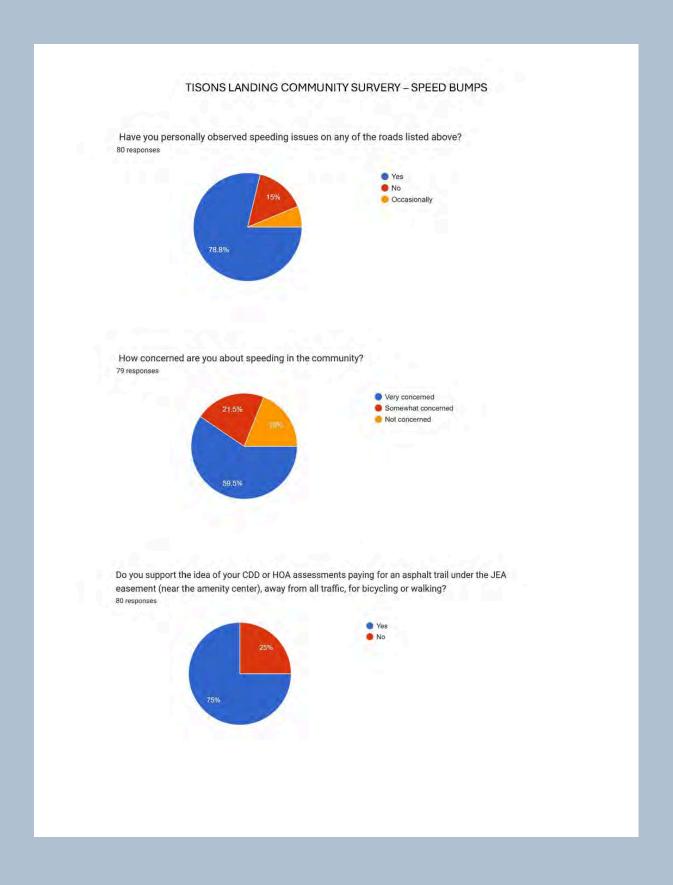




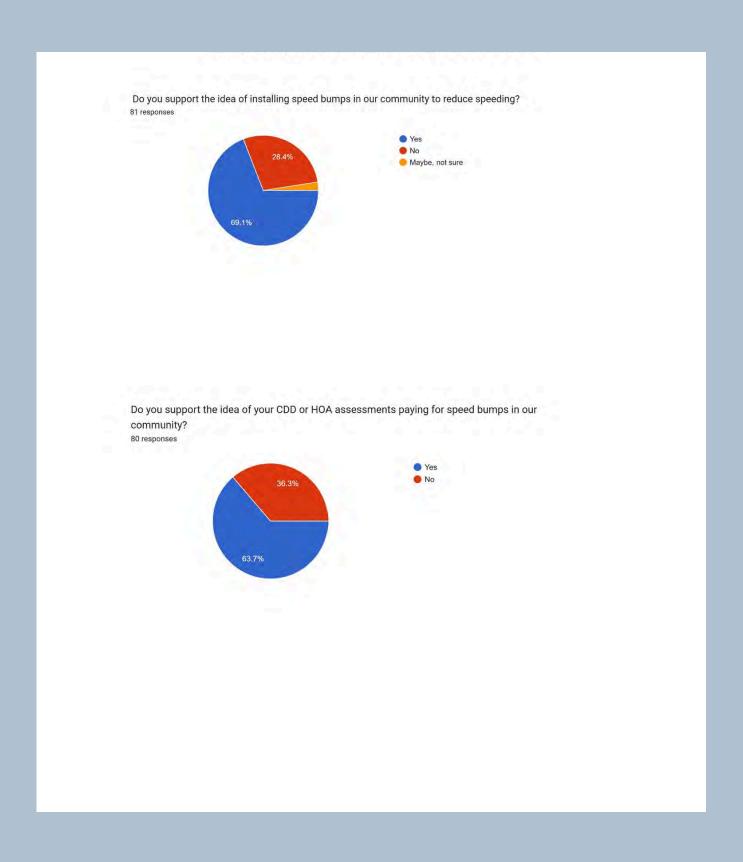




SPEED BUMP SURVEY RESULTS



SPEED BUMP SURVEY RESULTS



SPEED BUMP SURVEY RESULTS

TISONS LANDING COMMUNITY SURVERY - SPEED BUMPS

Do you have any additional comments, concerns, or suggestions about traffic calming measures in the neighborhood?

39 responses

Slowing people down to the speed limit would be a big help in assuring safety to pedestrians and children.

We should install a gate for the community and a traffic light at the front entrance, as there have been several accidents.

Adding speed bumps near the entrances where the school bus stops are as well

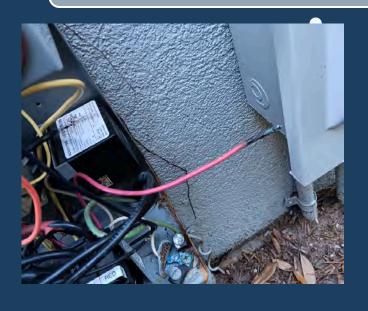
Add/paint actual crosswalks in the streets where crosswalks are and add pedestrian crossing signs at intersections.

Hiring traffic jso for a couple hours and couple times through the month on different days, it also could help with police presence and street parking. Cars, trailers just sitting in roads. Contesting the lanes



Irrigation Pump circuit shorting out daily

The circuit breaker for the irrigation pump at the amenity center was tripping almost every day. Staff was able to locate a wire that had become detached from a capacitor and was shorting out against the metal cover. The burnt tip of the wire was cut off and the wire was reconnected to the capacitor. This resolved the issue.



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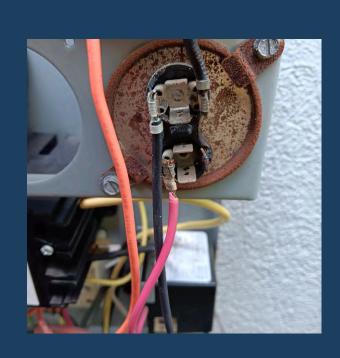
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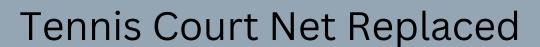
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A regular inspection of the tennis courts revealed that a hole was worn in one of the nets. Staff ordered and installed a new net.



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NEW RACK FOR GYM MATS

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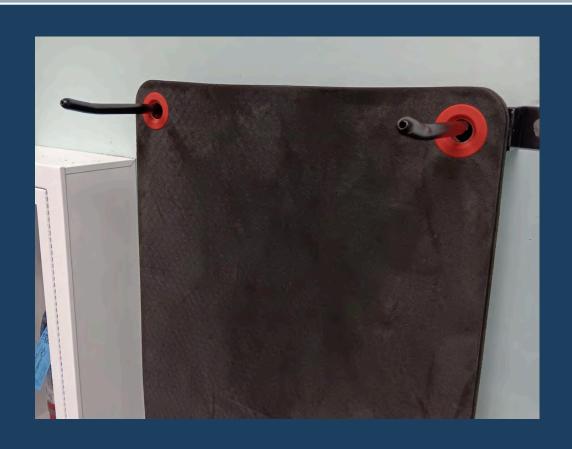
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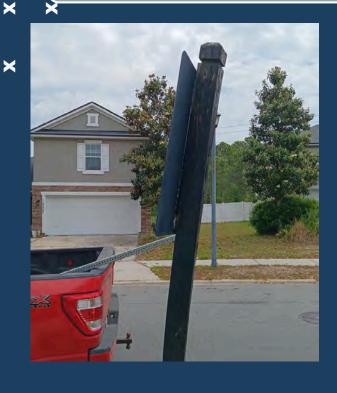
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Staff noticed that the exercise mats were slipping off of the rack that held them. The rack was coming loose from the sheetrock anchor that was mounting it to the wall. A more sturdy rack was ordered and installed



POCKET PARK SIGN POST REPLACED

Staff noticed that a post that was supporting a sign at one of the pocket parks was warped. The wooden post was removed and replaced with a metal sign post.



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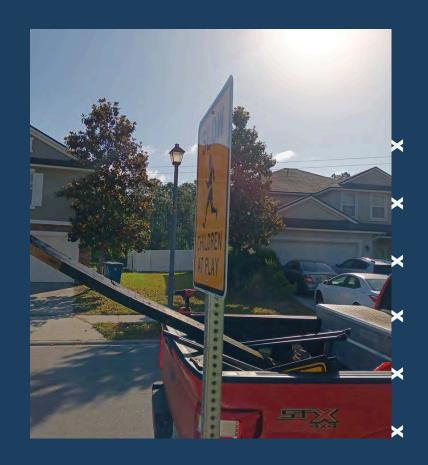
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X

Status of Tempools Inc project to resurface the spray feature pool

×

X

X

X

Tempool Inc. has placed orders for the new pool tile and copping from its suppliers. An application for a building permit has been submitted to the appropriate municipal authority. The permit number is B-25-273560.000. The permit is in a review status. The contractor is ready to begin work as soon as the permit is approved.



Sod project status

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X

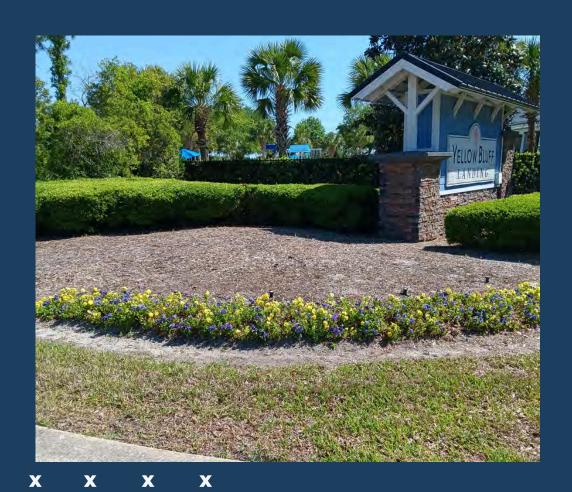
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The Board asked staff to have Lawnboy sod the bare spot in front of the entrance sign at Yellow Bluff Rd. The cost of this project is \$1,435. The Board Chair has approved this expenditure. The flower bed will be relocated to a position up against the hedges at the entrance. This will require some reconfiguring of the irrigation, but will result in a more aesthetically appealing arrangement. This project should be completed by the middle of May.



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



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PRESENTATION AND PROPOSAL /////



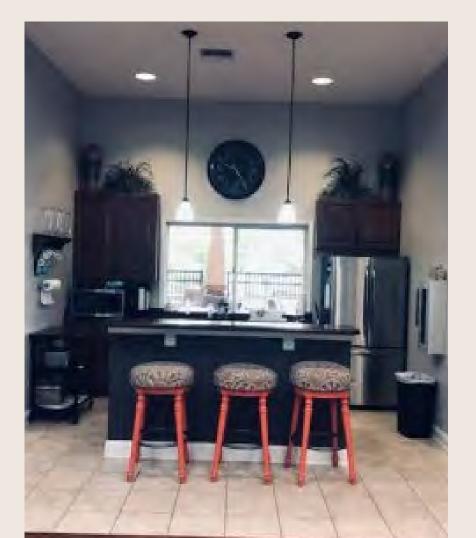
ABOUT

US



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!





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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

625 Palencia Club Dr St Augustine, FL



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!

835 Parkland Trail, St. Augustine, FL







TABLE CHAIRS

E-TOWN





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, <u>a high-tech fitness</u> center with an outdoor yoga lawn, a rooftop patio, kids playground, gathering spaces, and dog park.

E Town Place, St. Augustine, FL

MARKLAND



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

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.



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.

OPTIONS







\$825 pack 3



- **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

\$59.99



- **Materials:** light weight aluminum welded aluminun frame, light weight ashwood constuction, fiberglass polyproplene 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



\$139.95



\$54.99

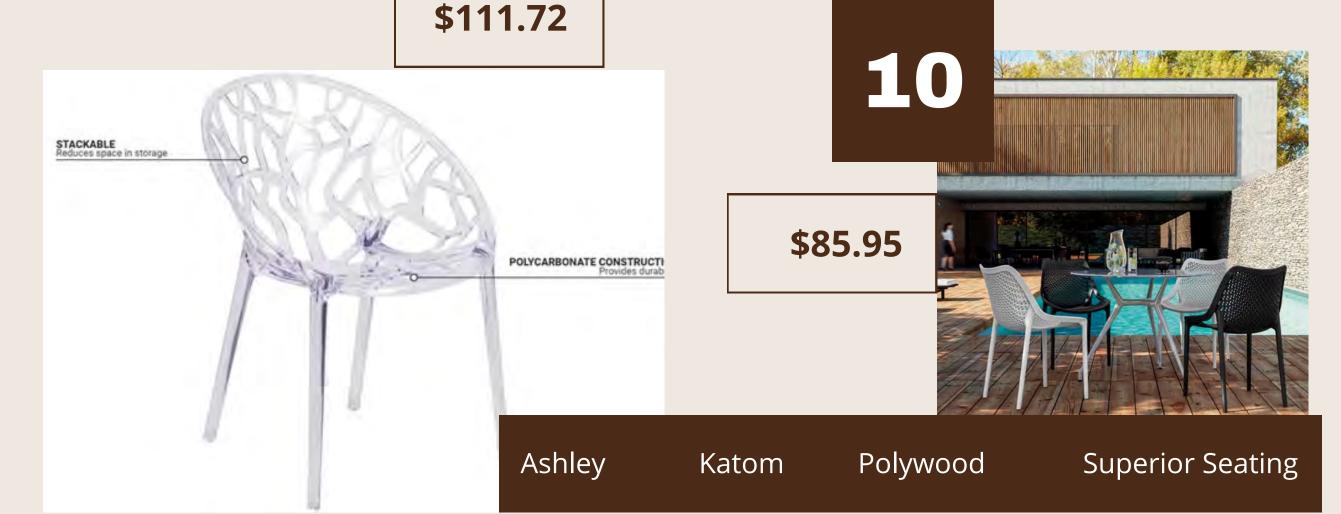


CHAIR Choice #1 Extended + protection Ashley Furnition Choices #2 #4 manufactures warranty and #3 Polywood warranty.

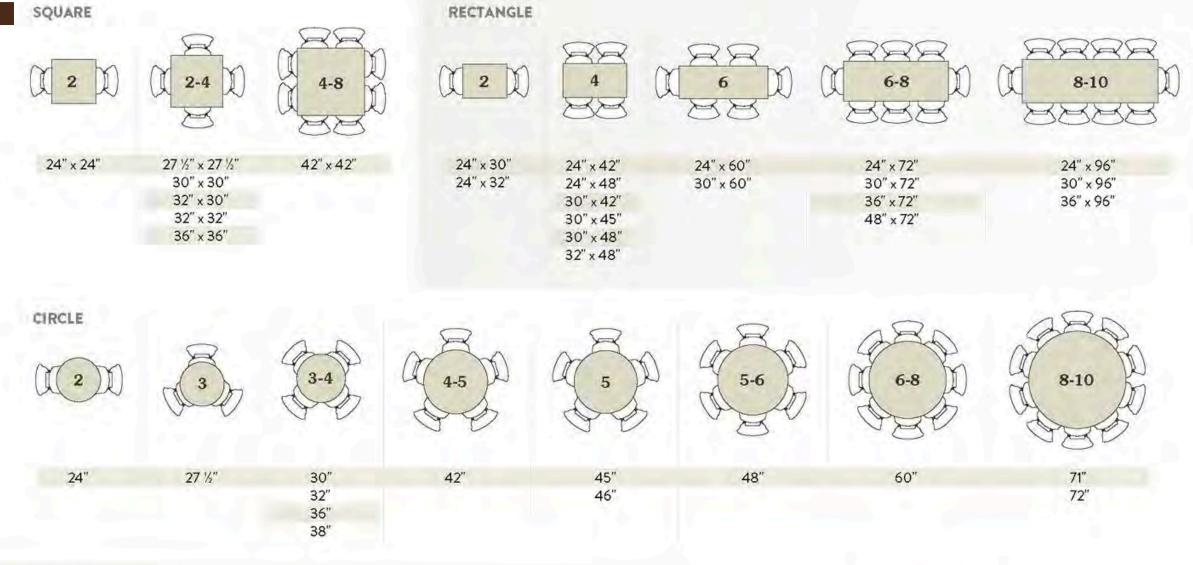
- Materials: Wicker, Polycarbonate construction, Polywood and Resin
- **Design:** from coastal, rustic to banquet hall.
- Size: All four choices offer weight capacity 300lb or over. Choice #2 700lb weight capacity
- Warranties:
- Choice #1 Extended + protection Ashley Furniture



\$325.00



SEATING GUIDE SQUARE



SEMINAR





Table planning made simple.

Use this guide to help determine the best table

OPTION 2

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, UVresistant, 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



12

OPTION 3

I

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

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.



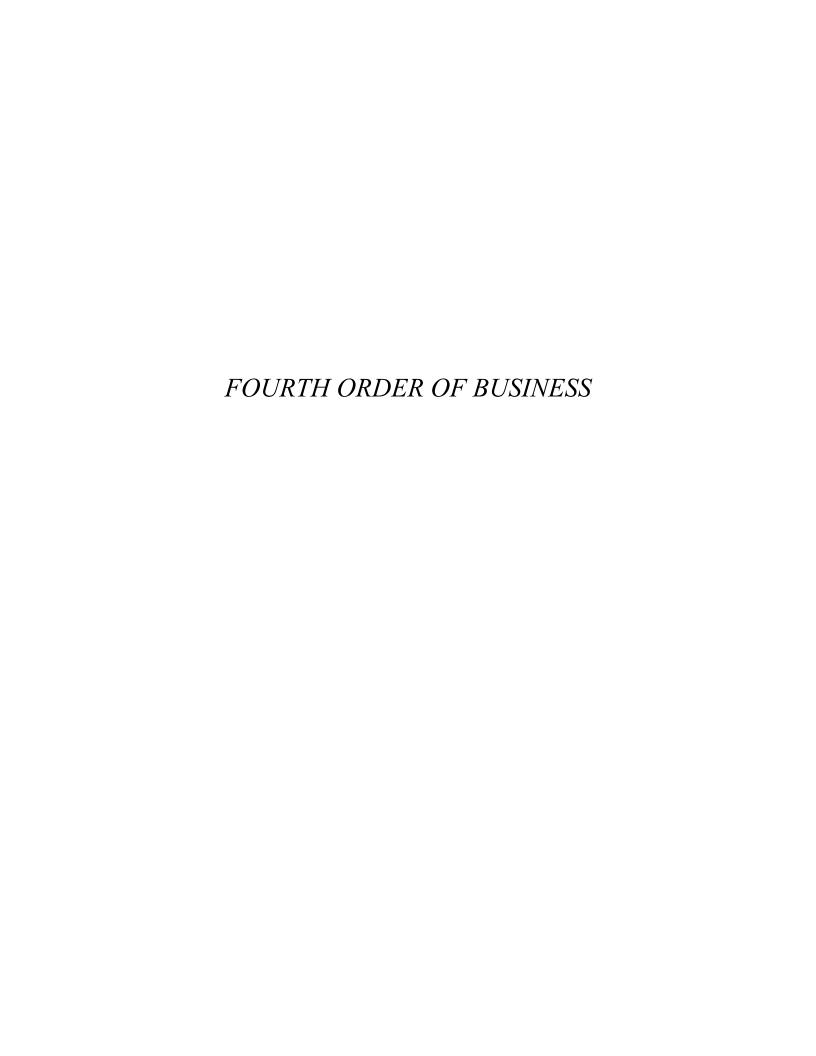
Durable resin construction with reinforced steel frame • Features an elegantItalian "Chiavari" design with polished black finish • Highly portable and easy to store • Leg cross bracing improves stability with 500 lb. capacity • Perfectfor elegant events including banquets,

receptions, and weddings

TABLES: \$268.99 x 6= \$1,613.94 Chairs: \$54.49 x 36 = \$1,961.64 TOTAL COST: \$3,575.58

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.



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, April 10, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

Monica Timmons	Chairperson
Linda Waldhauer	Supervisor
Ann Schaffer	Supervisor
Michael Evans	Supervisor

Also present were:

Daniel Laughlin	District Manager
Scott Cochran by phone	District Counsel

Tim Harden Field Operations Manager

Elizabeth Myers Amenity Manager
Dana Harden Vesta Property Services

The following is a summary of the discussions and actions taken at the April 10, 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 had nothing from the engineer.

B. District Counsel

Mr. Cochran stated he had nothing specific for the board but offered to answer any questions they may have.

Ms. Waldhauer asked if you lose an ID card after paying the \$30 for four cards, do you still have to pay. Mr. Laughlin stated you do, and it is in the policies.

C. District Manager

Mr. Laughlin stated he sent a letter to the City Commissioner regarding funding for the speed bumps and he has yet to hear back. He noted the speed bumps are \$3,000 and they recommend one every 400 feet. They will need to draw a map of where they want the speed bumps.

Mr. Evans noted if they put them every 400-feet, there might be issues with residents' driveways.

Ms. Schaffer stated if they put them through the community, they run risk of damaging residents' cars. Mr. Laughlin stated if they decide to go through with the installation, they will send an email blast out to inform residents speed bumps will be added.

Ms. Timmons stated the speeding has become a severe issue in the community and believes they need the speed bumps.

Mr. Laughlin asked if the board wanted to send a survey to the community or get the map together to send to the county. Ms. Harden stated they will get a map together before the next meeting. Mr. Evans stated he will work on the map with Staff.

Ms. Timmons would also like to see a survey at the next meeting.

D. Amenity Manager

1. Report

Ms. Myers presented the Amenity Manager's report. She stated they have an Easter event on Saturday with many activities for the kids and families. There was a great turnout for the St. Patty's Day event, and they hope to keep that event going. They hosted a movie event that was moved indoors due to the cold weather. But they still had a full house. Ms. Myers added everyone loved the April Fools events and was surprised to see as many adults attending as there was.

My. Myers noted all pool monitors have been hired and are working.

2. Amenity Furniture Estimates

My. Myers presented the amenity furniture estimates. She showed pictures to the board of neighboring district's pool furniture. She recommends picking a lighter color because the flooring is dark. She did not add the coastal table in the budget because they need to get the basic furniture picked out before they accessorize.

Mr. Evans stated the furniture needs to be durable.

Ms. Myers stated if they choose the wood table, they will have to perform yearly maintenance on it, but if they choose the resin table, they will not. If they choose the laminate, they will need to be covered because it looks like a cafeteria. Ms. Timmons commented that the laminate table looks to be unstable.

Ms. Myers stated for the 48' tables, the recommend 5 to 6 chairs, and she recommends 6 to fit more people.

Ms. Waldhauer stated she likes the resin the best because the wood would be too expensive with the maintenance.

Mr. Evans stated they need to choose the chairs that go with the table.

Ms. Waldhauer believes they should go with the resin chairs because they hold the most weight.

The Board was uncertain if they wanted chairs with arms or without. Ms. Timmons stated if the chair has two models, they cand get some of both. There will be 6 tables and 36 chairs.

Mr. Evans made a motion to table this discussion until the next meeting.

This item was tabled for the next meeting, with staff to bring more table and chair options.

E. Field Operations Manager – Proposals to Mulch the Amenity Center

Mr. Harden presented the Operation Manager's Report. He stated they have prepared the pool for the pool season. The tile that was missing has now been replaced and the pool tile is in good shape. He noted they replaced some flow meters that were not measuring properly. There was a sign on the playground that was fading and has now been replaced.

Mr. Harden stated all the paperwork for the new surface on the pool has been submitted to the city and they are just waiting on them to be approved.

Mr. Harden presented the proposal to mulch the Amenity Center totaling \$5,100. Mr.

Laughlin noted they have \$15,000 in the budget for mulch, and they have not used any of it yet.

On MOTION by Ms. Timmons seconded by Ms. Schaffer with all in favor the proposal to Mulch the Amenity Center NTE \$5,100 was approved.

Mr. Harden presented different pool tiles to the board for discussion.

The Board discussed the different colored tiles and made the following motion.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons with all in favor Seabreeze for the pool color tile 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 \$52,014.47 were included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS Discussion of the Fiscal Year 2026 Budget

Mr. Laughlin presented the fiscal year 2026 Budget. He stated there is no increase being proposed. For total administrative costs, there is a \$2,000 increase, community operations are decreased to \$277 and the total for amenity operations was increased to \$316.

Ms. Myers noted there is a waste disposal service she would like the board to start considering.

SIXTH ORDER OF BUSINESS Discussion of CDD and HOA Collaboration

Mr. Evans stated he researched how they could work with the HOA in accordance with the Sunshine Law. He would like to have a joint committee to discuss issues.

Mr. Cochran stated even if the committee were all residents, they would still fall under the Sunshine Law because they are considered a "leg" of the Board.

Mr. Evans stated everything they would talk about in the meetings; they would report it back to the board.

Ms. Waldhauer stated she wants the HOA and the Board to be separate from each other.

Ms. Timmons showed concern about how the financials would be paid. She does not want to have to pay twice, when the HOA only pays once.

Mr. Evans believes having this committee would allow them to talk about certain items for a longer time.

Mr. Laughlin stated they can hold special meetings whenever they need.

This item was tabled for the time being.

SEVENTH ORDER OF BUSINESS Supervisor Requests

Ms. Waldhauer asked if they can add bullet points to the agenda.

Mr. Laughlin stated the board needs to start thinking about if they want to add internet in the amenity center.

EIGHTH ORDER OF BUSINESS Audience Comments

Jill Graby (16227 Stanis Ct.) noted the HOA's budget is much smaller than the CDD's. She does not believe there will be much for them to discuss with each other. She asked if there was anyone that could reupholster the bar seats.

NINTH ORDER OF BUSINESS	Next Scheduled Meeting - Thursday, May
	8, 2025, at 6:00 p.m. at the Yellow Bluff
	Amenity Center

TENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary	Chairman/Vice Chairman	

Secretary/Assistant Secretary

Chairman/Vice Chairman



Community Development District

Unaudited Financial Reporting

March 31, 2025



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1	Balance Sheet
2-3	General Fund
4	Capital Reserve Fund
5	Debt Service Fund Series 2016
6-7	Month to Month
8	Long Term Debt Report
9	Assessment Receipt Schedule

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

		General	De	ebt Service	Сар	ital Reserve		Totals
		Fund		Fund		Fund	Go	vernmental Funds
Accepto								1 unus
Assets: Cash:								
Operating Account	\$	18,737	\$	_	\$	_	\$	18,737
Capital Reserve Account	Ψ	-	Ψ	_	Ψ	409	Ψ	409
dapitai Nebel ve Neebane						10)		103
Accounts Receivable		600		-		-		600
Due from General Fund		-		1,889		-		1,889
<u>Investments:</u>								
State Board Administration (SBA)		831,318		-		214,735		1,046,054
<u>Series 2016-1</u>								
Reserve		_		149,668		_		149,668
Revenue		_		385,620		_		385,620
Redemption		_		3		_		3
Redemption				3				9
<u>Series 2016-2</u>								
Reserve		-		43,761		-		43,761
Prepayment		-		45,621		-		45,621
.		4.202						4.202
Deposits		4,202		-		-		4,202
Total Assets	\$	854,858	\$	626,562	\$	215,144	\$	1,696,564
Liabilities:								
Accounts Payable	\$	30,387	\$	_	\$	_	\$	30,387
Accrued Expenses	*	2,837	4	_	*	_	4	2,837
Due to Debt Service		1,889		-		-		1,889
Total Liabilites	\$	35,112	\$	•	\$	•	\$	35,112
Fund Balance:								
Nonspendable:								
Deposits	\$	4,202	\$	-	\$	-	\$	4,202
Restricted for:								
Debt Service - Series 2016		-		626,562		-		626,562
Assigned for:								
Capital Reserve Fund		-		-		215,144		215,144
Unassigned		815,543		-		-		815,543
Total Fund Balances	\$	819,746	\$	626,562	\$	215,144	\$	1,661,452
Total Liabilities & Fund Balance	\$	854,858	\$	626,562	\$	215,144	\$	1,696,564

Community Development District

General Fund

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

		Adopted	Pror	ated Budget		Actual			
		Budget	Thr	u 03/31/25	Thr	ru 03/31/25	I	⁷ ariance	
Revenues:									
	ď	054540	ф	050.710	¢	050.710	ď		
Special Assessments - On Roll	\$	854,540	\$	850,710	\$	850,710	\$	2 (20	
Clubhouse Income		2,000		1,000		3,620		2,620	
Interest Income Other Income		10,000		5,000		14,393		9,393	
		-		-		-		-	
Total Revenues	\$	866,540	\$	856,710	\$	868,722	\$	12,013	
Expenditures:									
General & Administrative:									
Supervisor Fees	\$	12,000	\$	6,000	\$	4,000	\$	2,000	
PR-FICA		918		459		306		153	
Engineering		3,000		1,500		845		655	
Attorney		15,000		7,500		5,446		2,055	
Annual Audit		3,200		3,200		3,200		-	
Assessment Administration		2,500		2,500		2,500		-	
Arbitrage Rebate		1,200		-		-		-	
Dissemination Agent		1,000		500		600		(100)	
Trustee Fees		3,725		-		-		-	
Management Fees		45,000		22,500		22,500		-	
Information Technology		1,600		800		800		0	
Website Maintenance		1,600		800		800		0	
Telephone		350		175		55		120	
Postage & Delivery		1,000		500		2		498	
Insurance General Liability		11,733		11,733		10,910		823	
Printing & Binding		2,000		1,000		102		898	
Legal Advertising		2,500		1,250		610		640	
Other Current Charges		1,000		500		200		300	
Office Supplies		500		250		0		250	
Dues, Licenses & Subscriptions		175		175		175		-	
Total General & Administrative	\$	110,001	\$	61,342	\$	53,051	\$	8,291	
Operations & Maintenance									
Community Operations									
Insurance (Property)	\$	24,738	\$	24,738	\$	22,201	\$	2,537	
Field Management & Administration (Vesta)		37,179		18,590		18,590		-	
Security Off Duty (JSO)		2,500		-		-		-	
Security Camera Monitoring (Envera / Hi-Tech)		16,377		8,189		5,889		2,299	
Landscape Maintenance (LawnBoy)		59,690		29,845		26,544		3,301	
Landscape Mulch		15,000		-		-		-	
Landscape Fertilization (Agro Pro)		19,332		9,666		9,666		0	
Irrigation Repairs and Maintenance		10,000		5,000		3,423		1,578	
Landscape Repairs and Maintenance		7,000		3,500		2,229		1,271	
Lake Maintenance (The Lake Doctor)		11,428		5,714		4,824		890	
Utilities-Cable (Comcast)		1,680		840		740		100	
Utilities-Electric (JEA)		1,800		900		660		240	
Utilities-Irrigation (JEA)		30,000		15,000		6,597		8,403	
Community Repairs and Maintenance		20,000		10,000		2,482		7,518	
Community Operations Contingency		5,000		2,500		-		2,500	
Capital Improvement Plan		22,500		11,250		-		11,250	
Subtotal Community Operations Expenditures	\$	284,224	\$	145,731	\$	103,845	\$	41,886	

Community Development District

General Fund

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

		Adopted	Pro	rated Budget		Actual	
		Budget	Thi	ru 03/31/25	Thi	ru 03/31/25	Variance
Amenity Operations Expenditures							
Amenity Manager (Vesta)	\$	102,210		51,105	\$	51,105	\$ -
Pool Maintenance (Vesta)		33,150		16,575		16,575	-
Janitorial Maintenance (Vesta)		33,099		16,550		16,550	-
Janitorial Supplies (Vesta)		4,058		2,029		2,029	(0)
Amenity Website (Vesta)		3,000		1,500		1,500	-
Seasonal Office Staffing (Vesta)		13,753		6,876		6,876	-
Security Camera Monitoring (Envera/High-Tech)		13,761		6,880		6,880	-
Pool Chemicals (Hawkins)		15,000		7,500		5,257	2,243
License / Permit Fees		600		-		-	-
Utilities-Cable (Comcast)		6,600		3,300		3,050	250
Utilities-Electric (JEA)		17,410		8,705		5,102	3,603
Utilities-Water/Sewer (JEA)		12,000		6,000		7,892	(1,892)
Refuse Service (Republic Services)		7,200		3,600		4,299	(699)
Pest Control		1,000		500		300	200
Amenity Repairs and Maintenance		15,400		7,700		6,771	929
Fitness Equipment Maintenance		1,000		500		930	(430)
Special Events		23,500		8,469		8,469	(100)
Amenity Supplies		5,000		2,500		719	1,781
Amenity Operations Contingency		2,000		1,000		-	1,000
Capital Outlay		-		-		4,490	(4,490)
Subtotal Amenity Operations Expenditures	\$	309,740	\$	151,289	\$	148,794	\$ 2,496
Total Operations & Maintenance	\$	593,964	\$	297,020	\$	252,639	\$ 44,382
Total Expenditures	\$	703,966	\$	358,363	\$	305,690	\$ 52,673
Excess (Deficiency) of Revenues over Expenditure	\$	162,574	\$	498,347	\$	563,032	\$ 64,685
Other Financing Sources/(Uses):							
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	\$	-	\$	335,773	\$	400,458	\$ 64,685
Fund Balance - Beginning	\$	-			\$	419,287	
Fund Balance - Ending	\$				\$	819,746	
runu dalance - Enuing	Ф	-			Þ	819,740	

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 03/31/25	Thr	u 03/31/25	7	/ariance
<u>Revenues</u>							
Interest	\$ 3,353	\$	1,677	\$	3,666	\$	1,990
Total Revenues	\$ 3,353	\$	1,677	\$	3,666	\$	1,990
Expenditures:							
Christmas Décor	\$ -	\$	-	\$	9,640	\$	(9,640)
Well Motor	-		-		12,640		(12,640)
Miscellaneous Services	52,000		26,000		275		25,725
Total Expenditures	\$ 52,000	\$	26,000	\$	22,555	\$	3,445
Excess (Deficiency) of Revenues over Expenditure	\$ (48,647)	\$	(24,324)	\$	(18,889)	\$	5,435
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	\$	138,251	\$	143,685	\$	5,435
Fund Balance - Beginning	\$ 95,340			\$	71,459		
Fund Balance - Ending	\$ 209,267			\$	215,144		

Community Development District

Debt Service Fund Series 2016A-1 & A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 03/31/25	Thr	ru 03/31/25	V	ariance
Revenues:								
Special Assessments - On Roll	\$	381,936	\$	380,224	\$	380,224	\$	-
Interest Income		7,500		3,750		9,020		5,270
Total Revenues	\$	389,436	\$	383,974	\$	389,243	\$	5,270
Expenditures:								
<u>Series 2016A-1</u>								
Interest - 11/01	\$	51,417	\$	51,417	\$	51,417	\$	-
Interest - 05/01		51,417		-		-		-
Principal - 05/01		195,000		-		-		-
<u>Series 2016A-2</u>								
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 Expenditur	€ \$	10,177	\$	314,344	\$	314,614	\$	270
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	10,177	\$	314,344	\$	314,614	\$	270
Fund Balance - Beginning	\$	148,125			\$	311,948		
Fund Balance - Ending	\$	158,302			\$	626,562		
Tuna Balance Bliding	Ψ	100,002			Ψ	020,502		

Tison's Landing Community Development District Month to Month

	 Oct		Nov	Dec		Jan	Feb	Mar	ch	April	May	June	July	Aug	Sept	Total
Revenues:																
Special Assessments - On Roll	\$ -	\$ 43	1,582	\$ 796,706	\$ 5	525	2,670	\$ 4,22	7 \$	- \$	- \$	- \$	- \$	- \$	- \$	850,710
Clubhouse Income	-		1,185	385		-	-	2,05	0	-	-	-	-	-	-	3,620
Interest Income	1,513		1,265	1,986	3	439	3,020	3,17	0	-	-	-	-	-	-	14,393
Other Income	-		-	-		-	-		-	-	-	-	-	-	-	-
Total Revenues	\$ 1,513	\$ 44	,032	\$ 799,078	\$ 8,	965 9	5,689	\$ 9,44	6 \$	- \$	- \$	- \$	- \$	- \$	- \$	868,722
Expenditures:																
General & Administrative:																
Supervisor Fees	\$ -	\$	1,000	\$ 1,000	\$	- \$	1,000	\$ 1,00	0 \$	- \$	- \$	- \$	- \$	- \$	- \$	4,000
PR-FICA	-		77	77		-	77	7	7	-	-	-	-	-	-	306
Engineering	-		-	845		-	-		-	-	-	-	-	-	-	845
Attorney	500		930	679		500	1,307	1,53	0	-	-	-	-	-	-	5,446
Annual Audit	-		-	-	3	200	-		-	-	-	-	-	-	-	3,200
Assessment Administration	2,500		-	-		-	-		-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-		-	-		-	-		-	-	-	-	-	-	-	-
Dissemination Agent	183		83	83		83	83	8	3	-	-	-	-	-	-	600
Trustee Fees	-		-	-		-	-		-	-	-	-	-	-	-	-
Management Fees	3,750	3	3,750	3,750	3	750	3,750	3,75	0	-	-	-	-	-	-	22,500
Information Technology	133		133	133		133	133	13	3	-	-	-	-	-	-	800
Website Maintenance	133		133	133		133	133	13	3	-	-	-	-	-	-	800
Telephone	8		19	-		18	11		-	-	-	-	-	-	-	55
Postage & Delivery	-		2	-		-	-		-	-	-	-	-	-	-	2
Insurance General Liability	10,810		-	100		-	-		-	-	-	-	-	-	-	10,910
Printing & Binding	38		-	38		5	5	1	5	-	-	-	-	-	-	102
Legal Advertising	-		200	-		203	104	10	4	-	-	-	-	-	-	610
Other Current Charges	24		53	13		-	29	8	2	-	-	-	-	-	-	200
Office Supplies	-		0	-		-	-		-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175		-	-		-	-		-	-	-	-	-	-	-	175
Total General & Administrative	\$ 18,255	\$ 6	,381	\$ 6,852	\$ 8,	027	6,631	\$ 6,90	7 \$	- \$	- \$	- \$	- \$	- \$	- \$	53,051

Tison's Landing Community Development District Month to Month

	Oct	t No	v Dec	Jan	Feb	March	Apri	l Ma	ay	June	July	Aug	Sept	Total
Operations & Maintenance														
Community Operations														
Insurance (Property) \$	22,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	22,201
Field Management & Administration (Vesta)	3,098			3,098	3,098	3,098	Ψ -	Ψ -	. ¥	- y	- ψ	- ψ	- 4	18,590
Security Off Duty (JSO)	3,070	3,070	3,070	3,070	3,070	3,070					_			10,570
Security Camera Monitoring (Envera / Hi-Tecl	1,265	2,031	648	648	648	648					_			5,889
Landscape Maintenance (LawnBoy)	4,424			4,424	4,424	4,424								26,544
Landscape Mulch	1,121	1,121	1,121	1,121	1,121	1,121					_			20,511
Landscape Fertilization (Agro Pro)	1,611	1,611	1,611	1,611	1,611	1,611					_			9,666
Irrigation Repairs and Maintenance	1,011	853	•	1,011	1,235	1,011				_	_	_	_	3,423
Landscape Repairs and Maintenance	372		•	372	372	372					_			2,229
Lake Maintenance (The Lake Doctor)	804			804	804	804					_			4,824
Utilities-Cable (Comcast)	123			123	123	123								740
Utilities-Electric (JEA)	102			133	101	106	_		_		_	_	_	660
Utilities-Irrigation (JEA)	1,331			1,094	1,118	953	_				_			6,597
Community Repairs and Maintenance	1,551	330		1,138	309	294					_			2,482
Community Operations Contingency	-	330		1,130	309	234							-	2,402
Capital Improvement Plan											-			
Subtotal Field Expenditures \$	35,331	\$ 14,741	\$ 14,051	\$ 13,444	\$ 13,844	\$ 12,433	\$ -	\$	- \$	- \$	- \$	- \$	- \$	103,845
Amenity Operations Expenditures														
Amenity Manager (Vesta) \$	8,518			\$ 8,518			\$ -	\$ -	\$	- \$	- \$	- \$	- \$	
Pool Maintenance (Vesta)	2,763	2,763	2,763	2,763	2,763	2,763	-		-	-	-	-	-	16,575
Janitorial Maintenance (Vesta)	2,758	2,758	2,758	2,758	2,758	2,758	-		-	-	-	-	-	16,550
Janitorial Supplies (Vesta)	338			338	338	338	-		-	-	-	-	-	2,029
Amenity Website (Vesta)	250	250	250	250	250	250	-		-	-	-	-	-	1,500
Seasonal Office Staffing (Vesta)	1,146	1,146	1,146	1,146	1,146	1,146	-		-	-	-	-	-	6,876
Security Camera Monitoring (Envera/High-Te	1,147	1,147	1,147	1,147	1,147	1,147	-		-	-	-	-	-	6,880
Pool Chemicals (Hawkins)	925	783	738	439	959	1,413	-		-	-	-	-	-	5,257
License / Permit Fees	-	-	-	-	-	-	-		-	-	-	-	-	-
Utilities-Cable (Comcast)	504	504	504	513	513	513	-		-	-	-	-	-	3,050
Utilities-Electric (JEA)	937	828	945	754	689	948	-		-	-	-	-	-	5,102
Utilities-Water/Sewer (JEA)	4,380	1,465	174	182	199	1,491	-		-	-	-	-	-	7,892
Refuse Service (Republic Services)	569	968	565	729	731	736	-		-	-	-	-	-	4,299
Pest Control	50	50	50	50	50	50	-		-	-	-	-	-	300
Amenity Repairs and Maintenance	987	316	419	3,573	158	1,319	-		-	-	-	-	-	6,771
Fitness Equipment Maintenance	-	330	-	-	600	-	-		-	-	-	-	-	930
Special Events	3,084	876	1,974	423	324	1,787			-	-	-	-	-	8,469
Amenity Supplies	354			34	100	122	-		-	-	-	-	-	719
Amenity Operations Contingency	-	-	-	-	-	-	-		-	-	-	-	-	-
Capital Outlay	-	-	4,490	-	-	-	-		-	-	-	-	-	4,490
Subtotal Amenity Expenditures \$	28,708	\$ 23,134	\$ 26,792	\$ 23,617	\$ 21,243	\$ 25,298	\$ -	\$	- \$	- \$	- \$	- \$	- \$	148,794
T. 10 0111	(1000	A 0=0=0		A 000011		A 0==04	•	•						0.000
Total Operations & Maintenance \$	64,039	\$ 37,876	\$ 40,844	\$ 37,061	\$ 35,087	\$ 37,731	\$ -	\$	- \$	- \$	- \$	- \$	- \$	\$ 252,639
Total Expenditures \$	82,294	\$ 44,257	\$ 47,696	\$ 45,088	\$ 41,718	\$ 44,638	\$ -	\$	- \$	- \$	- \$	- \$	- \$	305,690
Excess (Deficiency) of Revenues over Exper \$	(80,781) \$) \$ 751,382	\$ (36,123)	\$ (36,029)	\$ (35,191)	\$ -	\$	- \$	- \$	- \$	- \$	- \$	5 563,032
	(00,701)) 	- (30,1 23)	(30,029)	y- (33,171)	· •	→	Ψ	- 				303,032
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)	\$ (36,029)	\$ (35,191)	\$ -	\$	- \$	- \$	- \$	- \$	_ 4	\$ 400,458
g y-	(00). 31	, , , , , , , ,	,	(00,-20)	. (0.0,0=2)	. (00,-71)			_			-	-	

Community Development District Long Term Debt Report

Original Bond Issuance: 8/12/2016		\$4,520,000.00
Term 1:	\$2,235,000	
	2.000%, 2.200%, 2.400%,	
Interest Rate:	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 Less: Special Call - 11/1/21		(\$180,000) (\$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)

Series 2016A-2, Subordinate Specia	al Assessment Revenue Refunding and Improve	ment 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

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%
			Discoumt/		Property			2016A-1& A-2	
Date	Distribution	Gross Amount	(Penalty)	Commission	Appraiser	Net Receipts	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
03/19/25	03/01-03/16/25	6,360.46	23.05	128.65	93.16	6,115.60	4,226.55	1,889.05	6,115.60
	TOTAL	\$ 1,328,174.35	\$ 52,595.45	\$ 25,540.32	\$ 19,104.94	\$ 1,230,933.64	\$ 850,709.91	\$ 380,223.73	\$ 1,230,933.64

	99.36%	Percent Collected
9	8,556.85	Balance Remaining to Collect

C.

Tison's Landing COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025

Check Register

GENERAL FUND

Date	check #'s	Amount		
3/1 - 3/31/25	3778-3797	\$	20,127.83	

TOTAL	\$	20,127.83
-------	----	-----------

CAPITAL RESERVE FUND

Date	check #'s	Amount		
3/4/2025	61	\$	12,640.00	

TOTAL	\$ 12,640.00

AP300R YEAR-T	-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGIS	TER RUN 4/04/25 I	PAGE
*** CHECK DATES 03/01/2025 - 03/31/2025 ***	TISONS LANDING GF		

1

TISONS LANDING GF
BANK A TISON LANDING

		BANK A TISON LANDING			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/04/25 00246	3/03/25 YBL02 202503 320-57200 ARTS/CRAFTS/SETUP/CLEAN	-49400	*	525.00	
		OBBLUDAZZI PRINTS			525.00 003778
3/04/25 00030	2/25/25 84957412 202503 320-57200 TV/INTERNET 3/4-4/3/25	-41050	*	512.96	
	2/28/25 84957412 202503 320-53800 INTERNET 3/2-4/1/25	-41050	*	123.35	
		COMCAST (AUTO PAY)			636.31 003779
3/04/25 00012	2/27/25 25-01049 202502 310-51300 BOARD OF SUPERVISORS MTG	-48000	*	103.50	
	Bornes of Borney Bond Into	DAILY RECORD + OBSERVER LLC			103.50 003780
3/04/25 00206	1/10/25 6956894 202501 320-57200 AZONE-EPA REG NO. 7870-1	-46500	*	490.12	
	1/10/25 6957085 202501 320-57200	-46500	*	30.00-	
	CREDIT BEHOR BEEDROIT	HAWKINS, INC.			460.12 003781
3/04/25 00186	3/01/25 420158 202503 320-57200 MAR 25 - ACCESS CONTR SY	-34502	*	60.00	
		HI-TECH SYSTEMS ASSOCIATES			60.00 003782
3/04/25 00249	3/03/25 31725 202503 320-57200 ST. PATRICKS DAY		*	500.00	
		METRO FOAM PARTY, DR. TERRY HORN			500.00 003783
3/04/25 00249	3/03/25 41225 202504 320-57200 EASTER EVENT		*	500.00	
		METRO FOAM PARTY, DR. TERRY HORN			500.00 003784
3/04/25 00137	3/02/25 254573B 202503 320-53800	-46800	*	804.00	
	MAR 25 - WATER MGMT	THE LAKE DOCTORS, INC.			804.00 003785
3/17/25 00161	2/28/25 19244 202502 320-53800 FEB 25 COMM TURF/ORNAMEN	-46203	*	1,610.98	
		AGROWPRO INC.			1,610.98 003786
3/17/25 00101	11/20/24 33598 202411 320-57200 NOV 24 PREVENTATIVE MAIN	-46900	*	400.00	
	2/28/25 34361 202502 320-57200 FEB 25 PREVENTATIVE MAIN	-46900	*	200.00	
	THE DO THE VENTILLA PARTIE	ALLWAYS IMPROVING LLC			600.00 003787

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AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/04/25 PAGE 2
*** CHECK DATES 03/01/2025 - 03/31/2025 *** TISONS LANDING GF

*** CHECK DATES	03/01/2025 - 03/31/2025 ***	TISONS LANDING GF BANK A TISON LANDING			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACC	VENDOR NAME I# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/17/25 00116	12/12/24 18061 202412 320-5720 BACKFLOW TEST	00-46000	*	157.50	
	Biori Ion 1161	BOB'S BACKFLOW & PLUMBING S	SERVICES		157.50 003788
3/17/25 00004	3/01/25 464 202503 310-5130 MAR 25 - MGMT FEES	00-34000	*	3,750.00	
	3/01/25 464 202503 310-5130 MAR 25 - WEBSITE ADMIN	00-49500	*	133.33	
	MAR 25 - WEBSITE ADMIN 3/01/25 464 202503 310-5130 MAR 25 - IT	00-35100	*	133.33	
	3/01/25 464 202503 310-5130 MAR 25 - DISSEMINATION	00-31200	*	83.33	
	3/01/25 464 202503 310-5130 MAR 25 - COPIES	00-42500	*	14.85	
	MAR 25 - COPIES	GOVERNMENTAL MANAGEMENTS SE	RVICES		4,114.84 003789
3/17/25 00206	3/04/25 7000451 202503 320-5720 AZONE-EPA REG NO. 7870-	00-46500	*	401.40	
	AZONE-EFA REG NO. 7670				401.40 003790
3/17/25 00015	3/04/25 89708215 202502 320-5380	00-43000	*	101.38	
	ELECTRIC 1/30-2/28/25 3/04/25 89708215 202502 320-5720 ELECTRIC 1/30-2/28/25	00-43000	*	689.35	
	3/04/25 89708215 202502 320-5380 IRRIGATION 1/29-2/27/2!	00-43100	*	1,118.43	
	3/04/25 89708215 202502 320-5720 SEWER 2/3-3/4/25	00-43100	*	128.67	
	3/04/25 89708215 202502 320-5720 WATER 2/3-3/4/25	00-43100	*	70.64	
	WAILR 2/3-3/4/23	JEA (AUTO PAY)			2,108.47 003791
3/17/25 00052		00-46200	*	4,424.00	
	2/24/25 9320 202502 320-5380 ADD WEEDS MGMT	00-46201	*	240.00	
	2/24/25 9320 202502 320-5380	00-46201	*	131.50	
	MONTHLY MOW	LAWNBOY LAWN SERVICES, INC.			4,795.50 003792
	2/06/25 YBL03 202504 320-5720	 00-49400	*	300.00	
	FACE PAINTING SVCS	0BBLUDAZZI PRINTS			300.00 003793
3/25/25 00205	4/12/25 04122025 202504 320-5720		*	1,000.00	
	BOUNCE HOUSES	BOUNCERS, SLIDES AND MORE I	INC		1,000.00 003794

TISO TISON

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AP300R YEAR-TO-DA	TE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER	RUN	4/04/25	PAGE	3
*** CHECK DATES 03/01/2025 - 03/31/2025 ***	TISONS LANDING GF				

BANK A TISON LANDING

	BANK A TISON LANDIN	G	
CHECK VEND# DATE	INVOICEEXPENSED TO VEND DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	OR NAME STATUS	AMOUNTCHECK AMOUNT #
3/25/25 00229	3/20/25 8 202504 320-57200-49400 EASTER EGG HUNT	*	250.00
	MAXIMUM ENTERTAI 2/16/25 0687-001 202503 320-57200-43200	NMENT TRIVIA	250.00 003795
3/25/25 00077	2/16/25 0687-001 202503 320-57200-43200	*	736.38
	WASTE 3/1-3/31/25 REPUBLIC SERVICE	S #687 (AUTO PAY)	736.38 003796
3/25/25 00152	3/03/25 55693990 202502 320-53800-46000	*	18.34
	GAS FOR PRESSURE WASHER 3/03/25 55693990 202502 320-53800-46000	*	18.54
	GAS FOR PRESSURE WASHER 3/03/25 55693990 202502 320-53800-46000	*	2.45
	HARDWARE 3/03/25 55693990 202502 320-53800-46000	*	.19-
	GAS FOR PRESSURE WASHER 3/03/25 55693990 202502 320-57200-49400	*	65.99
	PAINT PARTY 3/03/25 55693990 202502 320-57200-49400	*	42.74
	EASTER 3/03/25 55693990 202502 320-57200-49400	*	49.99
	EASTER 3/03/25 55693990 202502 320-57200-49400	*	115.92
	VALENTINE DAY 3/03/25 55693990 202502 320-57200-49400	*	13.59
	PAPER PRODUCTS 3/03/25 55693990 202502 320-57200-46400	*	35.99
	EASTER 3/03/25 55693990 202502 320-57200-52000	*	9.99
	OFFICE SUPPLIES 3/03/25 55693990 202502 320-57200-52000	*	70.99
	KEY FOBS 3/03/25 55693990 202502 320-57200-52000	*	19.49
	OFFICE SUPPLIES/PAPER WELLS FARGO CRED	IT CARD (AUTO PAY)	463.83 003797
		TOTAL FOR BANK A	20,127.83

TISO TISON TCESSNA

TOTAL FOR REGISTER

20,127.83



001.320.57200.49400 \$525 arts/crafts/ setup/clean

Service Invoice

vendor #246

Today's Date: 3/3/2025

Date of Service: Monday, 3/3/25

Service: On the date of service, artist Laura Leibert of Bludazzi Prints, LLC, provided 2

hours of arts/crafts group services plus setup/cleanup for 15 HOA residents.

Materials: All materials for this job are to be provided by the artist.

Artist First/Last Name plus DBA Name: Laura Leibert of Bludazzi Prints, LLC

Address: PO BOX 627, Yulee, FL 32041

Email: Leib998@gmail.com

Phone: (267) 304-1981

Customer First and Last Name/Business Name: Tisons Landing CDD

Address: 16529 Tisons Bluff Road, Jacksonville, FL 32218

Email: Emyers@vestapropertyservices.com

Phone: (904) 884 - 7786

Total Price (Amount): \$35/pp * 15 participants (minimum requirement) = \$525.00

Payment(s) will be processed through an invoice sent via: Bludazzi Prints, LLC, PayPal, CashApp or Venmo. Cash is also accepted.

Customer Signature:

Date: ______

Artist Signature: Artist Signature:

Date: _3/3/25_

Mar 02, 2025 to Apr 01, 2025

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glan For 5 POND RUN LN, MAIN GAT 32218-8982		, FL,
Previous balance		\$123.35
EFT Payment - thank you	Feb 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 Mar 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.

320 538

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

1100 NORTHPOINT PKWY W PALM BCH FL 33407-1937

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

Account number

8495 74 120 3534627

Automatic payment

Mar 19, 2025

Please pay

\$123.35

Electronic payment will be applied Mar 19, 2025

COMCAST PO BOX 71211 **CHARLOTTE NC 28272-1211**

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- Pay your bill and customize billing options
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COMCAST **BUSINESS**

Account Number 8495 74 120 3534627 Billing Date Feb 28, 2025 Services From Mar 02, 2025 to Apr 01, 2025 Page

Regular monthly charges	\$123.35
Comcast Business	, \$123.35
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		\$512.96			
EFT Payment - thank you	Feb 17	-\$512.96			
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			

Thanks for paying by Automatic Payment

Your automatic payment on Mar 16, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help 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

321 572 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

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

Mar 16, 2025

Please pay

\$512.96

Electronic payment will be applied Mar 16, 2025

COMCAST PO BOX 71211 **CHARLOTTE NC 28272-1211**

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Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

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Comcast Business App

Download the Comcast Business App



In-Store

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

\$8,00

Regular monthly charges		606.35
Comcast Business		\$490.35
TV services		\$124.10
TV Standard	\$114.95	
Business Video.	ven as	
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	
nternet 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	

	t's included? Internet: Fast, reliable internet on our Gig-speed network				
	TV: Keep your employees informed and customers entertained				
1,2	Voice Numbers: (904)757-1547				
Visit bus details	siness.comcast.com/myaccount for more				
You've saved \$55.00 this month with your service discount.					

Taxes, fees and other charges \$6.61 Other charges \$6.61 Federal Universal Service Fund \$3.87 Regulatory Cost Recovery \$2.74

Additional information

Voice Network Investment

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.com/ast.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.

Jacksonville Daily Record

A Division of DAILY RECORD & OBSERVER, LLC

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

INVOICE

February 27, 2025

Date

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

Serial # 25-01049D PO/File #	\$103.50
Notice of Board of Supervisors Meeting	Payment Due
	\$103.50
Tison's Landing Community Development District	Publication Fed
	103.50
Case Number	Amount Paid
Publication Dates 2/27	Payment Due Upon Receipt
County Duval	For your convenience, you may remit payment online at www.jaxdailyrecord.com/ send-payment.
Payment is due before the Proof of Publication is released.	If your payment is being mailed, please reference Serial # 25-01049D on your check or remittance advice.

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, March 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

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 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at the

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
Feb. 27 00 (25-01049D)

Original



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

INVOICE

Total Invoice \$490.12 Invoice Number 6956894 Invoice Date 1/10/25 Sales Order Number/Type 4709786 SL Branch Plant 74 **Shipment Number** 5624383

Ship To:

485800

YELLOW BLUFF AMENITY CENTER

16529 Tisons Bluff Rd Jacksonville FL 32218-8908

Sold To: 485799

ACCOUNTS PAYABLE TISON'S LANDING CDD 475 W Town Pi

SUITE 114

St Augustine FL 32092-3648

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date Terms		FOB Description Ship Via			Ci	stomer P.O.#		P.O. Release		Sales Agent #	
2/9/25	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. 787	70-1	N	80.0000	GA	\$2.9500	GA	773.6 LB	\$236.00	
		1 LB BLK (Mini-Bulk)			80.0000	GA			773.6 GW		
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00	
0.000	44400	O. dian Disabaset		N i	0.0000	200	\$20.5000	DO	400.0 LB	\$70.0A	
2.000	14420	Sodium Bicarbonate 50 LB BG (Pool Grade)		N	2.0000	BG BG	\$39.5200	BG	100.0 LB 102.0 GW	\$79.04	
3.000	42871	Sulfuric Acid 38-40%		N	2.0000	DD	\$66.5400	DD	324.0 LB	\$133.08	
		15 GA DD			2.0000	DD			344.0 GW		
3.001	699922	15 GA Blu/Black Deldrum		N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00	
		DELDRM 1H1/X1.9/250			2.0000	RD			20.0 GW		

Related Order #: 04709786

******* 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 \$490.12 **Invoice Total** 0 % \$0.00

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.

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:

Phone Number: (612) 331-6910

Email: Credit.Dept@Hawkinsinc.com

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

> Account Name: Account #: ARA/Routing #: Swift Code#:

Hawkins, inc. 180120759469 091000022 USBKUS44IMT

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.

Job# 694197

Fax Number: (612) 225-6702 Type of Account: 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# 694197

Original



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

CREDIT MEMO

Total Invoice (\$30.00)6957085 Invoice Number Invoice Date 1/10/25 Sales Order Number/Type 4709792 CO Branch Plant 74 Shipment Number 5624389

Ship To:

485800

YELLOW BLUFF AMENITY CENTER

16529 Tisons Bluff Rd Jacksonville FL 32218-8908

Sold To: 485799

ACCOUNTS PAYABLE TISON'S LANDING CDD 475 W Town Pi

SUITE 114

St Augustine FL 32092-3648

Approved by Tim Harden

Please code to 320,572,46500

Net Due	Date Terms	FOB Description	Ship Via		Cı	ustomer F	°.O.#	Р.	O. Release	Sales Agent #
2/9/25	Net 30	COL Origin	HWTG		El	MPTIES				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	2.0000-	DD	\$15.0000	DD	20.0- LB	(\$30.00)
		DELDRM 1H1/X1.9/250			2.0000-	DD			20.0- GW	

Related Order #: 04402585

******* 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 \$0.00

Invoice Total

Corporate Checking

(\$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.

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. 180120759469 Account #: ABA/Routing #: 091000022 Swift Code#: USBKUS44IMT 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.



Tallahassee, FL 32308 2498 Centerville Rd.

Invoice #:

420158

Invoice Date: Completed:

03/01/2025 03/01/2025

Terms:

Due on Aging Date

Bid#:

16529 Tisons Bluff Rd

Bill to:

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

Click Here to Pay Online!

HiTechFlorida.com

Description	Qty	Rate	Amount
10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL Alarm.com Cloud Access Control ADC-Access-Door-Addon x 4doors Sales Tax	1.00 1.00	\$20.00 \$40.00	20.00 40.00 0.00
	200	- -	500
	.320.	57200.34	1502

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

Total **Payments**

\$60.00 \$0.00

Balance Due

\$60.00

METRO FOAM PARTY, DR. TERRY HORN

INVOICE

165 POND RUN LANE JACKSONVILLE, FL 32218 703-855-0411

> INVOICE # DATE 31725 3/3/2025

CUSTOMER ID TERMS
564 Due Upon Receipt

BILL TO

TISONS LANDING CDD ELIZABETH MYERS-HESFORD 16529 TISONS BLUFF ROAD JACKSONVILLE FL 32218 904-757-1547

EMYERS@VESTAPROPERTYSERVICES.COM

DESCRIPTION	QTY	UNIT PRICE	AMOUNT	
MARCH 17TH (ST. PATRICK'S DAY) FROM 4 TO 6PM	1		500.0)0
DISCOUNTED CLIENT COST			•	
			-	
			-	
			-	
			-	
			-	
			-	
			-	
			-	
		1.7.4	-	
			-	
ALL METRO FOAM PARTY EVENTS WILL TAKE PLACE ON THE KIDS PLAYGROU	UND AREA			
			-	
			~	
Thank you for your business!	SUBTOTAL		500.0	0
	TAX R	ATE	0.000)%
	TAX			
	TOTA	\L	\$ 500.00	0

METRO FOAM PARTY, DR. TERRY HORN



165 POND RUN LANE JACKSONVILLE, FL 32218 703-855-0411

INVOICE # DATE 41225 3/3/2025

CUSTOMER ID TERMS

564 Due Upon Receipt

BILL TO

TISONS LANDING CDD ELIZABETH MYERS-HESFORD 16529 TISONS BLUFF ROAD JACKSONVILLE FL 32218 904-757-1547

EMYERS@VESTAPROPERTYSERVICES.COM

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
APRIL 12TH (EASTER EVENT) FROM 2 TO 4PM	1		500.00
DISCOUNTED CLIENT COST			_
			-
	·		_
•			-
			-
			-
	·		_
	,		-
ALL METRO FOAM PARTY EVENTS WILL TAKE PLACE ON THE KIDS P	LAYGROUND AREA		-
			-
			_
Thank you for your business!	SUBTO	TAL	500.00
	TAX RA	TE	0.000%
	TAX		
	TOTA		\$ 500.00

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BE	LOW IF PAYING BY CREDIT CARD
VISA MUGOTO d	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
724857	3/2/2025	\$804.00

ं

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

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

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

0000000130252001000000025457300000008040005

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

Jacksonville, FL 32218 TISONS LANDING COMMUNITY DEV16529 Tisons Bluff Road, Jacksonville, Fl Invoice Due Date 3/11/2025 254573B PO# **Invoice**

Invoice Date	Description	Quantity Amount	Tax Total
3/1/2025	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

Corporate Address

Portal Registration #:

95B1B593

4651 Salisbury Rd, Suite 155 Jacksonville, FL 32256

Customer E-mail(s): Customer Portal Link:

tcessna@gmssf.com

www.lakedoctors.com/contact-us/

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

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	ENGLOSED
19244	02/28/2025	\$1,610.98	03/30/2025	Net 30	

Approved by Tim Harden

Please code to 320.538.46203

DATE ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Commercial Turf &	Monthly installment for Turf and	1	1,610.98	1,610.98
Ornamental Se	ornamental services			

BALANCE DUE

\$1,610.98

INVOICE

Allways Improving LLC dba Fitness Pro 1400 Village Square Blvd #3-293 Tallahassee, FL 32312 tracy@wearefitnesspro.com +1 (850) 523-8882 www.wearefitnesspro.com



1400 Village Square #3-293 Taliahassee, FL 32312 850-523-8882

Approved by Tim Harden

Please code to 320.572.46900

Bill to

Tison's Landing CDD 16529 Tison's Bluff Rd Jacksonville, FL 33218 Ship to Tison's Landing CDD 16529 Tison's Bluff Rd Jacksonville, FL 33218

Invoice details

Invoice no.: 34361 Terms: Net 15

Invoice date: 02/28/2025 Due date: 03/15/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 42385 - FEBRUARY PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested Tison's Landing	1	\$200.00	\$200.00

SERVICES PERFORMED

- 1. Tech checked/updated all equipment in BF.
- 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs.
- 3. Inspected 5x Strength Unit and 2x Bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW
- 4. Inspected 2x Elliptical and 1x Recumbent Bike. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW
- function. SEE BELOW

 5. Inspected 3x Treadmills Checked
 belt and deck tightness and wear,
 checked strength and function of motor,
 checked incline functions, HR sensors,
 controls, general function. Dusted for
 debris around belt and under hoods
 around motor and electrical
 components. SEE BELOW

ISSUES FOUND

1. Precor Treadmill TRM 811/835/865/885 sn: AGNBG21170023 belt beginning to show signs of wear and beginning to fray. Should replace belt and flip deck. SEE PREVIOUS PM 2. Precor Treadmill TRM 811/835/865/885 sn: AGNBG21170024 belt damaged and fraying at seam. Appears to be from someone standing on rear roller cap while in motion. Should replace belt 3. DHZ Fitness Smith machine (serial numbers not legible) with squeaky bearings on left and right. Should replace bearings on both sides. 4. ALL OTHER UNITS TEST CORRECT

Total

Ways to pay

\$200.00











View and pay

INVOICE

Allways Improving LLC dba Fitness Pro 1400 Village Square Blvd #3-293 Tallahassee, FL 32312 tracy@wearefitnesspro.com +1 (850) 523-8882 www.wearefitnesspro.com



1400 Village Square #3-293 Taliahassee, FL 32312 850-523-8882

Approved by Tim Harden

Please code to 320.572.46900

Bill to Tison's Landing CDD 16529 Tison's Bluff Rd Jacksonville, FL 33218 Ship to Tison's Landing CDD 16529 Tison's Bluff Rd Jacksonville, FL 33218

Invoice details

Invoice no.: 33598 Terms: Net 15

Invoice date: 11/20/2024 Due date: 12/05/2024

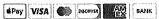
SKU	Description	Qty	Rate	Amount
in a destination of the second	SERVICE REQUEST 41552 - NOVEMBER PREVENTATIVE MAINTENANCE	eric Village branches (III New York College)	a Thail Tallach an channainn i ann bhliainn abhailleach	the first section of the section of
uusus ommaaanakken makkka a sakkan a sakkan a sakkan sakkan sakkan sakkan sakkan sakkan sakkan sakkan sakkan s	Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested Tison's Landing	1	\$190.00	\$190.00
	SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 5x Strength Unit and 2x Bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical and 1x Recumbent Bike. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical			
		SERVICE REQUEST 41552 - NOVEMBER PREVENTATIVE MAINTENANCE Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested Tison's Landing SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 5x Strength Unit and 2x Bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical and 1x Recumbent Bike. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods	SERVICE REQUEST 41552 - NOVEMBER PREVENTATIVE MAINTENANCE Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested Tison's Landing SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 5x Strength Unit and 2x Bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical and 1x Recumbent Bike. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical	SERVICE REQUEST 41552 - NOVEMBER PREVENTATIVE MAINTENANCE Preventative Maintenance: Cleaned, 1 \$190.00 Lubed, Calibrated, Inspected and Tested Tison's Landing SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 5x Strength Unit and 2x Bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical and 1x Recumbent Bike. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical

ISSUES FOUND

1. Customer would like to move forward with replacement of 4x 45 lb plates rubber is peeling off. Suggest replacing 4x 45 lb plates. SEE PREVIOUS PM 2. Precor Treadmill TRM 811/835/865/885 sn: AGNBG21170023 belt beginning to show signs of wear and beginning to fray. Should replace belt and flip deck. SEE PREVIOUS PM 3. Lat Pull down cable very close to breaking. Tech cleared with personnel to n site to Replace. Tech replaced cable. UNIT TESTS CORRECT 4. ALL OTHER UNITS TEST CORRECT

3.	Cable with Hardware 20'	20' Cable with Hardware	1	\$120.00	\$120.00
4.	1. Return Labor	Labor for cable installation	1	\$90.00	\$90.00
	С бы нашите и придавания направа до фарт в него сила отности этомография и праводите и праводителя и праводителя на нашителя вышения в		tino e moscoleron.	400.00	, -
		Total		;	\$400.00

Ways to pay





Pay invoice

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113 Jacksonville, FL 32244 Invoice

18061

Invoice Date

12/12/2024

Approved by Tim Harden

Please code to 320.572.4600

Bill To

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

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

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

Phone # (904) 268-8009

Fax # (904) 292-4403

P.O. Number	Terms	Due Date
	Net 30	1/11/2025

Serviced	Description	Quantity	Price Each	Amount
12/5/2024				
	2" Wilkins 975XL2 S#:ACM5527 - Potable			
	Labor to replace #1 & #2 check rubber, RV rubber kit, clean,	1.75	90.00	157.50
	flush, test, and certify			
	Wilkins RK114-950XLR 950/975 Double Check Kit 1.25'-2' (MATERIAL WARRANTY)			
	Wilkins RK114-975RV 975 Relief Valve Kit 1 1/4'-2'			
	(MATERIAL WARRANTY)			
	Backflow Test: Backflow Test/ Certified and submitted to proper	1	0.00	0.00
	Water Utility Provider			
	Device Subtotal			157.50
		İ		

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

Total	\$157.50
Payments/Credits	\$0.00
Balance Due	\$157.50

Governmental Management Services, LLC

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

Invoice

Invoice #: 464

Invoice Date: 3/1/25

Due Date: 3/1/25

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 - March 2025 Website Administration - March 2025 Information Technology -March 2025 Dissemination Agent Services - March 2025	340 495 351		3,750.00 133.33 133.33 83.33	3,750.00 133.33 133.33 83.33
Coples	1/25	definencial constituted in manufactures and definitions for	14.85	14.85
	:			
		:		
		777777		
		Non-Marian and American and Ame		

			:	

Total	\$4,114.84			
Payments/Credits	\$0.00			
Balance Due	\$4,114.84			

Original



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

INVOICE

\$401.40 Total Invoice 7000451 Invoice Number Invoice Date 3/4/25 Sales Order Number/Type 4748579 SL **Branch Plant** 74 Shipment Number 5675683

Ship To:

485800

YELLOW BLUFF AMENITY CENTER

16529 Tisons Bluff Rd Jacksonville FL 32218-8908

Sold To: 485799

ACCOUNTS PAYABLE TISON'S LANDING CDD

475 W Town PI SUITE 114

St Augustine FL 32092-3648

Approved by Tim Harden

Please code to 320.572.46500

Net Due	Date Terms	FOB Description	Ship Via		Cı	ıstomer F	P.O.#	Ρ.	O. Release	Sales Agent #
4/3/25	Net 30	PPD Origin	HWTG		<u> </u>					382
Line #	Item Number	Item Name/ Description		Tax	Qty Shìpped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 787	'O-1	N	132.0000	GA	\$2.9500	GA	1,276.4 LB	\$389.40
		1 LB BLK (Mini-Bulk)			132.0000	GA			1,276.4 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

0 %

Sales Tax

\$0.00

Invoice Total

\$401.40

Job# 885485

No Discounts on Freight

MPORTANT: 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.

purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE
ALLOWED AFTER DELIVERY IS MADE IN GOOD
CONDITION.

CHECK REMITTANCE:

P.O. Box 860263 Minneapolis, MN 55486-0263

Phone Number: (612) 331-6910

Fax Number:

WIRING CONTACT INFORMATION: Email: Credit.Dept@Hawkinsinc.com

(612) 225-6702

Account Name: Account #: ABA/Routing #: Swift Code# Type of Account:

FINANCIAL INSTITUTION: US Bank 800 Nicollet Mall

Minneapolis, MN 55402

Hawkins, Inc. 180120759469 091000022 HSBKHSAAIMT

Corporate Checking

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.

Tisons Landing - JEA

Budget	Vendor/ACCT	‡ Location	Meter#	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	8970821539	16365 N MAIN ST APT SG01	95045373	\$101.56	\$103,36	\$114,91	\$132.58	\$101.38								\$553,79
Electric Tota	1	001,320,538,43000		\$101.56	\$103,36	\$114,91	\$132,58	\$101.38	\$0,00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0,00	\$553,79
Electric	8970821539	16529 TISONS BLUFF ROAD	06221889	\$936.93	\$827,92	\$945.42	\$754.16	\$689.35						_		\$4,153,78
Electric Tota	ı	001,320,57200,43000		\$936.93	\$827,92	\$945,42	\$754,16	\$689,35	\$0,00	\$0,00	\$0.00	\$0.00	\$0,00	\$0,00	\$0.00	\$4,153,78
Budget	Vendor/ACCT	‡ Location	Meter#	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	8970821539	15635 TISON BLUFF ROAD	67370623	\$19.47	\$19,47	\$38,94	\$19.47	\$23,39								\$120,74
Irrigation	8970821539	15681 TISON BLUFF ROAD	57370625	\$284.02	\$261.72	\$315.24	\$292.94	\$279.56								\$1,433,48
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	\$83,33	\$78.87	\$87.79	\$87.79	\$78.87								\$416,65
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	\$19.47	\$19.47	\$19,47	\$19,47	\$19,47								\$97,35
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	\$502.56	\$19.47	\$23,39	\$19.47	\$19.47								\$584,36
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	\$87.79	\$83.33	\$96.71	\$87.79	\$83.33								\$438,95
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	\$176.98	\$154.69	\$145.77	\$163.61	\$145.77								\$786,82
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	\$19.47	\$127,93	\$172,53	\$159.15	\$154.69								\$633,77
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	\$58.71	\$43.01	\$43.01	\$43.01	\$39.09								\$226.83
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	\$141.31	\$141,31	\$127.93	\$150.23	\$132.39		·						\$693.17
Irrigation	8970821539	261 BRADFORD LAKE CR	81523391	\$19.47	\$23,39	\$19,47	\$23.39	\$23,39								\$109,11
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	\$19.47	\$19,47	\$19,47	\$27,32	\$119.01								\$204.74
Irrigation Tot	aí	001.320.538.43100		\$1,432.05	\$992.13	\$1,109.72	\$1,093.64	\$1,118.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,745.97
Budget	Vendor/ACCT	Location	Mater#	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sower	B970821539	16529 TISONS BLUFF ROAD	67891772	\$3,366.86	\$1,109.34	\$108,92	\$115.50	\$128.67	***************************************							\$4,829,29
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	\$1,013.21	\$356.09	\$64.89	\$66.81	\$70.64								\$1,571.64
Water/Sewer	Total	801,320,57208,43100		\$4,380.07	\$1,465.43	\$173,81	\$182.31	\$199.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0,00	\$0.00	\$0.00	\$6,400,93
Inspection fee	s/backflow fees	001,320,538,43100		s (101.17)												(\$101.17)
GRAND TOT	AL			\$6,749.44	\$3,388.84	\$2,343.86	\$2,162.69	\$2,108.47	\$0.00	\$0,00	20'08	\$0,00	\$0,00	\$0.00	\$0,00	\$16,753,30
				\$5,241.28	\$5.725.50	\$3.833.67	\$3 996 14	\$3,916,37	60 000 70	40.700.71	\$4,090.50	\$3 535 27	\$3 683 75	******	Pa 040 45	250 545 40
		last year		\$1,508.16					\$3,962.72	\$3,726.51				\$3,815.27	\$3,919.13	\$52,618.19
		increase/(decrease)		\$1,508.16	(\$2,336.66)	(\$1,489,81)	(\$1,833,45)	(\$1,807,90)	(\$3,962,72)	(\$3,726,51)	(\$4,090.50)	(\$3,535,27)	(\$3,683,75)	(\$3,815,27)	(\$3,919,13)	(\$35,864,89)
	_			Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	
Irrigation		15635 TISON BLUFF ROAD	67370623		-	-		1,000,00								\$1,000,00
Irrigation		15681 TISON BLUFF ROAD	67370625	61,000,00	56,000,00	68,000.00	63,000,00	60,000.00								\$308,000,00
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	16,000.00	15,000.00	17,000.00	17,000.00	15,000.00							 .	\$80,000.00
Irrigation	8970821539	16151 DOWING CREEK DR	74534584		-	-	-									\$0.00
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	110,000.00	-	1,000,00	-									\$111,000.00
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	17,000.00	16,000.00	19,000.00	17,000.00	16,000.00								\$85,000.00
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	37,000.00	32,000.00	30,000.00	34,000.00	30,000.00								\$163,000.00
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	-	26,000.00	36,000.00	33,000,00	32,000.00					<i>.</i>			\$127,000.00
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	10,000.00	6,000.00	6,000.00	6,000.00	5,000.00								\$33,000,00
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	29,000.00	29,000.00	25,000,00	31,000.00	27,000.00								\$142,000,00
Irrigation		261 BRADFORD LAKE CR	81523391		1,000.00	•	1,000.00	1,000,00								\$3,000,00
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	*			2,000.00	24,000.00								\$26,000.00
			·····													
Sewer		16529 TISONS BLUFF ROAD	67891772	495,000.00	152,000.00	-	1,000,00	3,000.00								\$651,000.00
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	495,000.00	152,000.00	-	1,000.00	3,000.00								\$651,000.00
L				1,270,008.00	485,000.00	203,000.00	206,000,00	217,000.00		•	•	-		•	•	2,381,000.00



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

Online: jea.com

TISONS LANDING CDD

Account #: 8970821539

Cycle: 04

Bill Date: 03/04/25

Amount Due \$2,108.47

Do not pay. AutoPay will process your payment on 03/26/25.

(3)	Phone:	(904)	665-6000

TOTAL SUMMARY OF CH	IARGE	S
Electric	\$	790.73
Water		70.64
Sewer		128.67
Irrigation		1,118.43
Total New Charges	\$	2,108.47
(A complete breakdown of charges can be found on the	e following	pages.)
Previous Balance	\$	2,162.69
Payment(s) Received		-2,162.69
Balance Before New Charges		0.00
New Charges		2,108.47
Do not pay. AutoPay will process your payment on 03/26/25.	\$	2,108.47

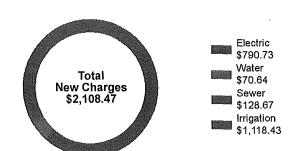
MESSAGES



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



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



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

JEA.

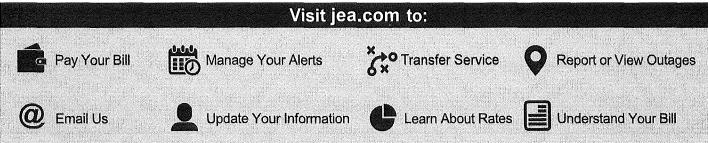


	 Check here for telephone/mail address correction and fill in on reverse side.
[Add \$to my monthly bill: \$for Neighbor to Neighbor and/or \$for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

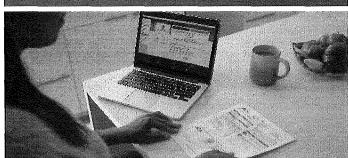
Additional information on reverse side.

Acct #: 8970821539	Bill Date: 03/04/25
Do not pay, AutoPay will process your p	payment on 03/26/25. TOTAL AMOUNT PAID
\$2,108.47	

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











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 be 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: Address: City: State: Zip Code:







Account #: 8970821539

Bill Date: 03/04/25

Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	d Bill Rate	Cycle. 04
15635 TISONS BLUFF RD	ľ	\$23.39	Irrigation 1 -	01/29/25 - 02/27/		
Detail Charges: Basic Monthly Charge		18.90	Commercial		Service	
Tier 1 Consumption (1-14 kgal @ \$3.81))	3.81	Meter	Days Current	Reading Consumption	
City of Jacksonville Franchise Fee		0.68	Number	Billed Reading	Type (1 cu ft = 7.48 gal)	
			67370623	13 5977	Regular 0 GAL	
			99209661	16 1	Regular 1000 GAL	
15681 TISONS BLUFF RD	1	\$279.56	Irrigation 1 -	01/29/25 - 02/27/.	25 Commercial Irrigation	
Detail Charges:Basic Monthly Charge		18.90	Commercial		Service	
Tier 1 Consumption (1-14 kgal @ \$3.81)	·	53.35	Meter	Days Current	Reading Consumption	
Tier 2 Consumption (> 14 kgal @ \$4.33))	199.17	Number	Billed Reading	Type (1 cu ft = 7.48 gal)	
City of Jacksonville Franchise Fee		8.14	67370625	29 5390	Regular 60000 GAL	
16123 TISONS BLUFF RD	1	\$78,87	Irrigation 1 -	01/29/25 - 02/27/2	25 Commercial Irrigation	
Detail Charges:Basic Monthly Charge	and the second s	18.90	Commercial		Service	
Tier 1 Consumption (1-14 kgal @ \$3.81))	53.35				
Tier 2 Consumption (> 14 kgal @ \$4.33))	4.32	Mater Number	Days Current Billed Reading	Reading Consumption Type (1 cu ft = 7.48 gal)	
City of Jacksonville Franchise Fee		2.30	83726295		Regular 15000 GAL	
16151 DOWING CREEK DR	ı	\$19.47	Irrigation 1 -		25 Commercial Irrigation	
Detail Charges:Basic Monthly Charge		18.90	Commercial		Service	
City of Jacksonville Franchise Fee		0.57	Meter	Days Current	Reading Consumption	
			Number	Billed Reading	Type (1 cu ft = 7.48 gal)	
		_	74534584	29 2226	Regular 0 GAL	
16211 DOWING CREEK DR	1	\$19,47	Irrigation 1 -	01/29/25 - 02/27/2		
Detail Charges:Basic Monthly Charge		18.90	Commercial		Service	
City of Jacksonville Franchise Fee		0.57	Meter	Davis Comment	Reading Consumption	
			Number	Days Current Billed Reading	Reading Consumption Type (1 cu ft = 7.48 gal)	
			74458033	29 7852	Regular 0 GAL	
16303 HUNTERS HOLLOW TL	Ţ.	\$83.33	Irrigation 1 -	01/29/25 - 02/27/2	25 Commercial Irrigation	
Detail Charges:Basic Monthly Charge		18.90	Commercial		Service	
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35	Medee	Dave Current	Reading Consumption	
Tier 2 Consumption (> 14 kgal @ \$4.33)		8.65	Meter Number	Days Current Billed Reading	Type (1 cu ft = 7.48 gal)	
City of Jacksonville Franchise Fee		2.43	67370633	29 5714	Regular 16000 GAL	

Service Address	Service Type	Charges	Service Point	Se	rvice Perio	od Bill	Rate	1 290 1 01
16316 MAGNOLIA GROVE WY	1	\$145.77	Irrigation 1 -	02/0	03/25 - 03/0		mercial Irrigation	
Detail Charges:Basic Monthly Charge		18.90	Commercial			Serv	ice	
Tier 1 Consumption (1-14 kgal @ \$3.8	1)	53.35						
Tier 2 Consumption (> 14 kgal @ \$4.3		69.27	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	
City of Jacksonville Franchise Fee		4.25	67370626	29	7443	Regular	30000 GAL	
16331 TISONS BLUFF RD	ı	\$154.69	Irrigation 1 -	01/2	29/25 - 02/27		mercial Irrigation	
Detail Charges:Basic Monthly Charge		18.90	Commercial			Serv	ice	
Tier 1 Consumption (1-14 kgal @ \$3.8	1)	53.35						
Tier 2 Consumption (> 14 kgal @ \$4.3		77.93	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	
City of Jacksonville Franchise Fee		4.51	514107089	29	127	Regular	(1 cu ft = 7.48 gal) 32000 GAL	
16343 TISONS BLUFF RD	1	\$39.09	Irrigation 1 -	02/0	03/25 - 02/27		mercial Irrigation	
Detail Charges:Basic Monthly Charge		18.90	Commercial			Serv	ice	
Tier 1 Consumption (1-14 kgal @ \$3.8	1)	19.05						
City of Jacksonville Franchise Fee	•	1.14	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	
			67370632	24	263	Regular	(1 cu ft = 7.48 gal) 5000 GAL	
16356 MAGNOLIA GROVE WY APT IR01	1	\$132.39	Irrigation 1 -				mercial Irrigation	
Detail Charges:Basic Monthly Charge	ideas - en en antenimiente (mendias (de parte en la calcada de la calcada de la calcada de la calcada de la ca Calcada de la calcada de l	18.90	Commercial			Serv		
Tier 1 Consumption (1-14 kgal @ \$3.8	1)	53.35						
Tier 2 Consumption (> 14 kgal @ \$4.3	•	56.28	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	
City of Jacksonville Franchise Fee	-,	3.86	67370624	29	5170	Regular	(1 cu ft = 7.48 gal) 27000 GAL	
16365 N MAIN STAPT SG01	E	\$101.38	Commercial -		0/25 - 02/28			
Detail Charges: Basic Monthly Charge	entre e i roccus e compresso del la participa de la co mpressa de la compressa de la compressa de la compressa de	21.00	Electric					
Energy Charge (\$0.06276 per kWh)		45.00						
Tax Exempt Fuel Cost (\$0.03669 per k	Wh)	26.31	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	
Taxable Fuel Cost (\$0.00511 per kWh)	•	3.66	24074025	29	41005		717 KWH	
City of Jacksonville Franchise Fee		2.88	24074025	73	41005	Regular	111 NVVII	
Gross Receipts Tax		2.53						

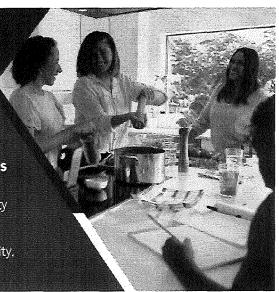
Service Address	Service Type	Charges	Service Point	Se	rvice Peri	od Bill	Rate		- age 5 01 0
16529 TISONS BLUFF RD	E	\$689,35	Commercial -	01/3	30/25 - 02/2	28/25 Gen	eral Service		
Detail Charges:Basic Monthly Charge		21.00	Electric						
Energy Charge (\$0.06276 per kWh)		379.07				l n			
Tax Exempt Fuel Cost (\$0.03669 per k	:Wh)	221.61	Meter Number	Days Billed	Current Reading	Reading Type	Consumption		Electric \$689.35
Taxable Fuel Cost (\$0.00511 per kWh)	1	30.86	22968209	29	96596	Regular	6040 KWH	Total New Charges For	Water
City of Jacksonville Franchise Fee		19.58	22968209	29	21.30	Regular	21.30 KW	This Address \$888.66	\$70.64
Gross Receipts Tax	Percent and data when him to date about	17.23				1 9		\$000.00	Sewer \$128.67
16529 TISONS BLUFF RD	W	\$70.64	Commercial - Water/Sewer	02/0	03/25 - 03/0	14/25 Com Serv	mercial Water		\$120.07
Detail Charges:Basic Monthly Charge		63.00	water/Sewer			OG! V	100		
Water Consumption Charge		5.58	Meter	Days	Current	Reading	Consumption		
City of Jacksonville Franchise Fee		2.06	Number	Billed	Reading	Type	(1 cu ft = 7.48 gal)		
			87650993	29	5511	Regular	3000 GAL		
16529 TISONS BLUFF RD	S	\$128.67	Commercial -	02/0	03/25 - 03/0		mercial Sewer		
Detail Charges:Basic Monthly Charge		105.75	Water/Sewer			Serv	rice		
Sewer Usage Charge		19.17	1000				71		
City of Jacksonville Franchise Fee		3.75	Meter Number	Days Billed	Current Reading	Reading Type	Consumption		
·			87650993	29	5511	Regular	(1 cu ft = 7.48 gal) 3000 GAL		
261 BRADFORD LAKE CR	1	\$23,39	Irrigation 1 -		9/25 - 02/2		mercial Irrigation		
Detail Charges:Basic Monthly Charge		18.90	Commercial			Serv	ice		
Tier 1 Consumption (1-14 kgal @ \$3.8	1)	3.81	-	1					
City of Jacksonville Franchise Fee	•,	0.68	Meter Number	Days Billed	Current Reading	Reading	Consumption		
only of casheoff line in another field		0.00				Туре	(1 cu ft = 7.48 gal)		
1177-A-2-117			81523391	29	4489	Regular	1000 GAL		
79 BRADFORD LAKE CR		\$119.01	Irrigation 1 - Commercial	01/2	29/25 - 02/2	7/25 Com Serv	mercial Irrigation		
Detail Charges:Basic Monthly Charge		18.90				Selv	100		
Tier 1 Consumption (1-14 kgal @ \$3.8	•	53.35	Meter	Days	Current	Reading	Consumption		
Tier 2 Consumption (> 14 kgal @ \$4.3	3)	43.29	Number	Billed	Reading	Type	(1 cu ft = 7.48 gal)		
City of Jacksonville Franchise Fee		3.47	83974232	29_	2493	Regular	24000 GAL		



Committed to Value

While Continuing to Provide Reliable Utility Services

As a municipally-owned utility, JEA is dedicated to keeping costs down and serving our customers with the reliable utility services they need each day. We proudly offer the lowest combined water and electric rates in Florida among major cities, while remaining committed to investing in sustainability, new technologies and infrastructure.



Over the past decade, the utility industry has significantly changed due to stricter regulatory requirements, increasing operating costs and growing energy and water demands. As a result, JEA is proposing rate adjustments for JEA Board approval.

Proposed Rate Changes - What to Expect

What's changing?

The proposed rate adjustments include changes to customer charges and bill structure. Impacts will vary across JEA's customer base and depend on electric and water consumption as well as meter size for water, sewer and potable irrigation customers.

When will the new rates go into effect?

If the JEA Board approves the rate adjustment as it was presented at the Board of Directors meeting in January, the proposed rates will be effective on 4/1/25.

What do the proposed changes mean for me?

While some customers will see a bill decrease or no change at all, many customers will see an average bill increase of about 3.7%.

Are there ways to minimize potential bill impacts?

Although our rates will continue to be among the lowest in the state, we understand the impact bill increases may have on some of our customers. That's why we remain committed to offering tips, programs and solutions to help customers save.

Programs and Solutions to Help You Save







LawnBoy Lawn Services PO Box 551203 Jacksoville, FL 32255

Invoice

Date	Invoice #
2/24/2025	9320

Bill To

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

proved by Tim	Harden	Please code to 320.538.46200	Terms	s	Due Date	Project
			Net 30)	3/26/2025	CC Duval Property,
Item		Description	Rate)	Serviced	Amount
Maintenance Maintenance	Additional into the n CDD Boa	nt for monthly services- February, 2025 Service Il labor required to manage the weeds brought ew plant material at the front of Tisons. The rd approved this monthly expense at the July board meeting. Billing for February, 2025.		4,424.00 240.00		4,424.00 240.00
Maintenance	Monthly 1 16265 Ma the Board \$ 37.50 p 1575/12 r	mowing of CDD owned lot located next to agnolia Grove Way. The CDD Board Meeting, approved this monthly action going forward. er visit x 42 visits = \$1575.00 annually. \$ months = \$131.25 monthly. This billing is for (\$131.25 x 1 months).		131.50		131.50
It is our pleasure	to serve your l	awn and landscaping needs!		Curr	ent Charges	\$4,795.5(

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



Service Invoice

Today's Date: 2/6/2025

Date of Service: Saturday, 4/12/25

Service: On the date of service, artist Laura Leibert of Bludazzi Prints, LLC, agrees to

provide 2 hours of face painting services (\$150/hr) at community holiday event.

Materials: All materials for this job are to be provided by the artist.

Artist First/Last Name plus DBA Name: Laura Leibert of Bludazzi Prints, LLC

Address: PO BOX 627, Yulee, FL 32041

Email: Leib998@gmail.com

Phone: (267) 304-1981

Customer First and Last Name/Business Name: Tisons Landing CDD

Address: 16529 Tisons Bluff Road, Jacksonville, FL 32218

Email: Emyers@vestapropertyservices.com

Phone: (904) 884 - 7786

Total Price (Amount): \$300

Payment(s) will be processed through an invoice sent via: Bludazzi Prints, LLC, PayPal,

CashApp or Venmo. Cash is also accepted.

Customer Signature:

Date:

Artist Signature: 🗽 🗸 🖟 🔭

Date: _2/6/2025

001.320.57200.49400 \$300 face

painting

			······································			<u>.</u>		
	BONGER	1	Slides, and I	Invoice Date: April 12th, 2025 Invoice Number: 04122025.07				
	M O XE	Fleming Is 32003	Fleming Island, FL					
	<u>Name / Address</u>	Additiona	l Details:					
	Attn: Liz Myers							
	Tison's Landing CDD							
	16529 Tison's Bluff							
	Jacksonville, FL 32218							
	<u>Description</u>	Quantity	<u>Rate</u>	Discount	SubTotal	Extended		
1	Inflatable Football	1	\$250.00			\$1,000.00		
2	Inflatable Basketball	1	\$250.00					
3	Inflatable Soccer	1	\$250.00					
4	Inflatable Axe Throwing	1	\$250.00					
5	Generator	1	\$125.00					
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20			÷					
Com	ments:	Subtotal				\$1,000.00		
		Sales Tax ((0.0%)			N/A		
		Total				\$1.000.00		

Maximum Entertainment

INVOICE

Trivia

Entertainment for All!

INVOICE #8 MARCH 20 : 2025

77023 Hardwood Ct

Yulee FL 32097

Phone: 904-422-1285

Tax ID: 27-4473111

TO:

Tisons Landing CDD 16529 Tisons Bluff Rd Jacksonville FL 32218

SERVICES:

Easter Egg Hunt April 12th 2-4pm

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

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



8619 Western Way Jacksonville FL 32256-036060

Customer Service (904) 731-2456 RepublicServices.com/Support

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.

Account Number	3-0687-0002027
Invoice Number	0687-001502860
Invoice Date	February 16, 2025
Previous Balance	\$731.45
Payments/Adjustments	-\$731.45
Current Invoice Charges	\$736.38

PAYMENTS/ADJUSTMENTS

Description Description	Reference			Amount
Payment - Thank You 02/05	555555			-\$731.45
CURRENT INVOICE CHARGES				
Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tiso	ons Bluff Rd PO 9687	025-50		
Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 03/01-03/31			\$441.48	\$441.48
Container Refresh 03/01-03/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$178.90
Total Franchise - Local				\$107.00
CURRENT INVOICE CHARGES				\$736.38

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 Amount Due \$736.38 March 08, 2025 **Payment Due Date Account Number** 3-0687-0002027 **Invoice Number** 0687-001502860

Return Service Requested

Total Enclosed

For Billing Address Changes, Check Box and Complete Reverse.

Make Checks Payable To:

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

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	e

Credit Card Expense Tracker

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

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
2-Feb	Amazon	320.572.49400	\$ 65.99	Special Event - Paint Party
5-Feb	Amazon	320.572.49400	\$ 42.74	Special Event - Easter
5-Feb	Amazon	320.572.49400	\$ 49.99	Special Event - Easter
13-Feb	Krispy Kreme	320.572.49400	\$ 115.92	Special Event - Valetine Day
13-Feb	Wal-Mart	320.572.49400	\$ 13.59	Special Event - paper products
19-Feb	Amazon	320.572.49400/320.572	\$ 45.98	9.99 office supplies / 35.99 Special Events - Easter
21-Feb	Amazon	320.572.5200	\$ 70.99	Key fobs
25-Feb	Amazon	320.572.5200	\$ 19.49	office supplies - paper
		Total on Report	424.69	

Instructions:

Go online and print your credit card statement from the online banking service, or you can typically save the statement as a pdf. Scan all your recipts in PDF format

Fill out the above credit card expense tracking form, coding the expense to the appropriate expense line in the budget.

Give us feedback & survey walmart.com Thank you! ID #:7VNB9(192TGZ

Walmart 2,5

WM Supercenter 904-751-5352 Mgr. 1BD 13227 CITY SQUARE DR JACKSONVILLE FL 32218 ST# 03702 OP# 000394 TE# 18 TR# 04911

> # ITEMS SOLD 6 TC# 6060 4607 8064 1781 9225



TISSUE	059581 148490	3.98 X
VAL NAPKIN	2445+0-17820	0.97 X
VAL NAPKIN	844518017820	0.97 X
3CT PED IC	011179995530	2 77 X
PLATES	01117931 - 40	0.97 X
KIWI STRAW	613008719840 F	2.98 X

TAX1	SUBTOTAL 7.5000 % TOTAL	12.64 0.95 13.59
	MCARD TEND CHANGE DUE	13.69

CHANGE DUE

MASTERCARD- 1064 I 1 APPR#01339Q 13,59 TOTAL PURCHASE REF # U649MQ039873 AID A0000000041010 TERMINAL # 55462598 *No Signature Required 12:28:33 02/13/25



Get free delivery from this store with Walmart+

Scan for 90-day free trial

Low prices You Can Trust. Every Day, 02/13/25 12:28:36

Krispy Kreme
Doughnuts & Coffee
12973 Atlantic Boulevard
Jacksonville, FL 32225
904.530.7387

Host: 02/13/2025 20 8:45 AM REPRINT# 1 2002C Area: Retail Counter

Original Glazed Dozen (8 @14.49) 115.92

Subtotal 115.92

Total Tax 0.00

Carryout Total 115.92

Mastercard #XXXXXXXXXXXXXX1064 115.92 Auth:01361Q

Thank You for Visiting Krispy Kreme
We appreciate your business
Not a Krispy Kreme Rewards member?
Download the app Today.
Apply Online at SweetPlaceToWork.com

--- Check Closed ---



Final Details for Order #113-5541780-1242663

Order Placed: February 24, 2025

Amazon.com order number: 113-5541780-1242663

Order Total: \$19.49

Business order information

Location: DSD - Tison's Landing

GL code: 59010 Pass Thru-DSD, DPFG, Fac

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on February 25, 2025

Price Items Ordered

1 of: Amazon Basics Multipurpose Copy Printer Paper, 8.5" x 11", 20 lb, 3 Reams, 1500 Sheets, 92 Bright, White

\$19.49

Sold by: Amazon (seller profile)

Business Price Condition: New

Shipping Address: Item(s) Subtotal: \$19.49

Elizabeth Myers \$0.00 Shipping & Handling:

17100 EAGLE BEND BLVD

JACKSONVILLE, FL 32226-1179

Total before tax: United States \$19.49

Sales Tax: \$0.00

Shipping Speed: FREE Prime Delivery

Total for This Shipment: \$19.49

Payment information Payment Method: Item(s) Subtotal: \$19.49 MasterCard | Last digits: 1064 Shipping & Handling: \$0.00 Billing address Total before tax: \$19.49 Elizabeth Myers 17100 EAGLE BEND BLVD **Estimated Tax:** \$0.00 JACKSONVILLE, FL 32226-1179 **United States** Grand Total: \$19.49 MasterCard ending in 1064: February 25, 2025: \$19.49 **Credit Card transactions**

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

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Final Details for Order #113-1526678-1134611

Order Placed: February 21, 2025

Amazon.com order number: 113-1526678-1134611

Order Total: \$70.99

Business order information

Location: DSD - Tison's Landing

GL code: 59010 Pass Thru-DSD, DPFG, Fac

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on February 21, 2025

Items Ordered Price

1 of: 50 Thin 26 Bit Proximity Key Fobs Weigand Prox Keyfobs Compatable with ISOProx 1386 1326 H10301 Format Readers. \$70.99

Works wi

th The vast Majority of Access Control Systems

Sold by: Guyi Electronic Technology Co., Ltd. (seller profile)

Condition: New

Shipping Address: Item(s) Subtotal: \$70.99

Elizabeth Myers
17100 EAGLE BEND BLVD
Shipping & Handling: \$2.99

JACKSONVILLE, FL 32226-1179 Free Shipping: -\$2.99

United States

Total before tax: \$70.99

Sales Tax: \$0.00

Gales Tax. \$0.00

Total for This Shipment: \$70.99

Payment information		
Payment Method:	Item(s) Subtotal: \$7	70.99
MasterCard Last digits: 1064	Shipping & Handling: \$	\$2.99
Billing address	Promotion applied: -\$	\$2.99
Elizabeth Myers		
17100 EAGLE BEND BLVD	Total before tax: \$7	70.99
JACKSONVILLE, FL 32226-1179 United States	Estimated Tax: \$	00.00
ormed otales		
	Grand Total: \$7	70.99
Credit Card transactions	MasterCard ending in 1064: February 21, 2025: \$7	70.99

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



Final Details for Order #113-6869661-7380203

Order Placed: February 18, 2025

Amazon.com order number: 113-6869661-7380203

Order Total: \$45.98

Business order information

Location: DSD - Tison's Landing

GL code: 59010 Pass Thru-DSD, DPFG, Fac

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on February 19, 2025

Items Ordered Price

1 of: 50 Pcs Calendar Magnet Numbers for Whiteboard and Refrigerator, Magnetic Days of The Week and Months Magnetic

\$9.99

Calendar D

ates Indicators for Office (10.4 x 6.7 Inch)

Sold by: Beusent (seller profile)

Condition: New

1 of: Liliful Spring Coloring Book Bulk for Adult Kids DIY Art Stress Relief Drawing Book with Patterns for Adults, Party Favo \$35.99

rs, Goodie Bag Filler and Holiday Gifts(144 Pcs, Vibrant)

Sold by: Xianewqia (seller profile)

Condition: New

Shipping Address: Item(s) Subtotal: \$45.98
Elizabeth Myers

Shipping & Handling: \$0.00

JACKSONVILLE, FL 32226-1179

United States Total before tax: \$45.98

Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery Total for This Shipment: \$45.98

Payment information Payment Method: Item(s) Subtotal: \$45.98 MasterCard | Last digits: 1064 Shipping & Handling: \$0.00 Billing address Elizabeth Myers Total before tax: \$45.98 17100 EAGLE BEND BLVD **Estimated Tax:** \$0.00 JACKSONVILLE, FL 32226-1179 **United States** Grand Total: \$45.98 MasterCard ending in 1064: February 19, 2025: \$45.98 **Credit Card transactions**



Final Details for Order #113-8147845-0769030

Order Placed: February 4, 2025

Amazon.com order number: 113-8147845-0769030

Order Total: \$49.99

Business order information

Location: DSD - Tison's Landing

GL code: 59010 Pass Thru-DSD, DPFG, Fac

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on February 4, 2025

Price **Items Ordered**

1 of: 10 FT Easter Inflatables Outdoor Decorations, Inflatable Chicks Archway with Bunny Ears & Egg Blow Ups Yard Decorati

on Built-in LED Lights for Holiday Party Indoor Outside Garden Lawn

Sold by: Danxilu (seller profile) **Business Price**

Condition: New

Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179

United States

Item(s) Subtotal: \$59.99

Shipping & Handling:

\$2.99 -\$10.00

Your Coupon Savings: Free Shipping:

-\$2.99

\$59.99

Total before tax:

\$49.99 Sales Tax:

\$0.00

Total for This Shipment:

\$49.99

Payment information		
Payment Method:	Item(s) Subtotal: \$59.99	
MasterCard Last digits: 1064	Shipping & Handling: \$2.99	
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Promotion applied: -\$12.99	
	■ on back to	
	Total before tax: \$49.99	
	Estimated Tax: \$0.00	
Office Clares		
	Grand Total: \$49.99	
Credit Card transactions	MasterCard ending in 1064: February 5, 2025: \$49.99	

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



Final Details for Order #113-6202839-2081859

Order Placed: February 4, 2025

Amazon.com order number: 113-6202839-2081859

Order Total: \$42.74

Business order information

Location: DSD - Tison's Landing

GL code: 59010 Pass Thru-DSD, DPFG, Fac

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on February 4, 2025

Items Ordered Price

1 of: GALAON Easter Rabbit With Vest Cute Plush Mascot Costume Party Dress \$42.74

Sold by: GUIMIXH (seller profile)

Business Price Condition: New

Shipping Address: Item(s) Subtotal: \$42.74 Elizabeth Myers

Shipping & Handling: \$0.00 17100 EAGLE BEND BLVD

JACKSONVILLE, FL 32226-1179 Total before tax: \$42.74 **United States**

Sales Tax: \$0.00

Shipping Speed: Delivery in fewer trips to your address

Total for This Shipment: \$42.74

Payment information		
Payment Method: MasterCard Last digits: 1064	Item(s) Subtotal: \$42.74	
Thruster sails Last aigner 700 !	Shipping & Handling: \$0.00	
Billing address	numn	
Elizabeth Myers	Total before tax: \$42.74	
17100 EAGLE BEND BLVD	Estimated Tax: \$0.00	
JACKSONVILLE, FL 32226-1179 United States		
Office States	Grand Total: \$42.74	
Credit Card transactions	MasterCard ending in 1064: February 5, 2025: \$42.74	

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

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Final Details for Order #113-6507652-0255467

Order Placed: February 3, 2025

Amazon.com order number: 113-6507652-0255467

Order Total: \$65.99

Business order information

Location: DSD - Tison's Landing

GL code: 59010 Pass Thru-DSD, DPFG, Fac

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on February 3, 2025

Items Ordered Price

1 Of: Ireer 84 Pcs Kids Paint Party Set Include 12 Animal Pre Drawn Canvas 12 Brushes 12 Palettes 12 Set Acrylic Paints 12 Apr

\$65.99

on Canvas Painting Kit for Kids Art Paint Party Valentines Gift (8 x 10 Inches)

Sold by: Yuoail (seller profile)

Condition: New

Shipping Address: Item(s) Subtotal: \$65.99
Elizabeth Myers

17100 EAGLE BEND BLVD Shipping & Handling: \$0.00

JACKSONVILLE, FL 32226-1179

United States Total before tax: \$65.99

Sales Tax: \$0,00

Shipping Speed:

FREE Prime Delivery Total for This Shipment: \$65.99

Payment information		
Payment Method: MasterCard Last digits: 1064	Item(s) Subtotal: \$65.99 Shipping & Handling: \$0.00	
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$65.99 Estimated Tax: \$0.00	
	Grand Total: \$65.99	
Credit Card transactions	MasterCard ending in 1064: February 3, 2025: \$65.99	

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

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Credit Card Expense Tracker

District:	Tisons Landing CDD		
Cardholder:	Tim Harden		
Month:	Feb-25	-	

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
02.12.25	Exxon		\$ 18.34	Gas for Pressure Washer
02.18.25	Amoco		\$ 18.54	Gas for Pressure Washer
02.21.25	Johnson Fleet and Farm		\$ 2.45	Hardware
2.22.25	Amoco		\$ (0.19)	Gas for Pressure Washer
		Total on Report	39.14	

WELCOME TO TOMMY FOOD STORE EXXON MART 15411 N. MAIN ST. JACKSONVILLE FL 32218

DATE 2/12/25 8:15 TRAN#9031194

PUMP# 03

SERVICE LEVEL: SELF

PRODUCT: UNLD

GALLONS: 5.995

PRICE/G: \$3.059

FUEL SALE \$18.34

CREDIT \$18.34

USD\$18.34

************3184

Entry: Chip Read

AppName: Mastercard

AuthNet:

MODE: Issuer

AID: A0000000041010

Auth #: 01283Q

Resp Code: 000

Stan: 002971769

SUNSHIME #9 904-513-4919

1849876 AMOCO 413 PECAN PARK RD JACKSONVILLE FL 32218

Description	Qty	Amount
UNLEAD CR #10	0.000	No come gradu. 7 Status number dellas mande
SELF @ 3.079/	6.020G G	18.54

Subtotal TOTAL

18.54 **18.54**

CREDIT \$

18.54

SALE Receipt

Mastercard

**********3184

Entry: Chip Read

Auth #: 01899Q

Resp Code: 000

Stan: 225613990296 Invoice #: 668087

AuthNet:

MODE: Issuer

AlD: A0000000041010

A ANNELS IN FILE LANGUE AND FAMOUR

INVOICE IN THE WILL

6 ****** Espain 6

0.000 : 46

1 46. 460

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUT! *** CHECK DATES 03/01/2025 - 03/31/2025 *** TISONS LANDING CAP RESERVE FND BANK C TISON'S LANDING - CP	ER CHECK REGISTER	RUN 4/04/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/04/25 00020 2/28/25 51404 202502 600-53800-60000 REPLC SUBMERSIBLE MOTOR	*	12,640.00	10 540 00 00051
EAST COAST WELLS & PUMP SERVIC	CE 		12,640.00 000061
TOTAL FOR I	BANK C	12,640.00	
TOTAL FOR I	REGISTER	12,640.00	

TISO TISON

TCESSNA

INVOICE

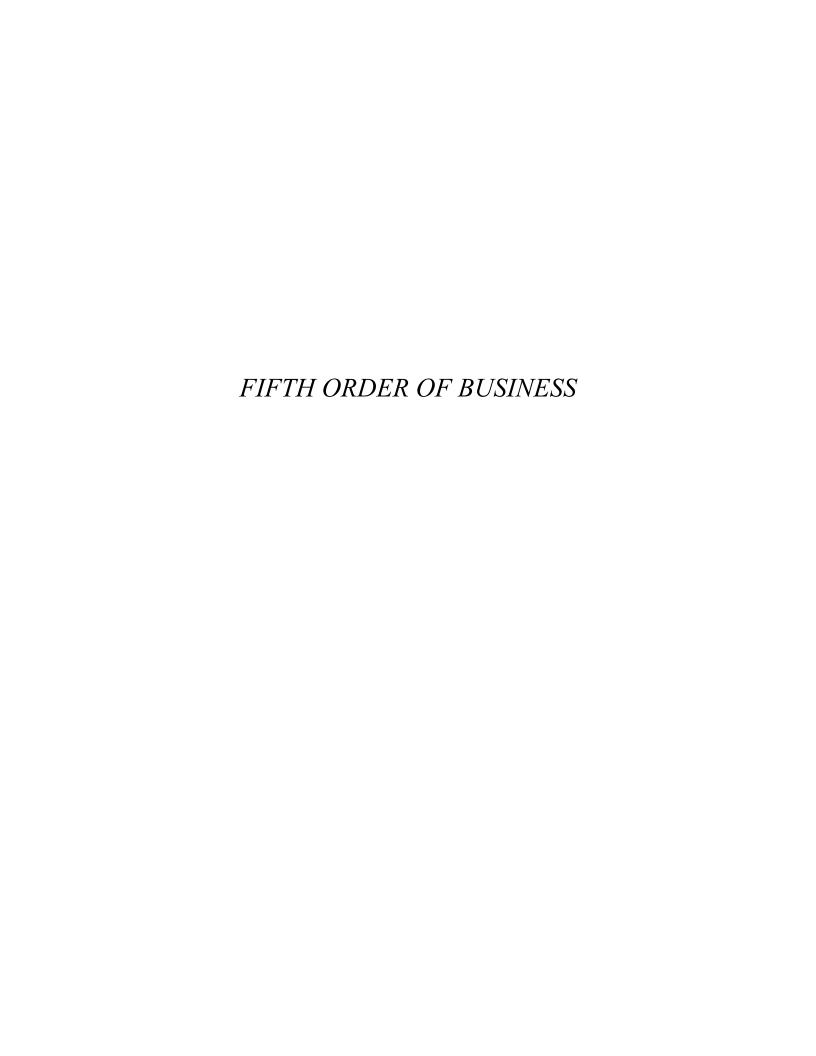
DATE INVOICE # 2/28/2025 51404

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

BILL TO:

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

Naproved by Tipe	Llordon I F					
Approved by Tim	narden	P.O. NO	TERMS	REP	PERMIT#	
			DUE UPON RECEIF	т тк		
QUANTITY	DI	ESCRIPTION		RATE	AMOUNT	
	AS QUOTED: - REPLACED 7.5 HP, 6" SUEND - REPLACED SUB WIRE - RECONNECTED & TEST	FF ROAD, JAX 3221 JBMERSIBLE MOTO TED 033		12,640.00	12,640.00	
Visa or Mastercard Accep	to any invoice not paid in fu oted	n within 30 days.	-	Γotal	\$12,640.00	
LABOR ARE PROVIDE INSTALLATION. LABO	A ONE YEAR MANUFACTO D FREE OF CHARGE FOR DR IS NOT COVERED UNI E BILLED AT THE CURRE	A 30 DAY PERIOD I DER WARRANTY AF	OD FOLLOWING Payments/Credits \$		redits \$0.00	
*ALL DISCREPANCIES	MUST BE REPORTED WI ECTION & ATTORNEY'S F	THIN 10 DAYS.	1	Balance Due \$12,640		



Tison's Landing CDD Speed Hump (Bump) Installation Budget

Category	Low-End Estimate	High-End Estimate	Average Estimate
*Installation (35 Humps)	\$70,000	\$175,000	\$122,500
Signage	\$10,500	\$21,000	\$15,750
Traffic Study	\$15,000	\$30,000	\$22,500
Permitting Fees	\$360	\$1,620	\$990
Traffic Control	\$3,750	\$11,250	\$7,500
Engineering & Design	\$12,000	\$30,000	\$21,000
Utility Check	\$0	\$0	\$0
Community/Legal	\$3,000	\$8,000	\$5,500
Contingency	\$12,225	\$34,125	\$21,025
First-Year Maintenance	\$3,150	\$7350	\$5,250
Total	\$139,985	\$318,345	\$222,015

^{*}Actual number of humps TBD

Budget Narratives

1. Installation Costs (Speed Humps)

- Description: Covers labor and materials (asphalt, reflective tape, pavement markings) for 35 asphalt speed humps (3–3.5 inches high, 12–14 feet long) on Magnolia Grove Way, Tison's Bluff, and Dowing Creek in Tison's Landing CDD, per City standards. The CDD contracts licensed contractors, quoting \$2,000–\$5,000 per hump for roads with speed limits ≤35 mph, based on local projects (e.g., San Marco, 2024). Excludes signage.
- **References**: Contractor quotes, Asphalt Paving & Maintenance (www.acplm.net).
- Estimates: Low: \$70,000 | High: \$175,000 | Average: \$122,500

2. Signage

- Description: Includes 70 W17-1 Speed Hump signs (30" x 30", yellow, reflective; 2 per hump) for both directions, per federal MUTCD (Section 2C.29), adopted by Florida (Chapter 316, Florida Statutes) and enforced by the City. Tison's Landing CDD contracts for signs, poles, and installation at \$150-\$300 per sign. Optional W13-1P plaques (\$7,000-\$14,000) are excluded unless required by Traffic Engineering (904-630-CITY).
- **References**: MUTCD (www.mutcd.fhwa.dot.gov), City requirements (www.jacksonville.gov).
- Estimates: Low: \$10,500 | High: \$21,000 | Average: \$15,750

3. Traffic Study

- Description: Funds traffic studies for the three roads to verify speeding and traffic volume (450–3,000 vehicles/day), required by the City. Tison's Landing CDD contracts an engineering firm, costing \$5,000–\$10,000 per road for data collection and analysis, per local projects (e.g., Girvin Road, 2024). Note: To use any prior study it would need to be relatively recent and have the same exact parameters.
- **References**: Firm quotes, City requirements (www.jacksonville.gov).
- Estimates: Low: \$15,000 | High: \$30,000 | Average: \$22,500

4. Permitting Fees

- Description: Covers 3 Right-of-Way Permits (\$100–\$500 each) for work on the three roads, managed by Tison's Landing CDD with contractor support, and recording fees (\$10–\$20 for 6 documents) with the Duval County Clerk. Contractor bonds are included in bids, per City requirements.
- References: City fee schedules (www.jacksonville.gov), Arlington project (2023).
- Estimates: Low: \$360 | High: \$1,620 | Average: \$990

5. Traffic Control During Installation

- Description: Funds Maintenance of Traffic (MOT) plans for the three roads, including barricades, signs, and flaggers for 2.5 days per road (~11–12 humps). Tison's Landing CDD contracts services at \$500–\$1,500/day per road, per City standards for low-volume roads.
- References: Contractor quotes, City MOT requirements (2024).
- Estimates: Low: \$3,750 | High: \$11,250 | Average: \$7,500

6. Engineering and Design

- Description: Covers engineer-prepared drawings for 35 humps and revisions, required by the City. Tison's Landing CDD contracts an engineering firm, costing \$10,000–\$25,000 for drawings and \$2,000–\$5,000 for revisions, based on local projects.
- References: Firm quotes, City processes (www.jacksonville.gov).
- Estimates: Low: \$12,000 | High: \$30,000 | Average: \$21,000

7. Pre-Installation Utility Check

- **Description**: Requires contractors, hired by Tison's Landing CDD, to contact Sunshine 811 (800-432-4770) to mark utilities on the three roads, a free but mandatory step per Florida law.
- **References**: Florida law, City permitting (www.jacksonville.gov).
- Estimates: Low/High/Average: \$0

8. Community Engagement and Legal

- Description: Funds petitions, mailings, and Tison's Landing CDD meetings for 60%+ resident support on the three roads, plus legal review for Chapter 190, Florida Statutes, compliance. Costs include \$1,000–\$3,000 for engagement and \$2,000–\$5,000 for legal, based on local CDD projects (e.g., Nocatee, 2023).
- References: Chapter 190, Florida Statutes, Nocatee CDD (2023).
- Estimates: Low: \$3,000 | High: \$8,000 | Average: \$5,500

9. Contingency

- **Description**: A 10% contingency covers unforeseen issues (e.g., drainage, inspections) on the three roads, standard for Tison's Landing CDD projects.
- References: Industry practice, City feedback (e.g., Girvin Road, 2024).
- Estimates: Low: \$12,225 | High: \$34,125 | Average: \$21,025

10. First-Year Maintenance

- Description: Covers Tison's Landing CDD-contracted maintenance of speed humps and signs, as the City does not maintain them. Includes sign inspections (\$20–\$30/sign for 70 signs) and minor repairs (\$50–\$150/hump), deferring repainting to year two. Costs reflect local rates and climate, per local CDD projects (e.g., Arlington, 2023).
- References: Contractor quotes, Jacksonville CDD maintenance (2023–2024).
- Estimates: Low: \$3,150 | High: \$7,350 | Average: \$5,250

City of Jacksonville's Role

The City of Jacksonville oversees the installation of 35 speed humps on Magnolia Way, Tison's Bluff, and Dowing Creek in Tison's Landing CDD through regulation and permitting but does not fund, install, or maintain them. The Traffic Engineering Division (904-630-CITY) reviews traffic studies, enforces standards (e.g., 3–3.5-inch humps, W17-1 signage per MUTCD Section 2C.29 and Chapter 316, Florida Statutes), and coordinates with Jacksonville Fire and Rescue (904-630-0529) for emergency access. The Development Services Review Group (904-255-8310) issues Right-of-Way Permits, requiring drawings and inspections, and verifies contractor qualifications. Tison's Landing CDD contracts all contractors and covers costs, consistent with projects like Girvin Road (2024).

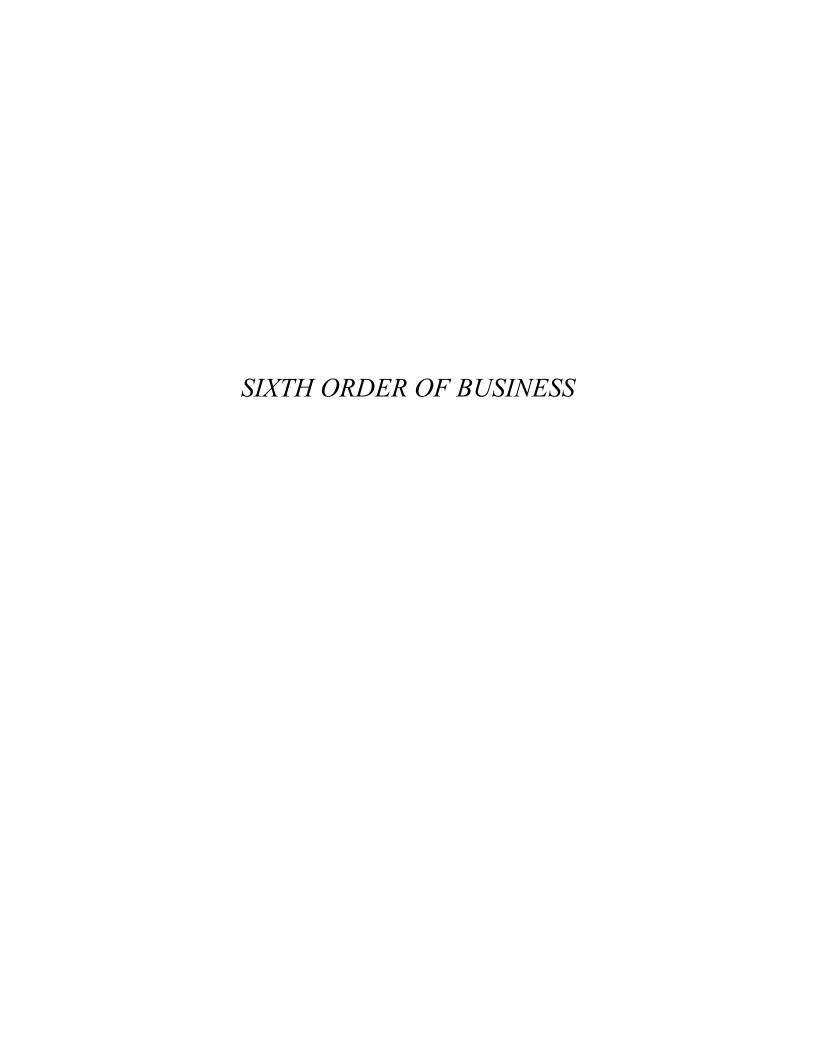
Clarification for Local Roads

- The federal MUTCD applies to local roads, adopted by Florida and enforced by the City, requiring two W17-1 signs per hump. City standards may add requirements (e.g., sign placement), as seen in San Marco (2023).
- Costs for traffic study (\$15,000-\$30,000), permitting (\$360-\$1,620), and traffic control (\$3,750-\$11,250) reflect three roads

Recommended Actions

- Contact Traffic Engineering (904-630-CITY or myjax.custhelp.com) to confirm signage, traffic study, and maintenance requirements for Tison's Landing CDD roads.
- Source licensed contractors via the City's vendor list or industry directories for installation, signage, MOT plans, and maintenance, ensuring City licensing and bonding.
- Contract an engineering firm for a traffic study covering the three roads.
- Submit 3 Right-of-Way Permit applications to the Development Services Review Group (904-255-8310) with contractor drawings.
- Consult Tison's Landing CDD counsel for Chapter 190 compliance on contracting and funding.

Tison's Landing CDD Board of Supervisors



RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TISON'S LANDING **COMMUNITY DEVELOPMENT** DISTRICT APPROVING PROPOSED BUDGETS FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON **PURSUANT** TO FLORIDA LAW: AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Tison's Landing Community Development District (the "Board") prior to June 15, 2025, proposed operating and debt service budgets for Fiscal Year 2025/2026; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

- 1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.
- 2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and place:

Date: July 10, 2025

Hour: 6:00 p.m.

Place: Yellow Bluff Amenity Center

16529 Tisons Bluff Road Jacksonville, FL 32218

- 3. The District Manager is hereby directed to submit a copy of the proposed budget to the City of Jacksonville and Duval County at least 60 days prior to the hearing set above.
- 4. The District's Secretary is further directed to post this proposed budget on the District's website at least two days before the budget hearing date as set forth in Section 2.
- 5. Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Passed and adopted this 8th day of May, 2025.	
	TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
	Chairman / Vice Chairman
	Secretary / Assistant Secretary

6. This Resolution shall take effect immediately upon adoption.

Community Development District

Proposed Budget FY 2026



Table of Contents

-2	General Fund
-7	Narratives
	Capital Reserve Fund
11	Debt Service Fund Series 2016
.2	Assessment Schedule

Tison's Landing Community Development District

Proposed Budget **General Fund**

		Adopted Budget	Ac	tuals Thru	Pro	jected Next	Pro	jected Thru	F	Proposed Budget
Description		FY2025		3/31/25	•	6 Months		9/30/25		FY 2026
REVENUES:										
Special Assessments - On Roll	\$	854,540	\$	850,710	\$	3,830	\$	854,540	\$	854,540
Clubhouse Rentals		2,000		3,620		1,000		4,620		2,000
Interest income		10,000		14,393		15,892		30,285		16,000
Other Income		-		-		50		50		-
TOTAL REVENUES	\$	866,540	\$	868,722	\$	20,772	\$	889,494	\$	872,540
EXPENDITURES:										
Administrative:										
Supervisor Fees	\$	12,000	\$	4,000	\$	6,000	\$	10,000	\$	12,000
FICA Taxes		918		306		459		765		918
District Engineer Fees		3,000		845		2,155		3,000		3,000
District Counsel Fees		15,000		5,446		9,555		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 Trustee Fees		1,000 3,725		600		400 3,725		1,000 3,725		1,000 3,725
District Management Fees		45,000		22,500		22,500		45,000		3,725 46,350
Information Technology		1,600		800		800		1,600		1,800
District Website Administration		1,600		800		800		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		102		1,898		2,000		2,000
Legal Advertising		2,500		610		1,890		2,500		2,500
Bank Fees and Other Charges		1,000		200		800		1,000		1,000
Office Supplies		500		0		333		333		500
Dues, Licenses & Subscriptions		175		175		-		175		175
TOTAL ADMINISTRATIVE	\$	110,001	\$	53,051	\$	53,476	\$	106,527	\$	112,119
Operations & Maintenance Community Operations										
Property Insurance	\$	24,738	\$	22,201	\$	_	\$	22,201	\$	24,421
Field Management & Administration (Vesta)	Ψ	37,179	Ψ	18,590	Ψ	18,590	Ψ	37,179	Ψ	38,294
Security Off Duty (ISO)		2,500		10,370		2,500		2,500		2,500
Security Camera Monitoring (Envera)		16,377		5,889		3,888		9,777		16,377
Landscape Maintenance (LawnBoy)		59,690		26,544		26,544		53,088		60,212
Landscape Mulch		15,000		-		15,000		15,000		15,000
Landscape Fertilization (AgrowPro)		19,332		9,666		9,666		19,332		19,332
Irrigation Repairs and Maintenance		10,000		3,423		6,578		10,000		10,000
Landscape Repairs and Maintenance		7,000		2,229		4,771		7,000		7,000
Lake Maintenance (The Lake Doctor)		11,428		4,824		4,824		9,648		11,200
Utilities-Cable (Comcast) Utilities-Electric (JEA)		1,680 1,800		740 660		740 720		1,480		1,680 1,800
Othities-Electric (JEA) Utilities-Irrigation (JEA)		30,000		6,597		9,000		1,380 15,597		1,800 24,000
Community Repairs and Maintenance		20,000		2,482		17,518		20,000		20,000
Community Operations Contingency		5,000				5,000		5,000		3,105
										-,0
Capital Improvement Plan		22,500		-		81,371		81,371		22,500

Tison's Landing Community Development District Proposed Budget

General Fund

Description	Adopted Budget FY2025		ctuals Thru 3/31/25	ojected Next 6 Months	ojected Thru 9/30/25	Proposed Budget FY 2026
Amenity Operations						
Amenity Manager (Vesta)	\$ 102,210	\$	51,105	\$ 51,105	\$ 102,210	\$ 105,276
Pool Maintenance (Vesta)	33,150		16,575	16,575	33,150	34,145
Janitorial Maintenance (Vesta)	33,099		16,550	16,550	33,099	34,092
Janitorial Supplies (Vesta)	4,058		2,029	2,029	4,058	4,058
Amenity Website (Vesta)	3,000		1,500	1,500	3,000	3,090
Seasonal Office Staffing (Vesta) (Pool Monitors)	13,753		6,876	6,876	13,753	13,580
Security Camera Monitoring (Envera/High-Tech)	13,761		6,880	6,880	13,761	13,761
Pool Chemicals (Hawkins)	15,000		5,257	9,743	15,000	15,000
License / Permit Fees	600		-	600	600	600
Utilities-Cable (Comcast)	6,600		3,050	3,078	6,128	6,600
Utilities-Electric (JEA)	17,410		5,102	5,700	10,802	15,000
Utilities-Water/Sewer (JEA)	12,000		7,892	4,108	12,000	12,000
Refuse Services (Republic Services)	7,200		4,299	5,400	9,699	11,400
Pest Control	1,000		300	300	600	600
Amenity Repairs and Maintenance	15,400		6,771	8,629	15,400	15,400
Fitness Equipment Maintenance	1,000		930	660	1,590	2,000
Special Events	23,500		8,469	15,031	23,500	23,500
Amenity Supplies	5,000		719	4,281	5,000	4,698
Amenity Operations Contingency	2,000		-	2,000	2,000	2,000
Capital Outlay	-		4,490	-	4,490	-
Total Amenity Operations	\$ 309,740	\$	148,794	\$ 161,046	\$ 309,839	\$ 316,799
TOTAL EXPENDITURES	\$ 703,966	\$	305,690	\$ 421,230	\$ 726,920	\$ 706,340
Other Sources/(Uses)	,	•	•	•		,
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)	\$ -	\$	400,458	\$ (400,458)	\$ -	\$ -

Community Development District

Budget Narrative

FY 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 12 meetings.

FICA Taxes

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

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.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A1 and A2 Special Assessment Revenue Refunding Bonds. Currently the District has contracted with Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

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.

Community Development District

Budget Narrative

FY 2026

Expenditures - Administrative (continued)

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.

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. Proposed an increase of 3%.

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
	7	Total	\$16,377

Community Development District

Budget Narrative

FY 2026

Expenditures - Operations (continued)

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	\$5,017,67	\$60 212	

Landscape Mulch

Cost to replace mulch throughout the district

Landscape Fertilization (AgrowPro)

The District currently has a contract AgroPro 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	\$825.00	\$9,900
Contingency	\$108.33	\$1,300
	Total	\$11 200

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 16365 N Main St Ant SG01		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		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 Development District

Budget Narrative

FY 2026

Expenditures - Operations (continued)

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.

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. Proposed increase of 3%.

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. Proposed an increase of 3%.

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	\$338.17	\$4.058

Amenity Website (Vesta)

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

Vendor	Monthly fee	Annual
Vesta Property Service	\$257.50	\$3,090

Seasonal Office Staffing (Vesta)

Additional staffing for 12 hours during the high season (26 weeks) (Pool Monitors). Proposed an increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$1,131.67	\$13,580

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

Community Development District

Budget Narrative

FY 2026

Expenditures - Amenity Operations (continued)

Pool Chemicals (Hawkins)

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

VendorMonthly feeAnnualHawkins\$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.

Utilities-Electric (JEA)

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

LocationMeter #16529 Tisons Bluff RoadElectric6221889

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	ctuals Thru 3/31/25	jected Next 6 Months	ojected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Interest Income	\$ 3,353	3,666	\$ 3,666	\$ 7,332	\$ 4,235
Carry Forward Balance	95,340	71,459	-	71,459	189,090
TOTAL REVENUES	\$ 98,693	\$ 75,125	\$ 3,666	\$ 78,791	\$ 193,325
EXPENDITURES:					
<u>Capital Outlay</u>					
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	\$ 215,144	\$ (26,054)	\$ 189,090	\$ 337,102

Capital Reserve Study

General

Decsription	FY 2026-
Decsription	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

Decsription	Budget FY 2026
Reserves Beginning of Year	189,090
Contributions	166,200
Interest Income	4,235
Expenditures	(22,423)
Anticipated Balance	337,102

Variance Reserve Study Vs Actual	\$50,511

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 3/31/25		Projected Next 6 Months		Projected Thru 9/30/25		Proposed Budget FY 2026	
REVENUES:										
Special Assessments-On Roll	\$	381,936	\$	380,224	\$	1,712	\$	381,936	\$	381,936
Interest Earnings		7,500		9,020		6,980		16,000		7,500
Carry Forward Surplus ⁽¹⁾		148,125		118,519		-		118,519		132,314
TOTAL REVENUES	\$	537,560	\$	507,762	\$	8,692	\$	516,455	\$	521,749
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	\$	433,133	\$	(300,819)	\$	132,314	\$	144,911
(1) Carry Forward is Net of Reserve Requ	iremen	ıt			2	016-1 Intere	st Du	ie 11/1/26	\$	46,007
,					2016-2 Interest Due 11/1/26				15,980	
									\$	61,987
					_			, ,,	\$	

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	,	
11/01/17	4,355,000	2.000%	10,000	65,043	306,736	
05/01/18	4,345,000	2.000%	170,000	64,863		
11/01/18	4,175,000	2.000%	5,000	63,163	303,026	
05/01/19	4,170,000	2.000%	170,000	63,113		
11/01/19	4,000,000	2.000%	10,000	61,413	304,526	
05/01/20	3,990,000	2.000%	175,000	61,251		
11/01/20	3,815,000	2.000%	-	59,500	295,751	
05/01/21	3,815,000	2.000%	180,000	59,501		
11/01/21	3,635,000	2.000%	5,000	57,701	302,201	
05/01/22	3,630,000	2.000%	180,000	57,616		
11/01/22	3,450,000	2.000%	=	55,816	293,433	
05/01/23	3,450,000	2.200%	190,000	55,816		
11/01/23	3,260,000	2.200%	-	53,697	299,513	
05/01/24	3,260,000	2.400%	190,000	53,697		
11/01/24	3,070,000	2.400%	=	51,417	295,114	
05/01/25	3,070,000	2.600%	195,000	51,417		
11/01/25	2,875,000	2.600%	-	48,882	295,299	
05/01/26	2,875,000	2.875%	200,000	48,882		
11/01/26	2,675,000	2.875%	-	46,007	294,889	
05/01/27	2,675,000	3.000%	205,000	46,007		
11/01/27	2,470,000	3.000%	-	42,932	293,939	
05/01/28	2,470,000	3.125%	210,000	42,932		
11/01/28	2,260,000	3.125%	-	39,651	292,583	
05/01/29	2,260,000	3.375%	215,000	39,651		
11/01/29	2,045,000	3.375%	-	36,023	290,673	
05/01/30	2,045,000	3.375%	225,000	36,023		
11/01/30	1,820,000	3.375%	-	32,226	293,248	
05/01/31	1,820,000	3.375%	235,000	32,226		
11/01/31	1,585,000	3.375%	-	28,260	295,486	
05/01/32	1,585,000	3.375%	240,000	28,260		
11/01/32	1,345,000	3.375%	-	24,210	292,470	
05/01/33	1,345,000	3.600%	250,000	24,210		
11/01/33	1,095,000	3.600%	-	19,710	293,920	
05/01/34	1,095,000	3.600%	260,000	19,710		
11/01/34	835,000	3.600%	-	15,030	294,740	
05/01/35	835,000	3.600%	270,000	15,030	205 202	
11/01/35	565,000	3.600%	-	10,170	295,200	
05/01/36	565,000	3.600%	275,000	10,170	200.202	
11/01/36	290,000	3.600%	200.000	5,220	290,390	
05/01/37	290,000	3.600%	290,000	5,220	295,220	
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	E0.605
11/01/35	150,000	4.700%	-	3,525	78,695
05/01/36	150,000	4.700%	75,000	3,525	00.000
11/01/36	75,000 75,000	4.700%	75.000	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

Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhood	0&M Units	Bonds 2016 Units	Annual M	aintenance Ass	essments	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										