

*TISON'S LANDING*  
*Community Development District*

*JUNE 12, 2025*

## *AGENDA*

# Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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June 5, 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, June 12, 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 – Report on the Number of Registered Voters (1,477)
  - D. Amenity Manager – Report
  - E. Field Operations Manager
- IV. Approval of Consent Agenda
  - A. Minutes of the May 8, 2025 Meeting
  - B. Financial Statements
  - C. Check Register
- V. Continued Discussion of Speed Humps
- VI. Consideration of Resolution 2025-06, Classifying Amenity Furniture as Surplus and Authorizing Disposal
- VII. Discussion of the Fiscal Year 2026 Budget

VIII. Supervisor Requests

IX. Audience Comments

X. Next Scheduled Meeting – Thursday, July 10, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218

XI. Adjournment



### *THIRD ORDER OF BUSINESS*

*C.*



## OFFICE OF THE SUPERVISOR OF ELECTIONS

JERRY HOLLAND  
SUPERVISOR OF ELECTIONS  
OFFICE (904) 255-8683  
CELL (904) 318-6877

105 EAST MONROE STREET  
JACKSONVILLE, FLORIDA 32202  
FAX (904) 255-3434  
E-MAIL JHOLLAND@COJ.NET

May 9, 2025

Courtney Hogge  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Dear Courtney,

The information you requested on April 16, 2025, appears below:

**Tison's Landing Community Development District- 1477 Registered Voters as of  
4/15/2025**

If you have any questions or need additional assistance, please contact Aries Torres at  
904-219-9302.

Sincerely,

Cierra Fackler  
Director of Candidates and Records

*D.*



# Amenity Manager's Report



Prepared For  
**Tisons Landing**  
**CDD**

for the month of  
June  
**2025**

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

# UPCOMING EVENT

Date : June 13<sup>th</sup> 7pm to 10pm

Event: Silent Disco - Teen Event



# UPCOMING EVENT

Date : June 19<sup>th</sup> Noon to 2pm

Event: HOA Sponsored BINGO and BBQ





# PAST EVENT SUMMARY

Date : May 3<sup>rd</sup> 2pm to 4pm

May

Event: Cinco De Mayo





# PAST EVENT SUMMARY

Date : May 16<sup>th</sup> 7pm to 10pm

Event: Paint and Sip - Ladies Night Out

Ladies join us  
for fun  
activities



## paint & sip

AMENITY CENTER

when:

MAY 16TH

at:

7PM-10PM



Good Music  
Good Drinks



16529 Tisons  
Bluff Road

# EVENT CANCELED

Date : May 17<sup>th</sup> 7pm to 10pm

Event: Casino Night (will reschedule for September)

## 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!  
See you at the tables!

**Saturday, May, 17th**  
**7:00PM – 10:00PM**

16529 Tisons Bluff Road



# PHOTOS FROM PAST EVENTS





# New mulch installation at the amenity center

The First Coast Mulch crew showed up onsite at the amenity center on June 3<sup>rd</sup>. A new layer of mulch was delivered and installed. The installation included the base of trees around the playground, around the pool equipment area and all sides of the amenity center. This layer will dress up the appearance of the facility and inhibit weed growth.





# Sod installation

**At Board request, sod was installed over the bare spot in front of the sign at the Yellow Bluff entrance. This involved moving irrigation lines and increasing the size of the flower bed to get the best optical effect.**



## LIGHT OVER GYM DOOR

Staff replaced a light that was out over the gym door.





## RUSTY HINGES WERE REPLACED

Staff removed the rusty hinges on six doors around the amenity center and replaced them with brand new silver hinges.



## Social room touch up painting

Staff touched up some spots where the paint had been pulled off of the walls of the social room.





## Spray feature pool resurfacing

The crew from Tempools Inc arrived onsite the morning of June 2<sup>nd</sup> and began demolition of the coping, tile and marcite surface. Staff was able to remove the tunnel and metal grids around the structure to facilitate access to the entire pool surface. We have secured the area to prevent resident access.



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



## *FOURTH ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING  
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, May 8, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Scott Cochran <i>by phone</i>	District Counsel
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager
Dana Harden	Vesta Property Services

The following is a summary of the discussions and actions taken at the May 8, 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 members of the public present, the next item followed.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

There being nothing to report, the next item followed.

**B. District Counsel**

There being nothing to report, the next item followed.

**C. District Manager**

At the request of a board member, Mr. Laughlin asked the board to state their name and whether they are in favor or against each motion.

Mr. Evans stated that he'd also like the minutes to reflect how each board member voted.

#### **D. Amenity Manager**

##### **1. Report**

Ms. Myers presented the Amenity Manager's report. Next, she provided the results of a survey sent to the residents for the purpose of understanding the interest and/or need for speed bumps. The results showed that 66% of the respondents support the HOA and/or CDD fees funding installation of speed bumps. Tisons, Dowing and Magnolia were the three spots that the respondents said speed bumps were most needed.

##### **2. Amenity Furniture Estimates**

My. Myers presented examples of furniture from other communities along with color and material options and pricing estimates.

On MOTION by Ms. Schaffer seconded by Ms. Timmons to approve purchasing 40 Chippendale dining side chairs, 3 barstool chairs and 6 white Aquaba round tables by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Schaffer: Aye  
Supervisor Evans: Aye  
Supervisor Waldhauer: Aye  
Motion passed 5-0.

On MOTION by Ms. Schaffer seconded by Ms. Timmons to approve declaring the current amenity furniture as surplus assets and either donate to a charity organization or dispose of the furniture by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Schaffer: Aye  
Supervisor Evans: Aye  
Supervisor Waldhauer: Aye  
Motion passed 5-0.

**E. Field Operations Manager**

Mr. Harden presented the Operation Manager's Report.

**FOURTH ORDER OF BUSINESS****Approval of Consent Agenda**

- A. Minutes of the April 10, 2025, Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$32,767.83 were included in the agenda package for the Board's review.

On MOTION by Ms. Timmons seconded by Ms. Schaffer to approve the consent agenda by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Schaffer: Aye  
Supervisor Evans: Aye  
Supervisor Waldhauer: Aye  
Motion passed 5-0.

**FIFTH ORDER OF BUSINESS****Discussion of Speed Hump Cost Estimates**

Ms. Meyers created a proposed map of where the speed humps should be located. The speed humps would be placed every 400-feet on Tisons Bluff, Dowling and Magnolia. There would be exceptions with the distance between if it would interrupt someone's driveway, or an intersection.

Mr. Laughlin added that he has a message into Commissioner's Gaffney's office to ask about the possibility of funding assistance for the speed humps.

Mr. Evans presented cost estimates for the speed humps, that in total ranged from \$139,985 to \$318,345.

Ms. Timmons cautioned that she previously spoke to a county engineer that advised there are many other factors involved before the speed humps could be approved including a meeting with the residents to get their feedback and a traffic study.

Mr. Laughlin stated that some other communities have hired off-duty officers to patrol the roads as an alternate solution for speeding and it's been successful. He estimated the cost to be around \$65 per hour for a minimum of three to four hours.

Ms. Waldhauer suggested moving the speed limit radar signs to different locations.

Ms. Harden suggested looking into the HOA pursuing speed humps versus the CDD.

Mr. Laughlin will bring information regarding off-duty officers along with any response from Commissioner Gaffney to the next meeting for further discussion on this topic.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2025-05, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption**

Mr. Laughlin provided an overview of the fiscal year 2026 budget, noting there is no increase in assessments being proposed.

Ms. Meyers informed the Board that there would be a significant cost difference if the District switched to Waste Management as its refuse provider.

On MOTION by Ms. Alford seconded by Ms. Timmons to approve terminating the contract with Republic Services and entering into a contract with Waste Management by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Schaffer: Aye  
Supervisor Evans: Aye  
Supervisor Waldhauer: Aye  
Motion passed 5-0.

Mr. Evans proposed sending notices to every homeowner regarding the assessments whether they increase or not to ensure they're aware of the assessments.

Mr. Laughlin stated that a bulk mailer would be used to send such notices, which typically runs around \$1,000 to \$2,000.

On MOTION by Ms. Waldhauer seconded by Ms. Alford to approve not sending a letter this year to every homeowner regarding there not being an increase in assessments by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Schaffer: Aye  
Supervisor Evans: Nay  
Supervisor Waldhauer: Aye



Motion passed 4-1.

Mr. Evans requested a list of every homeowner be provided to him.

Mr. Laughlin responded that he could provide a list, however there are certain folks that are exempt from public record, so they will be excluded.

On MOTION by Ms. Alford seconded by Ms. Timmons to approve Resolution 2025-05, approving the proposed budget and setting a public hearing for July 10, 2025 at 6:00 p.m. at the Yellow Bluff Amenity Center by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Schaffer: Aye  
Supervisor Evans: Nay  
Supervisor Waldhauer: Aye  
Motion passed 4-1.

#### **SEVENTH ORDER OF BUSINESS**

#### **Discussion of CDD and HOA Committee**

There being no discussion on this item, the next item followed.

#### **EIGHTH ORDER OF BUSINESS**

#### **Supervisor Requests**

There being none, the next item followed.

#### **NINTH ORDER OF BUSINESS**

#### **Audience Comments**

There being no audience members present, the next item followed.

#### **TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday, June 12, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center**

#### **ELEVENTH ORDER OF BUSINESS**

#### **Adjournment**

On MOTION by Ms. Timmons seconded by Ms. Alford to adjourn the meeting by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Schaffer: Aye  
Supervisor Evans: Aye

Supervisor Waldhauer: Aye Motion passed 5-0.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***April 30, 2025***



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**Tison's Landing**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 7,702	\$ -	\$ -	\$ 7,702
Capital Reserve Account	-	-	375	375
Accounts Receivable	465	-	-	465
<u>Investments:</u>				
State Board Administration (SBA)	784,251	-	183,417	967,668
<u>Series 2016-1</u>				
Reserve	-	149,668	-	149,668
Revenue	-	390,862	-	390,862
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	43,761	-	43,761
Prepayment	-	45,780	-	45,780
Deposits	4,202	-	-	4,202
<b>Total Assets</b>	<b>\$ 796,621</b>	<b>\$ 630,075</b>	<b>\$ 183,792</b>	<b>\$ 1,610,487</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 9,885	\$ -	\$ -	\$ 9,885
Accrued Expenses	877	-	-	877
<b>Total Liabilities</b>	<b>\$ 10,762</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,762</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service	-	630,075	-	630,075
Assigned for:				
Capital Reserve Fund	-	-	183,792	183,792
Unassigned	781,657	-	-	781,657
<b>Total Fund Balances</b>	<b>\$ 785,859</b>	<b>\$ 630,075</b>	<b>\$ 183,792</b>	<b>\$ 1,599,726</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 796,621</b>	<b>\$ 630,075</b>	<b>\$ 183,792</b>	<b>\$ 1,610,487</b>

**Tison's Landing**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments - On Roll	\$ 854,540	\$ 854,540	\$ 853,695	\$ (845)
Clubhouse Income	2,000	1,167	5,207	4,040
Interest Income	10,000	5,833	17,326	11,492
Other Income	-	-	136	136
<b>Total Revenues</b>	<b>\$ 866,540</b>	<b>\$ 861,540</b>	<b>\$ 876,363</b>	<b>\$ 14,823</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,400	\$ 2,600
PR-FICA	918	536	337	199
Engineering	3,000	1,750	845	905
Attorney	15,000	8,750	5,446	3,305
Annual Audit	3,200	3,200	3,200	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	583	933	(350)
Trustee Fees	3,725	-	-	-
Management Fees	45,000	26,250	26,250	-
Information Technology	1,600	933	933	0
Website Maintenance	1,600	933	933	0
Telephone	350	204	76	128
Postage & Delivery	1,000	583	2	581
Insurance General Liability	11,733	11,733	10,910	823
Printing & Binding	2,000	1,167	147	1,019
Legal Advertising	2,500	1,458	714	745
Other Current Charges	1,000	583	351	232
Office Supplies	500	292	0	292
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 110,001</b>	<b>\$ 68,631</b>	<b>\$ 58,153</b>	<b>\$ 10,479</b>

**Operations & Maintenance**

**Community Operations**

Insurance (Property)	\$ 24,738	\$ 24,738	\$ 22,201	\$ 2,537
Field Management & Administration (Vesta)	37,179	21,688	21,688	-
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera)	16,377	9,553	6,537	3,016
Landscape Maintenance (LawnBoy)	59,690	34,819	30,968	3,851
Landscape Mulch	15,000	-	-	-
Landscape Fertilization (Agro Pro)	19,332	11,277	11,277	0
Irrigation Repairs and Maintenance	10,000	5,833	4,115	1,719
Landscape Repairs and Maintenance	7,000	4,083	2,601	1,483
Lake Maintenance (The Lake Doctor)	11,428	6,666	5,628	1,038
Utilities-Cable (Comcast)	1,680	980	863	117
Utilities-Electric (JEA)	1,800	1,050	750	300
Utilities-Irrigation (JEA)	30,000	17,500	7,275	10,225
Community Repairs and Maintenance	20,000	11,667	2,731	8,935
Community Operations Contingency	5,000	2,917	-	2,917
Capital Improvement Plan	22,500	13,125	-	13,125
<b>Subtotal Community Operations Expenditures</b>	<b>\$ 284,224</b>	<b>\$ 165,896</b>	<b>\$ 116,633</b>	<b>\$ 49,263</b>

**Tison's Landing**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b>Amenity Operations Expenditures</b>				
Amenity Manager (Vesta)	\$ 102,210	59,623	\$ 59,623	\$ -
Pool Maintenance (Vesta)	33,150	19,338	19,338	-
Janitorial Maintenance (Vesta)	33,099	19,308	19,308	-
Janitorial Supplies (Vesta)	4,058	2,367	2,367	(0)
Amenity Website (Vesta)	3,000	1,750	1,750	-
Seasonal Office Staffing (Vesta)	13,753	8,023	8,023	(0)
Security Camera Monitoring (Envera/High-Tech)	13,761	8,027	8,027	-
Pool Chemicals (Hawkins)	15,000	8,750	6,463	2,287
License / Permit Fees	600	-	-	-
Utilities-Cable (Comcast)	6,600	3,850	3,563	287
Utilities-Electric (JEA)	17,410	10,156	5,935	4,221
Utilities-Water/Sewer (JEA)	12,000	7,000	8,386	(1,386)
Refuse Service (Republic Services)	7,200	4,200	4,498	(298)
Pest Control	1,000	583	350	233
Amenity Repairs and Maintenance	15,400	8,983	7,399	1,584
Fitness Equipment Maintenance	1,000	583	930	(347)
Special Events	23,500	11,164	11,164	-
Amenity Supplies	5,000	2,917	819	2,098
Amenity Operations Contingency	2,000	1,167	-	1,167
Capital Outlay	-	-	4,490	(4,490)
<b>Subtotal Amenity Operations Expenditures</b>	<b>\$ 309,740</b>	<b>\$ 177,787</b>	<b>\$ 172,431</b>	<b>\$ 5,356</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 593,964</b>	<b>\$ 343,684</b>	<b>\$ 289,064</b>	<b>\$ 54,619</b>
<b>Total Expenditures</b>	<b>\$ 703,966</b>	<b>\$ 412,315</b>	<b>\$ 347,217</b>	<b>\$ 65,098</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 162,574</b>	<b>\$ 449,225</b>	<b>\$ 529,146</b>	<b>\$ 79,921</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Capital Reserve Funding	(162,574)	(162,574)	\$ (162,574)	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (162,574)</b>	<b>\$ (162,574)</b>	<b>\$ (162,574)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 286,651</b>	<b>\$ 366,572</b>	<b>\$ 79,921</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 419,287</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 785,859</b>	



**Tison's Landing**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ 3,353	\$ 1,956	\$ 4,348	\$ 2,392
<b>Total Revenues</b>	<b>\$ 3,353</b>	<b>\$ 1,956</b>	<b>\$ 4,348</b>	<b>\$ 2,392</b>
<b><u>Expenditures:</u></b>				
Christmas Décor	\$ -	\$ -	\$ 9,640	\$ (9,640)
Well Motor	-	-	12,640	(12,640)
Kiddie Pool	-	-	31,883	(31,883)
Miscellaneous Services	52,000	52,000	426	51,574
<b>Total Expenditures</b>	<b>\$ 52,000</b>	<b>\$ 52,000</b>	<b>\$ 54,589</b>	<b>\$ (2,589)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ (48,647)</b>	<b>\$ (50,044)</b>	<b>\$ (50,241)</b>	<b>\$ (197)</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Capital Reserve - Transfer In	\$ 162,574	\$ 162,574	\$ 162,574	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 162,574</b>	<b>\$ 162,574</b>	<b>\$ 162,574</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 113,927</b>	<b>\$ 112,530</b>	<b>\$ 112,333</b>	<b>\$ (197)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 95,340</b>		<b>\$ 71,459</b>	
<b>Fund Balance - Ending</b>	<b>\$ 209,267</b>		<b>\$ 183,792</b>	

**Tison's Landing**  
**Community Development District**  
**Debt Service Fund Series 2016A-1 & A-2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 381,936	\$ 381,936	\$ 381,558	\$ (378)
Interest Income	7,500	4,375	11,198	6,823
<b>Total Revenues</b>	<b>\$ 389,436</b>	<b>\$ 386,311</b>	<b>\$ 392,756</b>	<b>\$ 6,445</b>
<b>Expenditures:</b>				
<b>Series 2016A-1</b>				
Interest - 11/01	\$ 51,417	\$ 51,417	\$ 51,417	\$ -
Interest - 05/01	51,417	-	-	-
Principal - 05/01	195,000	-	-	-
<b>Series 2016A-2</b>				
Interest - 11/01	\$ 18,213	18,213	18,213	-
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 05/01	18,213	-	-	-
Principal - 05/01	45,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 379,259</b>	<b>\$ 69,629</b>	<b>\$ 74,629</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 10,177</b>	<b>\$ 316,681</b>	<b>\$ 318,127</b>	<b>\$ 1,445</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,177</b>	<b>\$ 316,681</b>	<b>\$ 318,127</b>	<b>\$ 1,445</b>
<b>Fund Balance - Beginning</b>	<b>\$ 148,125</b>		<b>\$ 311,948</b>	
<b>Fund Balance - Ending</b>	<b>\$ 158,302</b>		<b>\$ 630,075</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 41,582	\$ 796,706	\$ 5,525	\$ 2,670	\$ 4,227	\$ 2,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 853,695
Clubhouse Income	-	1,185	385	-	-	2,050	1,587	-	-	-	-	-	5,207
Interest Income	1,513	1,265	1,986	3,439	3,020	3,170	2,933	-	-	-	-	-	17,326
Other Income	-	-	-	-	-	-	136	-	-	-	-	-	136
<b>Total Revenues</b>	<b>\$ 1,513</b>	<b>\$ 44,032</b>	<b>\$ 799,078</b>	<b>\$ 8,965</b>	<b>\$ 5,689</b>	<b>\$ 9,446</b>	<b>\$ 7,641</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 876,363</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ (400)	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
PR-FICA	(31)	77	77	-	77	77	61	-	-	-	-	-	337
Engineering	-	-	845	-	-	-	-	-	-	-	-	-	845
Attorney	500	930	679	500	1,307	1,530	-	-	-	-	-	-	5,446
Annual Audit	-	-	-	3,200	-	-	-	-	-	-	-	-	3,200
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	183	83	83	83	83	83	333	-	-	-	-	-	933
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	-	-	-	-	26,250
Information Technology	133	133	133	133	133	133	133	-	-	-	-	-	933
Website Maintenance	133	133	133	133	133	133	133	-	-	-	-	-	933
Telephone	8	19	-	18	11	-	21	-	-	-	-	-	76
Postage & Delivery	-	2	-	-	-	-	-	-	-	-	-	-	2
Insurance General Liability	10,810	-	100	-	-	-	-	-	-	-	-	-	10,910
Printing & Binding	38	-	38	5	5	15	46	-	-	-	-	-	147
Legal Advertising	-	200	-	203	104	104	104	-	-	-	-	-	714
Other Current Charges	24	53	13	-	29	82	151	-	-	-	-	-	351
Office Supplies	-	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 17,824</b>	<b>\$ 6,381</b>	<b>\$ 6,852</b>	<b>\$ 8,027</b>	<b>\$ 6,631</b>	<b>\$ 6,907</b>	<b>\$ 5,532</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58,153</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Community Operations</b>													
Insurance (Property)	\$ 22,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,201
Field Management & Administration (Vesta)	3,098	3,098	3,098	3,098	3,098	3,098	3,098	-	-	-	-	-	21,688
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera)	1,265	2,031	648	648	648	648	648	-	-	-	-	-	6,537
Landscape Maintenance (LawnBoy)	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	-	-	30,968
Landscape Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Fertilization (Agro Pro)	1,611	1,611	1,611	1,611	1,611	1,611	1,611	-	-	-	-	-	11,277
Irrigation Repairs and Maintenance	-	853	1,335	-	1,235	-	692	-	-	-	-	-	4,115
Landscape Repairs and Maintenance	372	372	372	372	372	372	372	-	-	-	-	-	2,601
Lake Maintenance (The Lake Doctor)	804	804	804	804	804	804	804	-	-	-	-	-	5,628
Utilities-Cable (Comcast)	123	123	123	123	123	123	123	-	-	-	-	-	863
Utilities-Electric (JEA)	102	103	115	133	101	106	90	-	-	-	-	-	750
Utilities-Irrigation (JEA)	1,331	992	1,110	1,094	1,118	953	678	-	-	-	-	-	7,275
Community Repairs and Maintenance	-	330	412	1,138	309	294	249	-	-	-	-	-	2,731
Community Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Field Expenditures</b>	<b>\$ 35,331</b>	<b>\$ 14,741</b>	<b>\$ 14,051</b>	<b>\$ 13,444</b>	<b>\$ 13,844</b>	<b>\$ 12,433</b>	<b>\$ 12,788</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 116,633</b>
<b>Amenity Operations Expenditures</b>													
Amenity Manager (Vesta)	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,623
Pool Maintenance (Vesta)	2,763	2,763	2,763	2,763	2,763	2,763	2,763	-	-	-	-	-	19,338
Janitorial Maintenance (Vesta)	2,758	2,758	2,758	2,758	2,758	2,758	2,758	-	-	-	-	-	19,308
Janitorial Supplies (Vesta)	338	338	338	338	338	338	338	-	-	-	-	-	2,367
Amenity Website (Vesta)	250	250	250	250	250	250	250	-	-	-	-	-	1,750
Seasonal Office Staffing (Vesta)	1,146	1,146	1,146	1,146	1,146	1,146	1,146	-	-	-	-	-	8,023
Security Camera Monitoring (Envera/High-Te	1,147	1,147	1,147	1,147	1,147	1,147	1,147	-	-	-	-	-	8,027
Pool Chemicals (Hawkins)	925	783	738	439	959	1,413	1,206	-	-	-	-	-	6,463
License / Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities-Cable (Comcast)	504	504	504	513	513	513	513	-	-	-	-	-	3,563
Utilities-Electric (JEA)	937	828	945	754	689	948	834	-	-	-	-	-	5,935
Utilities-Water/Sewer (JEA)	4,380	1,465	174	182	199	1,491	494	-	-	-	-	-	8,386
Refuse Service (Republic Services)	569	968	565	729	731	736	199	-	-	-	-	-	4,498
Pest Control	50	50	50	50	50	50	50	-	-	-	-	-	350
Amenity Repairs and Maintenance	987	316	419	3,573	158	1,319	628	-	-	-	-	-	7,399
Fitness Equipment Maintenance	-	330	-	-	600	-	-	-	-	-	-	-	930
Special Events	3,084	876	1,974	423	324	1,787	2,694	-	-	-	-	-	11,164
Amenity Supplies	354	94	15	34	100	122	100	-	-	-	-	-	819
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	4,490	-	-	-	-	-	-	-	-	-	4,490
<b>Subtotal Amenity Expenditures</b>	<b>\$ 28,708</b>	<b>\$ 23,134</b>	<b>\$ 26,792</b>	<b>\$ 23,617</b>	<b>\$ 21,243</b>	<b>\$ 25,298</b>	<b>\$ 23,637</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 172,431</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 64,039</b>	<b>\$ 37,876</b>	<b>\$ 40,844</b>	<b>\$ 37,061</b>	<b>\$ 35,087</b>	<b>\$ 37,731</b>	<b>\$ 36,426</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 289,064</b>
<b>Total Expenditures</b>	<b>\$ 81,863</b>	<b>\$ 44,257</b>	<b>\$ 47,696</b>	<b>\$ 45,088</b>	<b>\$ 41,718</b>	<b>\$ 44,638</b>	<b>\$ 41,958</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 347,217</b>
<b>Excess (Deficiency) of Revenues over Expe</b>	<b>\$ (80,351)</b>	<b>\$ (225)</b>	<b>\$ 751,382</b>	<b>\$ (36,123)</b>	<b>\$ (36,029)</b>	<b>\$ (35,191)</b>	<b>\$ (34,317)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 529,146</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve Funding	\$ -	\$ -	\$ (162,574)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,574)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (162,574)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (162,574)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (80,351)</b>	<b>\$ (225)</b>	<b>\$ 588,808</b>	<b>\$ (36,123)</b>	<b>\$ (36,029)</b>	<b>\$ (35,191)</b>	<b>\$ (34,317)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 366,572</b>

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

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

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

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

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

**ON ROLL ASSESSMENTS**

allocation in % 69.11% 30.89% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Property Appraiser</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>2016A-1&amp; A-2 Debt Service</i>	<i>Total</i>
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
04/04/29	03/17-03/31/25	4,475.59	-	90.86	65.80	4,318.93	2,984.85	1,334.08	4,318.93
<b>TOTAL</b>		<b>\$ 1,332,649.94</b>	<b>\$ 52,595.45</b>	<b>\$ 25,631.18</b>	<b>\$ 19,170.74</b>	<b>\$ 1,235,252.57</b>	<b>\$ 853,694.76</b>	<b>\$ 381,557.81</b>	<b>\$ 1,235,252.57</b>

<b>99.69%</b>		<b>Percent Collected</b>
<b>\$ 4,081.26</b>		<b>Balance Remaining to Collect</b>

*C.*

**Tison's Landing**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025  
Check Register

GENERAL FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
4/1 - 4/30/25	3798-3824	\$	66,659.08
TOTAL		\$	66,659.08

CAPITAL RESERVE FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
4/1 - 4/30/25	62	\$	31,883.17
TOTAL		\$	31,883.17



AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	5/06/25	PAGE	1
*** CHECK DATES 04/01/2025 - 04/30/2025 ***														
TISIONS LANDING GF BANK A TISON LANDING														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	....CHECK..... AMOUNT #			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS						
4/03/25	00030	3/25/25	84957412	202504	320-57200	-41050			*	512.96				
			TV/INTERNET	4/4-5/3/25										
		3/28/25	84957412	202504	320-53800	-41050			*	123.35				
			INTERNET	4/2-5/1/25										
COMCAST (AUTO PAY)											636.31	003798		
4/03/25	00012	3/27/25	25-01620	202503	310-51300	-48000			*	103.50				
			BOARD OF SUPERVISORS MTG											
DAILY RECORD + OBSERVER LLC											103.50	003799		
4/03/25	00251	4/02/25	REFUND	202504	300-36200	-10000			*	28.46				
			REFUND L DOCTEUR											
LOUGINA DOCTEUR											28.46	003800		
4/03/25	00206	3/19/25	7015321	202503	320-57200	-46500			*	557.25				
			AZONE-EPA REG NO.	7870-1										
		3/27/25	7021803	202503	320-57200	-46500			*	454.50				
			AZONE-EPA REG NO.	7870-1										
HAWKINS, INC.											1,011.75	003801		
4/03/25	00186	4/01/25	421728	202504	320-53800	-34502			*	60.00				
			APR 25 - ACCESS CONTR SYS											
HI-TECH SYSTEMS ASSOCIATES											60.00	003802		
4/03/25	00052	3/23/25	9353	202503	320-53800	-46200			*	4,424.00				
			MAR 25- LAWN MAINT											
		3/23/25	9353	202503	320-53800	-46201			*	240.00				
			ADD WEEDS MGMT											
		3/23/25	9353	202503	320-53800	-46201			*	131.50				
			MONTHLY MOW											
LAWNBOY LAWN SERVICES, INC.											4,795.50	003803		
4/03/25	00064	3/25/25	61004446	202503	320-53800	-46202			*	50.00				
			MAR 25 - PEST CONTROL SVC											
NADER'S PEST RAIDERS											50.00	003804		
4/03/25	00250	2/28/25	02282025	202504	320-57200	-49400			*	500.00				
			MOBILE PETTING ZOO EVENT											
SHEEHAN HOMESTEAD LLC											500.00	003805		
4/03/25	00137	4/01/25	262610B	202504	320-53800	-46800			*	804.00				
			APR 25 - WATER MGMT											
THE LAKE DOCTORS, INC.											804.00	003806		
4/11/25	00161	3/31/25	19346	202503	320-53800	-46203			*	1,610.98				
			MAR 25 COMM TURF/ORNAMENT											
AGROWPRO INC.											1,610.98	003807		
TISO TISON							TCESSNA							

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 5/06/25		PAGE 2		
*** CHECK DATES 04/01/2025 - 04/30/2025 ***		TISIONS LANDING GF									
		BANK A TISON LANDING									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #		
4/11/25	00116	4/09/25	21361	202504	320-53800-35000		*	692.00			
		BACKFLOW TEST									
						BOB'S BACKFLOW & PLUMBING SERVICES			692.00	003808	
-----											
4/11/25	00156	3/15/25	752867	202504	320-53800-34502		*	130.61			
		ENTR2 VIDEO 04/1-04/30/25									
		3/15/25	752868	202504	320-53800-34502		*	288.21			
		UTILITY VID 04/1-04/30/25									
		3/15/25	752869	202504	320-53800-34502		*	229.27			
		ENTR1 POND RN 4/1-4/30/25									
		3/15/25	752870	202504	320-53800-34502		*	209.75			
		AMENITY 04/1-04/30/25									
						ENVERA			857.84	003809	
-----											
4/11/25	00004	4/01/25	465	202504	310-51300-34000		*	3,750.00			
		APR 25 - MGMT FEES									
		4/01/25	465	202504	310-51300-49500		*	133.33			
		APR 25 - WEBSITE ADMIN									
		4/01/25	465	202504	310-51300-35100		*	133.33			
		APR 25 - IT									
		4/01/25	465	202504	310-51300-31200		*	83.33			
		APR 25 - DISSEMINATION									
		4/01/25	465	202504	310-51300-42500		*	45.75			
		APR 25 - COPIES									
		4/01/25	465	202504	310-51300-41000		*	20.87			
		APR 25 - TELEPHONE									
						GOVERNMENTAL MANAGEMENTS SERVICES			4,166.61	003810	
-----											
4/11/25	00015	4/03/25	89708215	202503	320-53800-43000		*	106.25			
		ELECTRIC 2/28-4/01/25									
		4/03/25	89708215	202503	320-57200-43000		*	947.82			
		ELECTRIC 2/28-4/01/25									
		4/03/25	89708215	202503	320-53800-43100		*	952.60			
		IRRIGATION 2/27-3/31/25									
		4/03/25	89708215	202503	320-57200-43100		*	952.03			
		SEWER 3/4-4/3/25									
		4/03/25	89708215	202503	320-57200-43100		*	538.69			
		WATER 3/4-4/3/25									
						JEA (AUTO PAY)			3,497.39	003811	
-----											
4/11/25	00077	3/19/25	0687-001	202504	320-57200-43200		*	199.10			
		WASTE 4/1-4/30/25									
						REPUBLIC SERVICES #687 (AUTO PAY)			199.10	003812	
-----											
4/11/25	00038	4/11/25	04112025	202504	300-20700-10200		*	3,223.13			
		TXFER TAX COLLECTIONS									
						TISON'S LANDING CDD			3,223.13	003813	
-----											
				TISO TISON		TCESSNA					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/11/25	00157	3/01/25 424915	202503 320-57200-45105 MAR 25 - AMENITY MANAGER		*	8,517.50	
		3/01/25 424915	202503 320-57200-46400 MAR 25 - POOL MAINTENANCE		*	2,762.50	
		3/01/25 424915	202503 320-53800-34400 MAR 25 - FIELD MGMT		*	3,098.25	
		3/01/25 424915	202503 320-57200-46602 MAR 25 - JANITORIAL SUPP		*	338.17	
		3/01/25 424915	202503 320-57200-46601 MAR 25 - JANITORIAL MAINT		*	2,758.25	
		3/01/25 424915	202503 320-57200-49510 MAR 25 - WEBSITE ADMIN		*	250.00	
		3/01/25 424915	202503 320-57200-34450 MAR 25 - POOL MONITORS		*	1,146.08	
VESTA PROPERTY SERVICE INC.						18,870.75	003814
4/16/25	99999	4/16/25 VOID	202504 000-00000-00000 VOID CHECK		C	.00	
*****INVALID VENDOR NUMBER*****						.00	003815
4/16/25	99999	4/16/25 VOID	202504 000-00000-00000 VOID CHECK		C	.00	
*****INVALID VENDOR NUMBER*****						.00	003816
4/16/25	00152	4/03/25 55693990	202503 320-53800-46000 LATCH FOR PLAYGROUND GATE		*	9.65	
		4/03/25 55693990	202503 320-57200-46000 FABRIS FOR POOL CHAISE		*	100.00	
		4/03/25 55693990	202503 320-57200-46000 FABRIS FOR POOL CHAISE		*	100.00	
		4/03/25 55693990	202503 320-53800-46000 SIGNS		*	21.98	
		4/03/25 55693990	202503 320-53800-46000 GAS FOR PRESSURE WASHER		*	15.00	
		4/03/25 55693990	202503 320-57200-46000 SKIMMER NET		*	41.99	
		4/03/25 55693990	202503 320-53800-46000 PLEXIGLASS FOR MESS BOARD		*	53.73	
		4/03/25 55693990	202503 320-53800-46000 STARTER CORED PRES WAHSER		*	33.43	
		4/03/25 55693990	202503 320-57200-46000 TILE ADHESIVE		*	25.28	
		4/03/25 55693990	202503 320-53800-46000 GAS FOR PRESSURE WASHER		*	18.65	
		4/03/25 55693990	202503 320-57200-46550 CHEMICAL PUMP FOR POOL		*	390.33	

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/03/25		55693990	202503 320-57200-46550	WASHERS FOR CHEMIC TUBING	*	7.37	
4/03/25		55693990	202503 320-53800-46000	GAS FOR PRESSURE WAHSE	*	.19-	
4/03/25		55693990	202503 320-57200-46000	NUTS/BOLTS POOL LOUNG CHA	*	10.96	
4/03/25		55693990	202503 320-53800-46000	HOSE BIB	*	11.76	
4/03/25		55693990	202503 320-53800-46000	STARTER CORD PRESSURE WAS	*	26.74	
4/03/25		55693990	202503 320-53800-46000	GAS PRESSURE WASHER	*	18.60	
4/03/25		55693990	202503 320-57200-46550	CHEMICAL PUMP FOR POOL	*	390.33	
4/03/25		55693990	202503 320-57200-46000	FLOW METERS MAIN POOL	*	196.36	
4/03/25		55693990	202503 320-57200-46000	TRASH BAGS	*	56.43	
4/03/25		55693990	202503 320-53800-46000	DOG BAGS/BASKET NET	*	58.03	
4/03/25		55693990	202503 320-53800-46000	GAS PRESSURE WASHER	*	18.62	
4/03/25		55693990	202503 320-53800-46000	CONCRETE	*	7.72	
4/03/25		55693990	202503 320-57200-52000	USB DRIVE	*	48.36	
4/03/25		55693990	202503 320-57200-49400	FOOD FOR SPECIAL EVENT	*	4.29	
4/03/25		55693990	202503 320-57200-49400	FOOD FOR SPECIAL EVENT	*	32.97	
4/03/25		55693990	202503 320-57200-52000	AMENITY SUPPLIES	*	73.49	
4/03/25		55693990	202503 320-57200-49400	SPECIAL EVENT	*	716.80	
4/03/25		55693990	202503 320-57200-49400	SPECIAL EVENT	*	8.12	
WELLS FARGO CREDIT CARD (AUTO PAY)						2,496.80	003817
4/21/25	00081	2/28/25 192217	202502 310-51300-31500	LEGAL SV THRU 2/28/25	*	1,306.50	
		3/31/25 192729	202503 310-51300-31500	LEGAL SV THRU 3/31/25	*	1,530.00	
BILLING, COCHRAN, LYLES, MAURO & RAMSE						2,836.50	003818
4/21/25	00125	4/15/25 12	202504 310-51300-31200	AMORT SCH 2016A-2 5/1/25	*	250.00	
DISCLOSURE SERVICES, LLC						250.00	003819
-----							
TISO TISON				TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/21/25	00206	4/10/25 7033223	202504 320-57200-46500	AZONE-EPA REG NO. 7870-1	*	649.21	
		4/10/25 7033368	202504 320-57200-46500	CREDIT-BLACK DELDRUM	*	30.00-	
HAWKINS, INC.							619.21 003820
4/21/25	00064	4/11/25 61496590	202504 320-53800-46202	APR 25 - PEST CONTROL SVC	*	50.00	
NADER'S PEST RAIDERS							50.00 003821
4/21/25	00157	3/31/25 425929	202503 320-57200-52000	BILLABLE EXPENSES-REIMB	*	75.00	
		4/01/25 425497	202504 320-57200-45105	APR 25 - AMENITY MANAGER	*	8,517.50	
		4/01/25 425497	202504 320-57200-46400	APR 25 - POOL MAINTENANCE	*	2,762.50	
		4/01/25 425497	202504 320-53800-34400	APR 25 - FIELD MGMT	*	3,098.25	
		4/01/25 425497	202504 320-57200-46602	APR 25 - JANITORIAL SUPP	*	338.17	
		4/01/25 425497	202504 320-57200-46601	APR 25 - JANITORIAL MAINT	*	2,758.25	
		4/01/25 425497	202504 320-57200-49510	APR 25 - WEBSITE ADMIN	*	250.00	
		4/01/25 425497	202504 320-57200-34450	APR 25 - POOL MONITORS	*	1,146.08	
VESTA PROPERTY SERVICE INC.							18,945.75 003822
4/28/25	00012	4/24/25 25-02131	202504 310-51300-48000	BOARD OF SUPERVISORS MTG	*	103.50	
DAILY RECORD + OBSERVER LLC							103.50 003823
4/28/25	00229	4/23/25 9	202505 320-57200-49400	DJ CINCO DE MAYO	*	250.00	
MAXIMUM ENTERTAINMENT TRIVIA							250.00 003824
TOTAL FOR BANK A						66,659.08	
TOTAL FOR REGISTER						66,659.08	

TISO TISON

TCESSNA

# Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

**Your bill at a glance**  
For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL,  
32218-8982

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

**Amount due** **\$123.35**

← Your bill explained

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

320 538 41050

**! Thanks for paying by Automatic Payment**  
Your automatic payment on Apr 19, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

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

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

Account number

Automatic payment

**Please pay**

Electronic payment will be applied Apr 19, 2025

8495 74 120 3534627

Apr 19, 2025

**\$123.35**

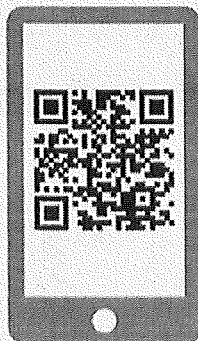
COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

## Download the Comcast Business App

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

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

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



## Faster speeds. More solutions. Bigger savings.

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

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

## Need help? We're here for you



### Visit us online

Get help and support at **business.comcast.com/help**



### Call us anytime

800-391-3000

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

## Useful information

### Moving?

We can help ensure it's a smooth transition.

Visit **business.comcast.com/learn/moving** to learn more.

### Accessibility:

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

## Ways to pay



### No more mailing monthly checks

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



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at **business.comcast.com/myaccount**



#### Comcast Business App

Download the Comcast Business App



#### In-Store

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

Regular monthly charges		\$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](https://business.comcast.com/myaccount) for more details

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



## Hello Landing Tison's,

Thanks for choosing Comcast Business.

## Your bill at a glance

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

Previous balance		\$512.96
EFT Payment - thank you	Mar 17	-\$512.96
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$506.35
Taxes, fees and other charges	Page 3	\$6.61
<b>New charges</b>		<b>\$512.96</b>

**Amount due \$512.96**

## ! Thanks for paying by Automatic Payment

Your automatic payment on Apr 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](https://business.comcast.com/help) or see page 2 for other ways to contact us.

## ← Your bill explained

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

320 572 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS1100 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937TISON'S LANDING  
C/O CDD OFFICES  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

Account number 8495 74 120 0906133

Automatic payment Apr 16, 2025

**Please pay \$512.96**

Electronic payment will be applied Apr 16, 2025

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

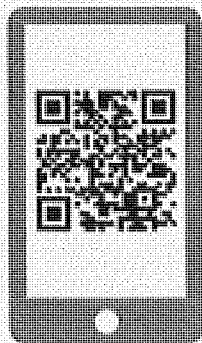
849574120090613300512962

## Download the Comcast Business App

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

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### Visit us online

Get help and support at  
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### Call us anytime

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

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We can help ensure it's a smooth transition.  
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If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at **support.xfinity.com/accessibility**, email **accessibility@comcast.com**, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838  
Attn: M. Gifford.

## Ways to pay



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**business.comcast.com/myaccount**



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at **business.comcast.com/myaccount**



#### Comcast Business App

Download the Comcast Business App



#### In-Store

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

Regular monthly charges \$506.35

Comcast Business \$490.35

TV services \$124.10

TV Standard	\$114.95
Business Video.	
Service Discount	-\$55.00
TV Box + Remote	\$2.70
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90
Broadcast TV Fee	\$37.10
Regional Sports Fee	\$4.45

Internet services \$304.85

Unreturned Equipment Modem.	\$24.95
Business Internet 150	\$254.95
Static IP - 5	\$24.95

Voice services \$61.40

Voice Line Business Voice.	\$44.45
Equipment Fee Voice.	\$16.95

Service fees \$16.00

Directory Listing Management Fee	\$8.00
Voice Network Investment	\$8.00

Taxes, fees and other charges \$6.61

Other charges \$6.61

Federal Universal Service Fund	\$3.87
Regulatory Cost Recovery	\$2.74

What's included?



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



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



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

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

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

Additional information

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

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

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

# Jacksonville Daily Record

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

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

## INVOICE

March 27, 2025

**Date**

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

<b>Serial #</b> 25-01620D	<b>PO/File #</b>	\$103.50
Notice of Board of Supervisors Meeting		<b>Payment Due</b>
		\$103.50
Tison's Landing Community Development District		<b>Publication Fee</b>
<b>Case Number</b>		<b>Amount Paid</b>
<b>Publication Dates</b> 3/27		
<b>County</b> Duval		

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

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

If your payment is being  
mailed, please reference  
Serial # 25-01620D on your  
check or remittance advice.

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

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

**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, April 10, 2025 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. An electronic copy of the agenda for the meeting may be obtained by visiting the District's website at [www.TisonsLandingCDD.com](http://www.TisonsLandingCDD.com). Any person requiring special accommodations to attend the meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or (904) 940-5850 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin  
District Manager

Mar. 27

00 (25-01620D)

## Tiziana Cessna

---

**From:** Elizabeth A. Myers <emyers@vestapropertyservices.com>  
**Sent:** Wednesday, April 2, 2025 2:34 PM  
**To:** Tiziana Cessna  
**Cc:** Daniel Laughlin  
**Subject:** RE: REFUND needed

Lougina Docteur  
14012 Fish Eagle Drive East  
Jacksonville, FL 32226  
7542776405  
[louginadocteur@icloud.com](mailto:louginadocteur@icloud.com)



Your Community.  
Our Commitment.

**Elizabeth Myers-Hesford**  
Community Manager  
O. 904 757 1547  
C. 904 884 7786

Vesta Property Services  
245 Riverside Ave, Suite 300,  
Jacksonville, FL 32202  
[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)



[Careers](#) | [Request Proposal](#)



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---

**From:** Tiziana Cessna <TCessna@gmssf.com>  
**Sent:** Wednesday, April 2, 2025 2:25 PM  
**To:** Elizabeth A. Myers <emyers@vestapropertyservices.com>  
**Cc:** Daniel Laughlin <dlaughlin@gmsnf.com>  
**Subject:** RE: REFUND needed

Can you give me her address to send the reimbursement check?

Tiziana Cessna  
District Accountant  
GMS-SF, LLC  
5385 N Nob Hill Rd  
Sunrise, FL 33351  
Tel: (954) 721-8681 ext 218  
E-mail: [tcessna@gmssf.com](mailto:tcessna@gmssf.com)

# Transaction History

March 01, 2025 through March 31, 2025



Tison's Landing Community Development District  
tcessna@gmssf.com

Date	Description	Status	Currency	Gross	Fee	Net
03/20/2025	Website Payment: Lougina Docteur ID: 7H536401XR9682109	Completed	USD	30.00	-1.54	28.46

**[Order #3355] (March 20, 2025)**

Product	Quantity	Price
Facility Access Cards	1	\$30.00
<b>Subtotal:</b>		<b>\$30.00</b>
<b>Payment method:</b>		<b>PayPal</b>
<b>Total:</b>		<b>\$30.00</b>

**Billing address**

Lougina Docteur  
14012 Fish Eagle Drive East  
Jacksonville, FL 32226  
7542776405  
[louginadocteur@icloud.com](mailto:louginadocteur@icloud.com)

Congratulations on the sale.

Process your orders on the go. [Get the app.](#)

<image001.png>

Your Community.  
Our Commitment.

**Elizabeth Myers-Hesford**

Community Manager

O. 904 757 1547

C. 904 884 7786

Vesta Property Services  
245 Riverside Ave, Suite 300,  
Jacksonville, FL 32202  
[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)

<image002.png>

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[Careers](#) | [Request Proposal](#)

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**From:** [contact@yellowblufflanding.com](mailto:contact@yellowblufflanding.com) <[contact@yellowblufflanding.com](mailto:contact@yellowblufflanding.com)>

**Sent:** Thursday, March 20, 2025 4:17 PM

**To:** Elizabeth A. Myers <[emyers@vestapropertyservices.com](mailto:emyers@vestapropertyservices.com)>

**Subject:** New Entry: Simple Contact Form

**Name**

Lougina Docteur

**Email**

[louginadocteur@icloud.com](mailto:louginadocteur@icloud.com)

**Phone (optional)**

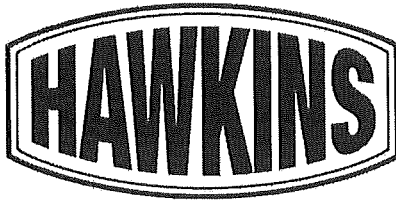
+17542776405

**Comment or Message**

Hello How can I buy a card for the pool and etc.

Your WPForms license key has expired. In order to continue receiving support and plugin updates you must renew your license key. Please log in to [your WPForms.com account](https://wpforms.com) to renew your license.

Sent from [YELLOW BLUFF LANDING](#)



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

Original

## INVOICE

Total Invoice **\$454.50**  
Invoice Number 7021803  
Invoice Date 3/27/25  
Sales Order Number/Type 4768330 SL  
Branch Plant 74  
Shipment Number 5701706

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

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

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
4/26/25	Net 30	PPD Origin	HWTG						382
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	150.0000	GA	\$2.9500	GA	1,450.5 LB	\$442.50
		1 LB BLK (Mini-Bulk)		150.0000	GA			1,450.5 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate  
0 %

Sales Tax  
\$0.00

Invoice Total

**\$454.50**

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

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

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

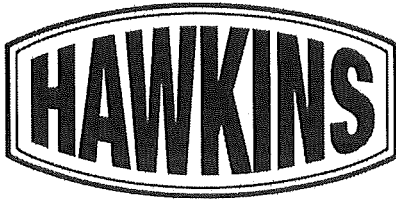
**FINANCIAL INSTITUTION:**  
US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

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

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

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

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



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

Original

## INVOICE

Total Invoice **\$557.25**  
Invoice Number 7015321  
Invoice Date 3/19/25  
Sales Order Number/Type 4760859 SL  
Branch Plant 74  
Shipment Number 5692042

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

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

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
4/18/25	Net 30	PPD Origin	HWTG						382
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	155.0000	GA	\$2.9500	GA	1,498.9 LB	\$457.25
		1 LB BLK (Mini-Bulk)		155.0000	GA			1,498.9 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42756	Filter Media	N	2.0000	BG	\$44.0000	BG	24.0 LB	\$88.00
		12 LB BG 1.6 cft Cela/Perlite		2.0000	BG			26.0 GW	

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

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

Page 1 of 1

Tax Rate  
0 %

Sales Tax  
\$0.00

Invoice Total

**\$557.25**

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

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

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

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

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

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

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

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



Tallahassee, FL 32308  
2498 Centerville Rd.

# Invoice

Invoice #: 421728  
Invoice Date: 04/01/2025  
Completed: 04/01/2025  
Terms: Due on Aging Date  
Bid#:

**Bill to:**

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

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

Approved by Tim Harden

Please code to 320.538.34502

**HiTechFlorida.com**

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

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

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

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

# Invoice

Date	Invoice #
3/23/2025	9353

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

Approved by Tim Harden

Please code to 320.538.46200

Terms	Due Date	Project
Net 30	4/22/2025	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- March, 2025 Service	4,424.00	462	4,424.00
Maintenance	Additional labor required to manage the weeds brought into the new plant material at the front of Tisons. Billing for March, 2025.	240.00		240.00
Maintenance	Monthly mowing of CDD owned lot located next to 16265 Magnolia Grove Way. The CDD Board Meeting, the Board approved this monthly action going forward. \$ 37.50 per visit x 42 visits = \$ 1575.00 annually. \$ 1575/12 months = \$ 131.25 monthly. This billing is for March (\$ 131.25 x 1 months).	131.50	> 46201	131.50

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

**Current Charges** \$4,795.50

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

Phone #	Fax #	E-mail	Web Site
904-771-1655	904-212-1423	leo@lawnboyinc.com	<a href="http://www.lawnboyinc.com">www.lawnboyinc.com</a>



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

## Service Slip/Invoice

INVOICE: 61004446  
DATE: 03/25/2025  
ORDER: 61004446

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

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

Approved by Tim Harden

Please code to 320.538.46202

Work Date	Time	Target Pest	Technician	Time In
03/25/2025	10:42 AM		WDBROWN	
Purchase Order	Terms	Last Service	Map Code	Time Out
		03/25/2025		

Warren Brown

Lic:JE311826

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

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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



## Invoice

### From:

Sheehan Homestead LLC  
44065 Cushman Road, Callahan, FL 32011  
Email: sheehanhomestead@gmail.com  
Phone: 914-263-1311

**Invoice Date:** February 28, 2025

**Due Date:** April 12, 2025

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

**Description of Services:** Mobile Petting Zoo Event -90 min

**Date of Event:** April 12, 2025

**Location:** 16529 Tisons Bluff Road Jacksonville, FL 32218

**Time:** 2-4 pm

### Details:

- Animals Included: 2-3 each of baby goats, adult goats, bunnies, and friendly chickens
- Owners/Founders attending and facilitating: Ann-Marie Sheehan (MEd in STEM Leadership) and Michael Sheehan (EMBA in Marketing & US Business Law)

### Payment Details:

- Sub-Total Cost: \$450
- Travel Fee: \$50
- 6% Taxes: \$30
- **Total: \$500**
- Deposit Required (50%): \$250 (within 14 days to secure date)
- Balance Due: \$250 (on or before the event day)

### Payment Options:

Check payable to Sheehan Homestead LLC OR [Deposit Payment Link](#) - [Full Payment](#)

### Cancellation Policy:

Cancellations must be made at least 7 days before the event for a full deposit refund.

### Terms & Conditions:

Payment of the deposit constitutes acceptance of this proposal and agreement to the terms outlined herein.

MAKE CHECK PAYABLE TO:



Post Office Box 162134  
Altamonte Springs, FL 32716  
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

## ADDRESSEE

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

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

The Lake Doctors  
Post Office Box 162134  
Altamonte Springs, FL 32716

Approved by Tim Harden

Please code to 320.538.46800

00000000130252001000000026261000000008040004

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

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

Invoice Due Date 4/11/2025

Invoice 262610B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
4/1/2025	Water Management - Monthly		\$804.00	\$0.00	\$804.00
Please remit payment for this month's invoice.					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>

**Total Account Balance including this invoice:**

\$804.00

**This Invoice Total:**

\$804.00

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

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

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

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



AgrowPro LLC  
1339 Kavie Ct  
Green Cove Springs, FL 32043  
US  
+19044491299  
info@agrowpro.com  
agrowpro.com

## Invoice

**BILL TO**

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

**SHIP TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19346	03/31/2025	\$1,610.98	04/30/2025	Net 30	

Approved by Tim Harden

Please code to 320.538.46203

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

BALANCE DUE

**\$1,610.98**

## Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113  
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

# INVOICE

21361

Invoice Date

4/9/2025

### Bill To

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

### Job Location

Tison's Landing CDD  
Various Addresses  
Jacksonville, FL 32218

Approved by Tim Harden

Please post to 320.538.35000



P.O. Number	Terms	Due Date
	Net 30	5/9/2025

Serviced	Description	Quantity	Price Each	Amount
4/2/2025	Serial# A375479			
	Labor to replace the existing backflow, flush, test, certify, and insulate	1.5	90.00	135.00
	1' Wilkins 975XL2 Serial# VABA00200	1	392.00	392.00
	Piping & Materials	1	60.00	60.00
	Insulation to protect the device against future freeze damage.	1	60.00	60.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	45.00	45.00

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

<b>Total</b>	\$692.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$692.00

**Envera**

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

**Invoice**

Invoice Number <b>752867</b>	Date <b>03/15/2025</b>
Customer Number <b>400423</b>	Due Date <b>04/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/15/2025	04/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD Yellow Bluff Rd, Jacksonville, FL				
1.00	Passive Standard Camera 04/01/2025 - 04/30/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 04/01/2025 - 04/30/2025	1.00	\$30.61	\$30.61
Subtotal:				\$130.61
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$130.61

Date	Invoice #	Description	Amount	Balance Due
3/15/2025	752867	Monitoring Services	\$130.61	\$130.61

**Envera**

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

**Invoice**

Invoice Number <b>752867</b>	Date <b>03/15/2025</b>
Customer Number <b>400423</b>	Due Date <b>04/01/2025</b>

Net Due: \$130.61

Amount Enclosed: 130.61

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

**Invoice**

Invoice Number <b>752868</b>	Date <b>03/15/2025</b>
Customer Number <b>400423</b>	Due Date <b>04/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/15/2025	04/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Jacksonville, FL				
1.00	Active Video Monitoring 04/01/2025 - 04/30/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 04/01/2025 - 04/30/2025	1.00	\$138.21	\$138.21
Subtotal:				<b>\$288.21</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				<b>\$288.21</b>

Date	Invoice #	Description	Amount	Balance Due
3/15/2025	752868	Monitoring Services	\$288.21	<b>\$288.21</b>

**Envera**

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

**Invoice**

Invoice Number <b>752868</b>	Date <b>03/15/2025</b>
Customer Number <b>400423</b>	Due Date <b>04/01/2025</b>

Net Due: \$288.21

Amount Enclosed: 288.21

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

**Invoice**

Invoice Number <b>752869</b>	Date <b>03/15/2025</b>
Customer Number <b>400423</b>	Due Date <b>04/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/15/2025	04/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - [REDACTED], Jacksonville, FL				
1.00	Passive Standard Camera 04/01/2025 - 04/30/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 04/01/2025 - 04/30/2025	1.00	\$129.27	\$129.27
Subtotal:				\$229.27
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$229.27

Date	Invoice #	Description	Amount	Balance Due
3/15/2025	752869	Monitoring Services	\$229.27	\$229.27

**Envera**

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

**Invoice**

Invoice Number <b>752869</b>	Date <b>03/15/2025</b>
Customer Number <b>400423</b>	Due Date <b>04/01/2025</b>

Net Due: \$229.27

Amount Enclosed: 229.27

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

**Invoice**

Invoice Number <b>752870</b>	Date <b>03/15/2025</b>
Customer Number <b>400423</b>	Due Date <b>04/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/15/2025	04/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Jacksonville, FL				
1.00	Active Video Monitoring 04/01/2025 - 04/30/2025	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 04/01/2025 - 04/30/2025	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 04/01/2025 - 04/30/2025	1.00	\$75.00	\$75.00
Subtotal:				\$1086.71
Tax				\$0.00
Payments/Credits Applied				\$876.96
Invoice Balance Due:				\$209.75

Date	Invoice #	Description	Amount	Balance Due
3/15/2025	752870	Monitoring Services	\$1086.71	\$209.75

**Envera**

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

**Invoice**

Invoice Number <b>752870</b>	Date <b>03/15/2025</b>
Customer Number <b>400423</b>	Due Date <b>04/01/2025</b>

Net Due: \$209.75

Amount Enclosed: 209.75

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 465**Invoice Date:** 4/1/25**Due Date:** 4/1/25**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 - April 2025	310	3,750.00	3,750.00
Website Administration - April 2025	495	133.33	133.33
Information Technology - April 2025	351	133.33	133.33
Dissemination Agent Services - April 2025	312	83.33	83.33
Copies	425	45.75	45.75
Telephone	410	20.87	20.87
<b>Total</b>			<b>\$4,166.61</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,166.61</b>

set up to auto pay  
set up e bill

Tisons Landing - JEA

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	8970821539	16365 N MAIN ST APT SG01	95045373	\$101.56	\$103.36	\$114.91	\$132.58	\$101.38	\$106.25							\$660.04
Electric Total		001.320.538.43000		\$101.56	\$103.36	\$114.91	\$132.58	\$101.38	\$106.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$660.04

Electric	8970821539	16529 TISONS BLUFF ROAD	06221889	\$936.93	\$827.92	\$945.42	\$754.16	\$689.35	\$947.82							\$5,101.60
Electric Total		001.320.57200.43000		\$936.93	\$827.92	\$945.42	\$754.16	\$689.35	\$947.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,101.60

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	\$62.63							\$183.37
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	\$284.02	\$281.72	\$315.24	\$292.94	\$279.56	\$110.09							\$1,543.57
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	\$83.33	\$78.87	\$87.79	\$87.79	\$78.87	\$92.25							\$508.90
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	\$19.47	\$19.47	\$19.47	\$19.47	\$19.47	\$39.09							\$136.44
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	\$502.56	\$19.47	\$23.39	\$19.47	\$19.47	\$92.25							\$676.61
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	\$87.79	\$83.33	\$86.71	\$87.79	\$83.33	\$62.63							\$501.58
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	\$176.98	\$154.69	\$145.77	\$163.61	\$145.77	\$101.32							\$888.14
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	\$19.47	\$127.93	\$172.53	\$158.15	\$154.69	\$78.87							\$712.64
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	\$58.71	\$43.01	\$43.01	\$43.01	\$39.09	\$92.25							\$319.08
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	\$141.31	\$141.31	\$127.93	\$150.23	\$132.39	\$91.66							\$784.83
Irrigation	8970821539	261 BRADFORD LAKE CR	81523391	\$19.47	\$23.39	\$19.47	\$23.39	\$23.39	\$19.47							\$128.58
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	\$19.47	\$19.47	\$19.47	\$27.32	\$119.01	\$110.09							\$314.83
Irrigation Total		001.320.538.43100		\$1,432.05	\$992.13	\$1,109.72	\$1,093.64	\$1,118.43	\$952.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,698.57

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	\$3,366.86	\$1,109.34	\$108.92	\$115.50	\$128.67	\$952.03							\$5,781.32
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	\$1,013.21	\$356.09	\$64.89	\$66.81	\$70.64	\$538.69							\$2,110.33
Water/Sewer Total		001.320.57200.43100		\$4,380.07	\$1,465.43	\$173.81	\$182.31	\$199.31	\$1,490.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,891.65

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

GRAND TOTAL				\$6,749.44	\$3,388.84	\$2,343.86	\$2,162.69	\$2,108.47	\$3,497.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,250.69
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	last year															
		\$5,241.28	\$5,725.50	\$3,833.67	\$3,996.14	\$3,916.37	\$3,962.72	\$3,726.51	\$4,080.50	\$3,535.27	\$3,683.75	\$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)	(\$465.33)	(\$3,726.51)	(\$4,080.50)	(\$3,535.27)	(\$3,683.75)	(\$3,815.27)	(\$3,919.13)		(\$32,367.50)	

				Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	
Irrigation	8970821539	15635 TISON BLUFF ROAD	67370623	-	-	-	-	1,000.00	11,000.00							\$12,000.00
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	61,000.00	56,000.00	68,000.00	63,000.00	60,000.00	22,000.00							\$330,000.00
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	16,000.00	15,000.00	17,000.00	17,000.00	15,000.00	16,000.00							\$98,000.00
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	-	-	-	-	-	5,000.00							\$5,000.00
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	110,000.00	-	1,000.00	-	-	18,000.00							\$129,000.00
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	17,000.00	16,000.00	19,000.00	17,000.00	16,000.00	11,000.00							\$96,000.00
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	37,000.00	32,000.00	30,000.00	34,000.00	30,000.00	19,000.00							\$182,000.00
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	-	26,000.00	36,000.00	33,000.00	32,000.00	15,000.00							\$142,000.00
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	10,000.00	6,000.00	6,000.00	6,000.00	5,000.00	18,000.00							\$51,000.00
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	29,000.00	29,000.00	26,000.00	31,000.00	27,000.00	17,000.00							\$159,000.00
Irrigation	8970821539	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	22,000.00							\$48,000.00
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	495,000.00	152,000.00	-	1,000.00	3,000.00	155,000.00							\$806,000.00
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	495,000.00	152,000.00	-	1,000.00	3,000.00	155,000.00							\$806,000.00
				1,270,000.00	485,000.00	203,000.00	206,000.00	217,000.00	486,000.00	-	-	-	-	-	-	2,867,000.00





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



**TISONS LANDING CDD**

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

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

**Amount Due**  
**\$3,497.39**

Do not pay. AutoPay will process  
your payment on 04/25/25.

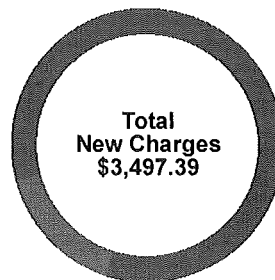
### TOTAL SUMMARY OF CHARGES

Electric .....	\$	1,054.07
Water .....		538.69
Sewer .....		952.03
Irrigation .....		952.60
<b>Total New Charges .....</b>	<b>\$</b>	<b>3,497.39</b>

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

Previous Balance .....	\$	2,108.47
Payment(s) Received .....		-2,108.47
Balance Before New Charges .....		0.00
New Charges .....		3,497.39

**Do not pay. AutoPay will process your  
payment on 04/25/25.** \$ **3,497.39**



Electric	\$1,054.07
Water	\$538.69
Sewer	\$952.03
Irrigation	\$952.60

### MESSAGES



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



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

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

Additional information on reverse side. →



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

Acct #: 8970821539

Bill Date: 04/03/25

Do not pay. AutoPay will process your payment on 04/25/25.	TOTAL AMOUNT PAID
<b>\$3,497.39</b>	

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



Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539

Bill Date: 04/03/25

Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
15635 TISONS BLUFF RD	I	\$62.63	Irrigation 1 - Commercial	02/27/25 - 03/31/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge					
Tier 1 Consumption (1-14 kgal @ \$3.81)					
City of Jacksonville Franchise Fee					
			Meter Number	Days Billed	Current Reading
			99209661	32	12
			Reading Type	Consumption (1 cu ft = 7.48 gal)	
			Regular	11000 GAL	
15681 TISONS BLUFF RD	I	\$110.09	Irrigation 1 - Commercial	02/27/25 - 03/31/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge					
Tier 1 Consumption (1-14 kgal @ \$3.81)					
Tier 2 Consumption (> 14 kgal @ \$4.33)					
City of Jacksonville Franchise Fee					
			Meter Number	Days Billed	Current Reading
			67370625	32	5412
			Reading Type	Consumption (1 cu ft = 7.48 gal)	
			Regular	22000 GAL	
16123 TISONS BLUFF RD	I	\$92.25	Irrigation 1 - Commercial	02/27/25 - 03/31/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge					
Tier 1 Consumption (1-14 kgal @ \$3.81)					
Tier 2 Consumption (> 14 kgal @ \$4.33)					
City of Jacksonville Franchise Fee					
			Meter Number	Days Billed	Current Reading
			83726295	32	1129
			Reading Type	Consumption (1 cu ft = 7.48 gal)	
			Regular	18000 GAL	
16151 DOWING CREEK DR	I	\$39.09	Irrigation 1 - Commercial	02/27/25 - 03/31/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge					
Tier 1 Consumption (1-14 kgal @ \$3.81)					
City of Jacksonville Franchise Fee					
			Meter Number	Days Billed	Current Reading
			74534584	32	2231
			Reading Type	Consumption (1 cu ft = 7.48 gal)	
			Regular	5000 GAL	
16211 DOWING CREEK DR	I	\$92.25	Irrigation 1 - Commercial	02/27/25 - 03/31/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge					
Tier 1 Consumption (1-14 kgal @ \$3.81)					
Tier 2 Consumption (> 14 kgal @ \$4.33)					
City of Jacksonville Franchise Fee					
			Meter Number	Days Billed	Current Reading
			74458033	32	7870
			Reading Type	Consumption (1 cu ft = 7.48 gal)	
			Regular	18000 GAL	
16303 HUNTERS HOLLOW TL	I	\$62.63	Irrigation 1 - Commercial	02/27/25 - 03/31/25	Commercial Irrigation Service
Detail Charges:Basic Monthly Charge					
Tier 1 Consumption (1-14 kgal @ \$3.81)					
City of Jacksonville Franchise Fee					
			Meter Number	Days Billed	Current Reading
			67370633	32	5725
			Reading Type	Consumption (1 cu ft = 7.48 gal)	
			Regular	11000 GAL	

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
16316 MAGNOLIA GROVE WY	I	\$101.32	Irrigation 1 - Commercial	03/04/25 - 04/03/25	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge	17.67												
		Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	24.43												
		Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	56.27												
		City of Jacksonville Franchise Fee	2.95												
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>67370626</td><td>30</td><td>7462</td><td>Regular</td><td>19000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370626	30	7462	Regular	19000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370626	30	7462	Regular	19000 GAL											
16331 TISONS BLUFF RD	I	\$78.87	Irrigation 1 - Commercial	02/27/25 - 03/31/25	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge	18.90												
		Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35												
		Tier 2 Consumption (> 14 kgal @ \$4.33)	4.32												
		City of Jacksonville Franchise Fee	2.30												
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514107089</td><td>32</td><td>142</td><td>Regular</td><td>15000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514107089	32	142	Regular	15000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514107089	32	142	Regular	15000 GAL											
16343 TISONS BLUFF RD	I	\$92.25	Irrigation 1 - Commercial	02/27/25 - 03/31/25	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge	18.90												
		Tier 1 Consumption (1-14 kgal @ \$3.81)	53.35												
		Tier 2 Consumption (> 14 kgal @ \$4.33)	17.31												
		City of Jacksonville Franchise Fee	2.69												
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>67370632</td><td>32</td><td>281</td><td>Regular</td><td>18000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370632	32	281	Regular	18000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370632	32	281	Regular	18000 GAL											
16356 MAGNOLIA GROVE WY APT IR01	I	\$91.66	Irrigation 1 - Commercial	03/04/25 - 04/03/25	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge	17.67												
		Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	24.43												
		Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)	46.89												
		City of Jacksonville Franchise Fee	2.67												
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>67370624</td><td>30</td><td>5187</td><td>Regular</td><td>17000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370624	30	5187	Regular	17000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370624	30	5187	Regular	17000 GAL											
16365 N MAIN ST APT SG01	E	\$106.25	Commercial - Electric	02/28/25 - 04/01/25	General Service										
Detail Charges:		Basic Monthly Charge	23.00												
		Energy Charge (\$0.0667 per kWh)	45.62												
		Tax Exempt Fuel Cost (\$0.04159 per kWh)	28.45												
		Taxable Fuel Cost (\$0.00511 per kWh)	3.50												
		City of Jacksonville Franchise Fee	3.02												
		Gross Receipts Tax	2.66												
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption</th></tr><tr><td>24074025</td><td>32</td><td>41689</td><td>Regular</td><td>684 KWH</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	32	41689	Regular	684 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24074025	32	41689	Regular	684 KWH											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	E	\$947.82	Commercial - Electric	02/28/25 - 04/01/25	General Service
Detail Charges:					
Basic Monthly Charge		23.00			
Energy Charge (\$0.0667 per kWh)		514.19			
Tax Exempt Fuel Cost (\$0.04159 per kWh)		320.62			
Taxable Fuel Cost (\$0.00511 per kWh)		39.39			
City of Jacksonville Franchise Fee		26.92			
Gross Receipts Tax		23.70			
16529 TISONS BLUFF RD	W	\$538.69	Commercial - Water/Sewer	03/04/25 - 04/03/25	Commercial Water Service
Detail Charges:					
Basic Monthly Charge		48.70			
Water Consumption Charge		474.30			
City of Jacksonville Franchise Fee		15.69			
16529 TISONS BLUFF RD	S	\$952.03	Commercial - Water/Sewer	03/04/25 - 04/03/25	Commercial Sewer Service
Detail Charges:					
Basic Monthly Charge		167.90			
Sewer Usage Charge		756.40			
City of Jacksonville Franchise Fee		27.73			
261 BRADFORD LAKE CR	I	\$19.47	Irrigation 1 - Commercial	02/27/25 - 03/31/25	Commercial Irrigation Service
Detail Charges:					
Basic Monthly Charge		18.90			
City of Jacksonville Franchise Fee		0.57			
79 BRADFORD LAKE CR	I	\$110.09	Irrigation 1 - Commercial	02/27/25 - 03/31/25	Commercial Irrigation Service
Detail Charges:					
Basic Monthly Charge		18.90			
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35			
Tier 2 Consumption (> 14 kgal @ \$4.33)		34.63			
City of Jacksonville Franchise Fee		3.21			

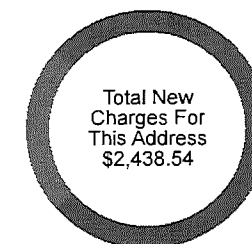
Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22968209	32	4305	Regular	7709 KWH
22968209	32	21.43	Regular	21.43 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	30	5666	Regular	155000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	30	5666	Regular	155000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81523391	32	4489	Regular	0 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83974232	32	2515	Regular	22000 GAL



Electric \$947.82  
 Water \$538.69  
 Sewer \$952.03

Visit [jea.com](http://jea.com) to:

Pay Your Bill



Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill

## New Rates

### What you Need to Know

The JEA board recently approved rate adjustments effective April 1, 2025.

Find out about your new rates, how your bill has changed, and how our community will benefit.



Scan to learn more

## Simple Ways to Save

### with JEA Programs and Tools

While our new rates remain among the lowest in the state, you may see an impact to your bill. That's why we are committed to offering savings tips, free in-home efficiency assessments, rebates and more to help you save.



Scan to start saving

#### STATEMENT INFORMATION

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

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

#### ADDRESS CORRECTION

Account # 8970821539

Tel: Address: City: State: Zip Code: E-mail:



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** 0687-001515500  
**Invoice Date** March 19, 2025  
**Previous Balance** \$0.00  
**Payments/Adjustments** -\$736.38  
**Current Invoice Charges** \$935.48

Total Amount Due	Payment Due Date
\$199.10	April 08, 2025

#### PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 03/08	5555555	-\$736.38
Payment - Thank You 03/08	5555555	-\$736.38
03/19/25 Unreferenced Memo		\$736.38
Re: Ebpp Payment Reversal		
Metavante 507333945052		

#### CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
<b>Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50</b>				
<b>Jacksonville, FL Contract: 9687025 (C50)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
Waste/Recycling Overage 02/18		1.0000	\$122.42	\$122.42
Pickup Service 04/01-04/30			\$441.48	\$441.48
Container Refresh 04/01-04/30		1.0000	\$9.00	\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$226.65
<b>Total Franchise - Local</b>				\$135.93
<b>CURRENT INVOICE CHARGES</b>				<b>\$935.48</b>

Simple account access at your fingertips.

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



8619 Western Way  
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

**Total Enclosed**

Return Service Requested

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

**Total Amount Due** \$199.10  
**Payment Due Date** April 08, 2025  
**Account Number** 3-0687-0002027  
**Invoice Number** 0687-001515500



For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:

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



## UNDERSTANDING YOUR BILL

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

## UNDERSTANDING OUR RATES, CHARGES, AND FEES

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

### Responsible Party

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

### Residential Customers

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

### Check Processing

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

### Cancellation & Payment Policy

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

### Understanding Our Rates, Charges and Fees

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

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	

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

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

**ON ROLL ASSESSMENTS**

								allocation in %	69.11%	30.89%	100.00%
										2016A-1&A-2	
Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Property 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		
12/19/25	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		
01/07/25	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		
01/31/25	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		
04/03/25	03/17-03/31/25	4,475.59	-	90.86	65.80	4,318.93	2,984.85	1,334.08	4,318.93		
		-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-		
<b>TOTAL</b>		<b>\$ 1,332,649.94</b>	<b>\$ 52,595.45</b>	<b>\$ 25,631.18</b>	<b>\$ 19,170.74</b>	<b>\$ 1,235,252.57</b>	<b>\$ 853,694.76</b>	<b>\$ 381,557.81</b>	<b>\$ 1,235,252.57</b>		

99.69%	Percent Collected
\$ 4,081.26	Balance Remaining to Collect

gross collected \$ 921,007.00 \$ 411,642.94 \$ 1,332,649.94  
gross outstanding \$ 2,820.60 \$ 1,260.66 \$ 4,081.26  
99.69% 99.69% 99.69%

GROSS PERCENT COLLECTED	99.69%	99.69%	99.69%
GROSS REMAINING TO COLLECT	\$2,820.60	\$1,260.66	\$4,081.26
Gross YTD collected	\$921,007.00	\$411,642.94	\$1,332,649.94
Discount/Penalties	\$36,349.21	\$16,246.24	\$52,595.45
Commission	\$17,713.95	\$7,917.23	\$25,631.18
Prop Appraiser	\$13,249.08	\$5,921.66	\$19,170.74
Net YTD collected	\$853,694.76	\$381,557.81	\$1,235,252.57

**TRANSFERS TO DEBT SERVICE:**

DATE	CHECK #	AMOUNT
12/10/2024		\$370,251.61
2/10/2025		\$8,083.07
TOTAL		\$378,334.68
Amount due:		\$3,223.13

**001.300.20700.10200 V#38**





## Invoice

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

Invoice # 424915  
Date 03/01/2025  
  
Terms  
Due Date 03/31/2025  
Memo Monthly Fees

### Bill To

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

320 572

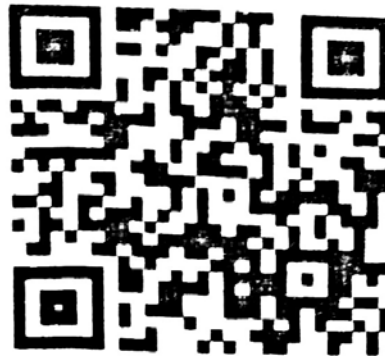
Description	Quantity	Rate	Amount
Amenity Manager 45105	1	8,517.50	8,517.50
Pool maintenance 4161	1	2,762.50	2,762.50
Field management and administration 320 538. 314	1	3,098.25	3,098.25
Janitorial Supplies 44602	1	338.17	338.17
Janitorial maintenance 46601	1	2,758.25	2,758.25
Website fee 44510	1	250.00	250.00
Facility/Pool Monitors 34450	1	1,146.08	1,146.08

Total 18,870.75

## Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
03.03.25	Lowes	320.538.46000	\$ 9.65	Latch for Playground Gate
03.03.25	Custom Cushions	320.572.46000	\$ 100.00	Fabric for pool chaise lounge
03.03.25	Custom Cushions	320.572.46000	\$ 100.00	Fabric for pool chaise lounge
03.06.25	Walmart	320.538.46000	\$ 21.98	Signs
03.06.25	Exxon	320.538.46000	\$ 15.00	Gas for Pressure Washer
03.07.25	Pinch A Penny	320.572.46000	\$ 41.99	Skimmer Net
03.07.25	Home Depot	320.538.46000	\$ 53.73	Plexiglass for message boards
03.11.25	Oceanway Hardware	320.538.46000	\$ 33.43	Starter Cord for Pressure Washer
03.12.25	SCP	320.572.46000	\$ 25.28	Tile Adhesive
03.14.25	Circle K	320.538.46000	\$ 18.65	Gas for Pressure Washer
03.15.25	Amazon	320.572.46000	\$ 390.33	Chemical Pump for Pool
03.15.25	Amazon	320.572.46000	\$ 7.37	Washers for chemical tubing
03.16.25	Circle K	320.538.46000	\$ (0.19)	Gas for Pressure Washer
03.17.25	Oceanway Hardware	320.572.46000	\$ 10.96	Nuts and Bolts for Pool Lounge Chair
03.18.25	Oceanway Hardware	320.538.46000	\$ 11.76	Hose Bib
03.20.25	Johnson Fleet & Farm	320.538.46000	\$ 26.74	Starter Cord for Pressure Washer
03.20.25	Exxon	320.538.46000	\$ 18.60	Gas for Pressure Washer
03.21.25	Amazon	320.572.46000	\$ 390.33	Chemical Pump for Pool
03.26.25	Amazon	320.572.46000	\$ 196.36	Flow Meters for Main Pool
03.26.25	Amazon	320.572.46000	\$ 56.43	Trash Bags
03.26.25	Amazon	320.538.46000	\$ 58.03	Dog Station Bags, Basketball Net
03.31.25	Exxon	320.538.46000	\$ 18.62	Gas for Pressure Washer
04.01.25	Lowes	320.538.46000	\$ 7.72	Concrete
		<b>Total on Report</b>	1,612.77	



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

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

- MILITARY - PERSONAL USE SALE -  
- SALE -

SALES#: S2472CJ1 2237134 TRANS#: 353856023 03-03-25

648927 GATE LATCH BLACK STAINLES 8.98  
9.98 DISCOUNT EACH -1.00

SUBTOTAL:	8.98
TOTAL TAX:	0.67
INVOICE 96261 TOTAL:	9.65
M/C:	9.65

TOTAL SAVINGS THIS TRIP: \$1.00

**From:** orders@patioslings.com  
**Sent:** Monday, March 3, 2025 12:34 PM  
**To:** Timothy C. Harden  
**Subject:** PatioSlings.com Order Invoice 1s9z79bn

**Order Number: 1s9z79bn** |

Timothy Harden  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218  
9046126668

Timothy Harden  
16578 Yellow Bluff Rd  
Jacksonville, FL 32226  
9046126668

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 21-1/4   Back: 20-7/8   Length: 45] BACK SIZES: [Top: 21-1/8   Bottom: 21-1/2   Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

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

Timothy C. Harden

From: orders@patioslings.com  
Sent: Monday, March 3, 2025 12:30 PM  
To: Timothy C. Harden  
Subject: PatioSlings.com Order Invoice edx3rnyb

www.patioslings.com

Order Number: edx3rnyb |

Billing Address	Shipping Address
Timothy Harden 16529 Tisons Bluff Rd Jacksonville, FL 32218 9046126668	Timothy Harden 16578 Yellow Bluff Rd Jacksonville, FL 32226 9046126668

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 23-1/4   Back: 23   Length: 48] BACK SIZES: [Top: 21-1/2   Bottom: 21-1/2   Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

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

**Timothy C. Harden**

**From:** help@walmart.com on behalf of Walmart.com <help@walmart.com>  
**Sent:** Thursday, March 13, 2025 12:03 PM  
**To:** Timothy C. Harden  
**Subject:** Arrived: Your 8 x 12 inch ®Slow - C...



# Walmart

Order date: Mon, Mar 3, 2025  
Order [#2000129-26761071](#)

## Your package arrived, Timothy!

[View order](#)

### 2 items arrived

Sold and shipped by MUCHENGGIFT



8 x 12 inch ®Slow - Children at Play® Metal Sign, Screen Printed, 63  
mil Laminated Rustproof Aluminum, Black and Yellow

\$10.99/EA

Qty: 2

**\$21.98**  
\$10.99 ea

**How was your Walmart experience?**  
Your feedback helps us improve



## Payment method



MASTERCARD ending in 3184

**Your payment method has been charged for the final total.** Your bank should remove any temporary holds within 10 business days. [Learn more](#)

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Please do not reply to this email. This mailbox is not monitored.

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

DATE 3/6/25 10:47  
TRAN#9011359  
PUMP# 01  
SERVICE LEVEL: SELF  
PRODUCT: UNLD  
GALLONS: 5.001  
PRICE/G: \$2.999  
FUEL SALE \$15.00  
CREDIT \$15.00

USD\$15.00

\*\*\*\*\*3184

Entry: Chip Read  
AppName: Mastercard  
AuthNet:  
MODE: Issuer  
AID: A000000000041010  
Auth #: 006630  
Resp Code: 000



# PINCH-A-PENNY POOL-PATIO-SPA

Pinch A Penny 219  
731 Duval Station Road  
Unit # 103  
Jacksonville FL 32218  
904-379-3621

## Sales Receipt

Transaction #: 202725  
Account #: 9046126668  
Customer: Tim Harden  
Date: 3/7/2025 Time: 3:47 PM  
Cashier: Nate Phillips Register #: 1

Item	Description	Amount
02130342	PRO SERIES HD LEAF RAKE FINE	\$41.99
	Sub Total	\$41.99
	Total	\$41.99
	SIDE TERMINAL Tendered	\$41.99
	Change Due	\$0.00



How doers  
get more done™

12111 LEM TURNER RD  
JACKSONVILLE, FL 32218 (904)766-2818

6351 00052 38597 03/07/25 11:40 AM  
SALE SELF CHECKOUT

074507996722 GRN EDGE ACR <A> 49.98  
24"X36"X .177" CLR ACRYLIC GRN EDGE

SUBTOTAL 49.98  
SALES TAX 3.75  
TOTAL \$53.73

XXXXXXXXXXXX3184 MASTERCARD  
USD\$ 53.73  
AUTH CODE 00704Q/5522513 TA  
Chip Read  
AID A0000000041010 Mastercard

P.O.#/JOB NAME: F

6351 03/07/25 11:40 AM



6351 52 38597 03/07/2025 7287

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 06/05/2025

**OCEANWAY HARDWARE**  
12635-1 N MAIN ST  
JACKSONVILLE, FL 322182680  
9047570677

Cashier: OCEANWAYHARDWARE  
11-Mar-2025 3:38:52P

Transaction 000015

2 Custom Item

\$29.98

**Subtotal**

**\$29.98**

sales tax

7.5%

\$2.25

**Service Charge (4.0%)**

**\$1.20**

**Total**

**\$33.43**

CREDIT CARD SALE

\$33.43

MASTERCARD 3184

Retain this copy for statement validation

11-Mar-2025 3:39:07P

\$33.43 | Method: CONTACTLESS

Mastercard XXXXXXXXXXXXX3184

Reference ID: 507000617058

Auth ID: 01129Q

MID: \*\*\*\*\*0333

AID: A00000000041010

Online: <https://clover.com/p/WJQBAJMPJQWTM>

Clover ID: 4JHMQCGSVD42R  
Payment WJQBAJMPJQWTM

Clover Privacy Policy



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

# INVOICE

EMERGENCY RESPONSE #  
1-800-424-9300

INVOICE #	74093953
ORDER #	74198037
DATE	03/12/25
PAGE	1 of 2



## BILL TO

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

## SHIP TO

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

CUSTOMER P/O NUMBER TYSON'S	SHIP VIA PRIORITY PICK	WRITTEN BY JESSE SEXTON(74)	ORDER DATE 03/12/25
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS 100% PREPAYMENT PICK-UP	DUE DATE
JOB / SHIP-TO NAME VESTA PROPERTY SERVICES	PURCHASING AGENT	CONTACT GEORGE	PHONE 813-387-3442

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHIP-QTY	B/O	PRICE	EXTENSION
1	BOS-60-3108		142943 80131 12/CS 30Z CLEAR	CYL	1	1	1	0	7.59	7.59
			801 SILICONE ADHESIVE	A-09-D						

ALT-8793080131

\*\* Weight: 0.25 lbs. \*\*

QTY	U/M	HM	UN ID#	PROPER SHIPPING NAME	HAZ CLASS	PACKING GROUP	LBS	ERG
1	CS			Not Regulated Under 49 CFR			0.25	

3	SGM-37-1015		SGW101 25# WHITE #101	BAG	1	1	1	0	15.93	15.93
			POLYMER GROUT	CAP2-A						

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

03/12/25 08:06:38  
Merch ID: Pool\_US SCP POS  
Term ID: M400-806862211 74-04  
PSP Reference: W3S5TC2M7CX397B9  
M/C Sale

Card # 3184  
Approval Code:  
Entry Method: ICC

Sale Amount \$25.28

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

Continued

WARNING: Cancer and Reproductive Harm - [www.p65warnings.ca.gov](http://www.p65warnings.ca.gov)

3/14/2025 8:16:55 AM

Order Number: 1100280

Circle K 2726076

2733 Starrett Rd  
Jacksonville, FL 32226  
(904) 757-3340

Register:100

ICR

(DUPLICATE RECEIPT)

Pay at Pump Sale

Pump # 3 UNL-REG

5.979 Gallons @ \$3.119/Gal \$18.65

Sub. Total: \$18.65

Tax: \$0.00

Total: \$18.65

Discount Total: \$0.00

MastercardFleet: \$18.65

**Change \$0.00**

SALE

MastercardFleet

Card Num : (C)

XXXXXXXXXXXX3164

Chip Read

USD\$ 18.65



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

<b>Order date:</b> March 14, 2025	<b>Ship to:</b>	<b>GL code:</b> 51008 Pool Repairs & Supplies
<b>Purchase Order #:</b>	Timothy Harden	<b>Cost center:</b> Northeast
<b>Order #:</b> 113-2141373-9220209	Vesta Property Services	<b>Location:</b> DSD - Tison's Landing
<b>Date shipped:</b> March 15, 2025	16578 YELLOW BLUFF RD	<b>Custom info:</b> Non-Billable
	JACKSONVILLE, FL 32226-1159	
	United States	

Shipment details

Item description	Qty	Item price	Item subtotal
Stenner Pump 85MPHP17 (Motor and Pump Head only) (SKU: 85MPHP17) Condition: New Sold by: WaterChemicalSystems	1	\$363.10	\$363.10
Item subtotal			\$363.10
Shipping & handling			\$0.00
Sales tax			\$27.23
<b>Total</b>			<b>\$390.33</b>

Return or replace your item

Visit [Amazon.com/returns](https://Amazon.com/returns)



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

<b>Order date:</b> March 14, 2025	<b>Ship to:</b>	<b>GL code:</b> 51008 Pool Repairs & Supplies
<b>Purchase Order #:</b>	Timothy Harden	<b>Cost center:</b> Northeast
<b>Order #:</b> 113-0787972-9305056	16578 YELLOW BLUFF RD	<b>Location:</b> DSD - Tison's Landing
<b>Date shipped:</b> March 15, 2025	JACKSONVILLE, FL 32226-1159	<b>Custom info:</b> Non-Billable
	United States	

Shipment details

Item description	Qty	Item price	Item subtotal
Stenner UCAK200 Ferrule 1/4-Inch, Pack of 10 (SKU: UCAK200-FBA) Condition: New Sold by: SURPLUS ELECTRICAL CONNECTIONS LLC Gift message: ""	1	\$6.86	\$6.86
Item subtotal			\$6.86
Shipping & handling			\$0.00
Sales tax			\$0.51
<b>Total</b>			<b>\$7.37</b>

Return or replace your item

Visit [Amazon.com/returns](https://Amazon.com/returns)

# OCEANWAY HARDWARE

12635-1 N MAIN ST  
JACKSONVILLE, FL 322182680  
9047570677

Cashier: Missy

17-Mar-2025 2:25:42P

Transaction **000023**

1	Custom Item	\$4.50
1	Custom Item	\$1.99
1	Custom Item	\$2.35
1	Custom Item	\$0.99

<b>Subtotal</b>		<b>\$9.83</b>
sales tax	7.5%	\$0.74
<b>Service Charge (4.0%)</b>		<b>\$0.39</b>

<b>Total</b>	<b>\$10.96</b>
--------------	----------------

CREDIT CARD SALE	\$10.96
MASTERCARD 3184	

Retain this copy for statement validation

17-Mar-2025 2:26:00P

\$10.96 | Method: CONTACTLESS

Mastercard XXXXXXXXXXXXX3184

Reference ID: 527622412212



# RECEIPT

DATE 3/17/25

No. 017123

RECEIVED FROM Tim Harden

\$ 11.76

Eleven and 76/100

DOLLARS

☐ FOR RENT  
☒ FOR

Hose Bib

ACCOUNT

11.76

-

PAYMENT

11.76

-

BAL. DUE

0.00

-

☐ CASH

☐ CHECK

☐ MONEY  
ORDER

FROM

TO

BY

[Signature]

# JOHNSON FLEET AND FARM

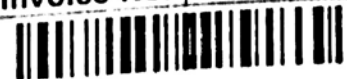
850827 US Highway 17 S

Yulee, FL 32097

(904)225-8315

## INVOICE

Invoice No. 1014284



JBH-SERVER2022 # parts2

Sold To: Cash Sale  
YULEE, FL 32097

Date	Cashier	Payment Terms	Purchase Order	Source Document	Customer #
03/20/25 08:32:31	rick rogers	CASH			CASH

Line	Qty	Item No.	Description	List	Price	Extended
001	1 EA1	1903404	ELASTOSTARTASS	24.99	24.99	\$24.99

Payment:	Method	Amount
----------	--------	--------

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

0.00

Non Taxable SubTot	0.00
Taxable SubTotal	24.99
St Tx 1.50 Lcl Tx 0.25	1.75
Total	26.74
Total Due	0.00

```

DATE 3/20/25 11:34
TRAN#9011685
PUMP# 01
SERVICE LEVEL: SELF
PRODUCT: UNLD
GALLONS: 6.020
PRICE/G: $3.089
FUEL SALE $18.60
CREDIT $18.60

```

USD\$18.60

\*\*\*\*\*3184

Entry: Chip Read

```
App Name: Mastercard
```

AuthNet:

MODE: Issuer

AD: 0000000000011010



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

<b>Order date:</b> March 21, 2025	<b>Ship to:</b>	<b>GL code:</b> 51008 Pool Repairs & Supplies
<b>Purchase Order #:</b>	Timothy Harden	<b>Cost center:</b> Northeast
<b>Order #:</b> 113-2059356-9551456	Vesta Property Services	<b>Location:</b> DSD - Tison's Landing
<b>Date shipped:</b> March 21, 2025	16578 YELLOW BLUFF RD	<b>Custom info:</b> Non-Billable
	JACKSONVILLE, FL 32226-1159	
	United States	

Shipment details

Item description	Qty	Item price	Item subtotal
Stenner Pump 85MPHP17 (Motor and Pump Head only) (SKU: 85MPHP17) Condition: New Sold by: WaterChemicalSystems	1	\$363.10	\$363.10
Item subtotal			\$363.10
Shipping & handling			\$0.00
Sales tax			\$27.23
<b>Total</b>			<b>\$390.33</b>

Return or replace your item

Visit [Amazon.com/returns](https://Amazon.com/returns)

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

**Order date:** March 25, 2025  
**Purchase Order #:**  
**Order #:** 113-4743308-5714648  
**Date shipped:** March 26, 2025

**Ship to:**  
Timothy Harden  
Vesta Property Services  
16578 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226-1159  
United States

**GL code:** 51008 Pool Repairs & Supplies  
**Cost center:** Northeast  
**Location:** DSD - Tison's Landing  
**Custom info:** Non-Billable

## Shipment details

Item description	Qty	Item price	Item subtotal
Rola Chem 570381-T (SKU: 6538) Condition: New Sold by: Voomi Supply	2	\$91.33	\$182.66
Item subtotal			\$182.66
Shipping & handling			\$0.00
Sales tax			\$13.70
<b>Total</b>			<b>\$196.36</b>

## Return or replace your item

Visit [Amazon.com/returns](https://Amazon.com/returns)

Have feedback on how we packaged your order? Tell us at [Amazon.com/packaging](https://Amazon.com/packaging)

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

**Order date:** March 26, 2025

**Purchase Order #:**

**Order #:** 113-0471195-1495451

**Date shipped:** March 26, 2025

**Ship to:**

Timothy Harden

16578 YELLOW BLUFF RD

JACKSONVILLE, FL 32226-1159

United States

**GL code:** 51010 Repairs & Maintenance

**Cost center:** Northeast

**Location:** DSD - Tison's Landing

**Custom info:** Non-Billable

## Shipment details

Item description	Qty	Item price	Item subtotal
Reli. 40 to 45 Gallon Trash Bags Heavy Duty   250 Trash Bags   Super Sizeable, Black, Garbage for Serious Cleanup (SKU: BT-PZG1-4L7A) Condition: New Sold by: RL Co LLC Gift message: ""	1	\$52.49	\$52.49
Item subtotal			\$52.49
Shipping & handling			\$0.00
Sales tax			\$3.94
<b>Total</b>			<b>\$56.43</b>

## Return or replace your item

Visit [Amazon.com/returns](https://Amazon.com/returns)

Have feedback on how we packaged your order? Tell us at [Amazon.com/packaging](https://Amazon.com/packaging)



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

<b>Order date:</b> March 28, 2025	<b>Ship to:</b>	<b>GL code:</b> 51010 Repairs & Maintenance
<b>Purchase Order #:</b>	Timothy Harden	<b>Cost center:</b> Northeast
<b>Order #:</b> 113-4564888-8022608	16578 YELLOW BLUFF RD	<b>Location:</b> DSD - Tison's Landing
<b>Date shipped:</b> March 28, 2025	JACKSONVILLE, FL 32226-1159	<b>Custom info:</b> Non-Billable
	United States	

Shipment details

Item description	Qty	Item price	Item subtotal
Zero Waste USA 2,000 Commercial Grade, non-branded, Dog Waste Station Refill Roll Bags - 40% Thicker competitor brands roll bags - Fits Any Dog Waste Station - 10 rolls of 200 bags (SKU: D001-10_AMZ) Condition: New Sold by: ZW USA INC Gift message: ""	1	\$45.99	\$45.99
LAO XUE Basketball Net Outdoor,(7.16 oz) 12 Loops Professional Heavy Duty Basketball Net Replacement,All Weather Anti Whip, Suitable for Outdoor Standard 12 Loops Basketball Hoop (SKU: 170295-tnj) Condition: New Sold by: sichuanshengzhidongquanchendianzishangwuyouxiangon Gift message: ""	1	\$7.99	\$7.99
Item subtotal			\$53.98
Shipping & handling			\$0.00
Sales tax			\$4.05
<b>Total</b>			<b>\$58.03</b>

Return or replace your item

Visit [Amazon.com/returns](https://Amazon.com/returns)

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

DATE 3/31/25 11:09

TRAN#9033299

PUMP# 03

SERVICE LEVEL: SELF

PRODUCT: UNLD

GALLONS: 6.029

PRICE/G: \$3.089

FUEL SALE \$18.62

CREDIT \$18.62

USD\$18.62

\*\*\*\*\*3184

Entry: Chip Read

AppName: Mastercard

AuthNet:

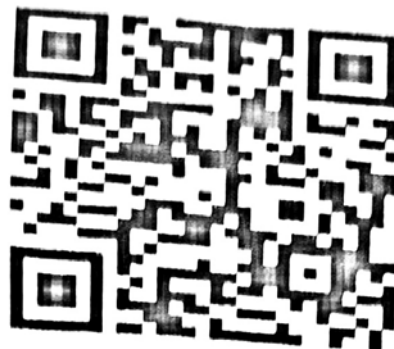
MODE: Issuer

AID: A0000000000041010

Auth #: 031070

Resp Code: 000





LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

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

- SALE -

SALES#: FSTLAN01 4798425 TRANS#: 219346218 04-01-25

132109 SAKRETE 50-LB FAST-SET CO 7.18

SUBTOTAL:	7.18
TOTAL TAX:	0.54
INVOICE 96495 TOTAL:	7.72
N/C:	7.72

MC: XXXXXXXXXXXXX3184 AMOUNT: 7.72 AUTHCD: 001420

CHIP REFID: 247243495299 04/01/25 11:39:04

CUSTOMER CODE: NA

TUR: 0000008000

TSI: E800 AID: A0000000041010

STORE: 2472 TERMINAL: 43 04/01/25 11:39:14  
# OF ITEMS PURCHASED

## Credit Card Expense Tracker

District: Tisons Landing CDD  
 Cardholder: Elizabeth Myers  
 Month: **Apr-25**

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
5-Mar	WalGreens		\$ 48.36	USB drive
10-Mar	Publix		\$ 4.29	Food for Special Event
10-Mar	BJ's Wholesale		\$ 32.97	Food for Special Event
12-Mar	Wal-Mart		\$ 73.49	Amenity supplies
31-Mar	Amazon		\$ 716.80	Special Event
1-Apr	Wal-Mart		\$ 8.12	Special Event
Total on Report			884.03	

### Instructions:

Go online and print your credit card statement from the online banking service, or you can typically save the statement as a pdf.  
 Scan all your receipts in PDF format  
 Fill out the above credit card expense tracking form, coding the expense to the appropriate expense line in the budget.



#1 Face moisturizer brand

Sponsored



Mar 12, 2025 order  
Order# 2000128-45368885




GERMISEPT Multipurpose Gym Wipes & Wellness Center Cleaning Wipes/Cart Wipes (4 Rolls)	Qty 1	\$73.49
--	-------	---------

Subtotal	\$73.49
----------	---------

Tax	\$0.00
-----	--------

Total	\$73.49
-------	---------

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

Payment method	 Ending in 1064
----------------	--



### Final Details for Order #114-5280836-9338654

Order Placed: March 31, 2025  
Amazon.com order number: 114-5280836-9338654  
Seller's order number: 736648351  
Order Total: \$716.80

Business order information	
<b>Location:</b> DSD - Tison's Landing <b>GL code:</b> 59010 Pass Thru-DSD, DPGF, Fac <b>Billable / Non-Billable:</b> Non-Billable <b>Cost center:</b> Northeast	
Shipped on March 31, 2025	
<b>Items Ordered</b> 4 of: <i>Fun Express Plastic Easter Eggs Bulk - 1000 Filled Easter Eggs - Great for Easter Egg Hunts at Work, School and Home</i> Sold by: Fun-Express ( <a href="#">seller profile</a> ) Business Price Condition: New	<b>Price</b> \$179.20
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$716.80 Shipping & Handling: \$0.00 ----- Total before tax: \$716.80 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$716.80</b> -----
Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1064	Item(s) Subtotal: \$716.80 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$716.80 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$716.80</b>
<b>Credit Card transactions</b>	MasterCard ending in 1064: March 31, 2025: \$716.80

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

# Publix.

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

PBX DELI TEA SWT G	3.99 T F	
Order Total	3.99	
Sales Tax	0.30	
Grand Total	4.29	
Credit	Payment	4.29
Change	0.00	

Receipt ID: 0019 3A0 729 487

PRESTO!

Trace #: 725320

Reference #: 0903167352

Acct #: XXXXX XXXXXX1064

Purchase Mastercard

Amount: \$4.29

Auth #: 010700

CREDIT CARD

A0000000041010

Entry Method:

Mode:

PURCHASE

Mastercard

Cntctless

Issuer

Your cashier was Self-Checkout Lane 1

03/10/2025 12:30 S0019 R172 9487 C0772

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Apply today at [apply.publix.jobs](http://apply.publix.jobs).

We're an equal opportunity employer.

Publix Super Markets, Inc.





Give us feedback @ survey.walmart.com  
Thank you! ID #:7VNYV3192T00

# Walmart

WM Supercenter  
904-751-5552 Mgr. ANNAMARIE  
13227 CITY SQUARE DR  
JACKSONVILLE FL 32218

ST# 03702 OP# 009001 TE# 01 TR# 04447

# ITEMS SOLD 4

TC# 5680 4070 8084 1486 6295



WHT CUTLERY	078742089420	4.64 X
NAPKINS	011179323520	0.97 X
NAPKINS	011179323520	0.97 X
REC TC RED	011179973940	0.97 X

	SUBTOTAL	7.55
TAX1	7.5000 %	0.57
	TOTAL	8.12
	MCARD TEND	8.12
	CHANGE DUE	0.00

MASTERCARD- 1064 I 1 APPR#001580

8.12 TOTAL PURCHASE

REF # U666HM034456

AID A00000000041010

TERMINAL # 26930501

\*No Signature Required

04/01/25

12:05:03



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.

04/01/25

12:05:14



# Walgreens

#09479 12387 YELLOW BLUFF RD  
JACKSONVILLE FL 32226  
904-751-2711

104 1110 0021 03/05/2025 2:48 PM

INFINITIVE USB 128GB FLASH DRIVE  
19560207953 A 44.99  
RETURN VALUE 44.99

SUBTOTAL 44.99  
SALES TAX A=7.5% 3.37

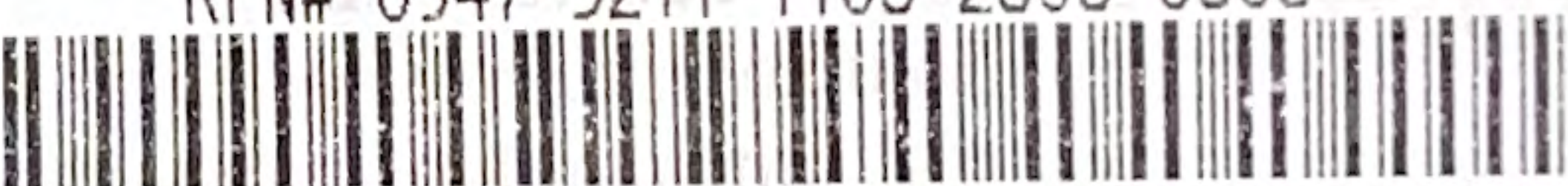
TOTAL 48.36  
MASTERCARD ACCT 1004 48.36  
AUTH CODE 00534Q  
CHANGE .00

THANK YOU FOR SHOPPING AT WALGREENS

YOU COULD HAVE EARNED AN ADDITIONAL  
WALGREENS CASH REWARDS BY USING YOUR  
WALGREENS MEMBERSHIP TODAY.  
RESTRICTIONS APPLY, FOR TERMS AND  
CONDITIONS, VISIT MYWALGREENS.COM.

ARE YOU A MEMBER? JOIN NOW AT ANY REGISTER,  
GO TO MYWALGREENS.COM. ENROLLING IS  
EASY, EASY AND FREE! REDEEM WALGREENS  
CASH REWARDS OFF FUTURE PURCHASES.

RFN# 0947-9211-1103-2503-0503



myW

HUNDREDS OF PHARMACY PLANS STILL COVER  
COVID-19 OTC TEST KITS, ASK THE PHARMACY  
IF YOUR PLAN COVERS TODAY!

How are we doing?  
Enter our monthly sweepstakes for  
**\$3,000 cash**

Visit  
[WWW.WALGREENSLISTENS.COM](http://WWW.WALGREENSLISTENS.COM)

scan this code with your mobile device



\*\*\*\*\*

or call toll free

1-855-855-5905

within 72 hours to take a short  
survey about this Walgreens visit

SURVEY#

0947-9211-110

PASSWORD

3250-3050-326

For contest rules, see store or  
[WWW.WALGREENSLISTENS.COM](http://WWW.WALGREENSLISTENS.COM)





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

Club:231 Reg:82 Trans:1988

Cashier:802 03/10/25 10:37am

\*\*\*\*\*

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

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

\*\*\*\*\*

20483500000 MIX DANISH 6.99 N

88867011129 RASP DANISH 5.99 N

20100600000 COOKIE PLAT 19.99 N

\*\*\* SUBTOTAL 32.97

\*\*\* TOTAL 32.97

\*\*\*\*\*1064 ENTRY: H

Purchase 00 APPROVED

AUTH 01085Q

TERMINAL NUMBER 78073023182

03/10/25 10:38am 231 82 1988 802

Mastercard

AID: A0000000041010

MasterCard 32.97

CHANGE 0.00

**TOTAL ITEMS= 3**

As a BJ's Member I JUST SAVED: \$6.59

BJ's Member Savings 6.59

Coupons Redeemed 0.00

Rewards Redeemed 0.00

Current BJ's Gas Savings

FuelSaver earned thru 03/09/25 0.00/gl

FuelSaver earned in this trx: 0.00/gl

Visit BJs.com/Gas for more details

SAVE TIME ON YOUR NEXT SHOP

Skip the checkout line with ExpressPay

Scan items, clip coupons & pay

with the BJ's app.



MEMBER COPY



\*0310231821988\*

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

\*\*\*\*\*

\* \* PAID \*

\* Mon, 03/10/2025 \*

\* 10:39 AM \*

\*\*\*\*\*



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

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

Page: 1  
02/28/2025  
Account No: 80-12113M  
Statement No: 192217

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
02/06/2025		
GFG	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 2/13/25 MEETING OF BOARD OF SUPERVISORS	0.50
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR SCHAFER	0.20
02/13/2025		
GFG	PREPARE FOR AND ATTEND (VIA TELEPHONE) BOARD OF SUPERVISORS MEETING	2.00
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
02/14/2025		
GFG	TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN	0.20
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.40
02/25/2025		
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ELIZABETH MYERS	0.20
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GFG	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM ELIZABETH MYERS	0.10
GFG	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN	0.10
GFG	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM ELIZABETH MYERS	0.10
GFG	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DANIEL LAUGHLIN	0.10
GFG	RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM ELIZABETH MYERS	0.10
02/26/2025		
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT AND REPLY	

TISON'S LANDING CDD

Page: 2

02/28/2025

Account No: 80-12113M

Statement No: 192217

TISON'S LANDING CDD

			Hours		
	THERETO		0.50		
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN		0.20		
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ELIZABETH MYERS		0.20		
GFG	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DISTRICT MANAGER AND REPLY THERETO		0.30		
02/27/2025					
GFG	RECEIPT AND REVIEW OF DRAFT AGENDA PACKAGE FOR 3/13/25 MEETING OF BOARD OF SUPERVISORS		0.30		
GFG	CORRESPONDENCE TO DISTRICT MANAGER AND RECEIPT AND REVIEW REPLY THERETO		0.30		
GFG	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT AND REPLY THERETO		0.40		
	For Current Services Rendered		6.70		1,306.50
Recapitulation					
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>	
GREGORY F. GEORGE	ASSOCIATES	6.70	\$195.00	\$1,306.50	
	Previous Balance				\$500.00
	Total Current Work				1,306.50
<u>Payments</u>					
02/28/2025	PAYMENT RECEIVED - THANK YOU				-500.00
	Balance Due				<u>\$1,306.50</u>

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

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

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

Page: 1  
03/31/2025  
Account No: 80-12113M  
Statement No: 192729

Attn: PATTI POWERS

TISON'S LANDING CDD

Fees

		Hours
03/06/2025		
GFG	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR MARCH 13, 2025 MEETING OF BOARD OF SUPERVISORS	0.50
03/07/2025		
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR SCHAFER	0.10
03/12/2025		
GFG	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
GFG	TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN	0.20
03/13/2025		
GFG	PREPARE FOR AND ATTEND (TELEPHONICALLY) BOARD OF SUPERVISORS MEETING	2.40
03/14/2025		
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
03/20/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM TIM HARDEN AT VESTA WITH MULTIPLE (X2) ATTACHMENTS	0.30
MJP	CORRESPONDENCE TO TIM HARDEN AND DANIEL LAUGHLIN	0.10
GFG	PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT WITH TEMPOOL INC	1.50
GFG	CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.10
03/21/2025		
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM	

TISON'S LANDING CDD

Page: 2  
03/31/2025  
Account No: 80-12113M  
Statement No: 192729

TISON'S LANDING CDD

		Hours	
	DISTRICT MANAGER WITH ATTACHMENT	0.30	
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JACKSON DAILY RECORD	0.10	
03/25/2025			
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT AND REPLY THERETO	0.40	
03/27/2025			
GFG	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 4/10/25 MEETING OF BOARD OF SUPERVISORS	0.30	
MJP	REVIEW CORRESPONDENCE AND FILE RE: CDD POWERS	0.20	
GFG	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENTS AND REPLY THERETO	0.30	
	For Current Services Rendered	7.60	1,530.00

Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
MICHAEL J. PAWELCZYK	PARTNERS	0.60	\$275.00	\$165.00
GREGORY F. GEORGE	ASSOCIATES	7.00	195.00	1,365.00

Previous Balance \$1,306.50

Total Current Work 1,530.00

Balance Due \$2,836.50

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

1005 Bradford Way  
Kingston, TN 37763

Date	Invoice #
4/15/2025	12

Bill To
Tison's Landing CDD c/o GMS

Terms	Due Date
Net 30	5/15/2025

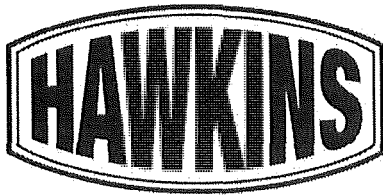
Description	Amount
Amortization Schedule Series 2016A-2 5-1-25 Prepay \$50,000	250.00
<div></div>	

<b>Total</b>	\$250.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$250.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Original



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

# INVOICE

Total Invoice	<b>\$649.21</b>
Invoice Number	7033223
Invoice Date	4/10/25
Sales Order Number/Type	4780717 SL
Branch Plant	74
Shipment Number	5718213

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

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

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
5/10/25	Net 30	PPD Origin	HWTG						382
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	160.0000	GA	\$2.9500	GA	1,547.2 LB	\$472.00
		1 LB BLK (Mini-Bulk)		160.0000	GA			1,547.2 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40%	N	2.0000	DD	\$67.6046	DD	324.0 LB	\$135.21
		15 GA DD		2.0000	DD			344.0 GW	
2.001	699922	15 GA Blu/Black Deldrum	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00
		DELDRM 1H1/X1.9/250		2.0000	RD			20.0 GW	

Related Order #: 04780717

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

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

Page 1 of 1

Tax Rate

Sales Tax

0 %

\$0.00

Invoice Total

**\$649.21****No Discounts on Freight**

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.

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

**CHECK REMITTANCE:**

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

**WIRING CONTACT INFORMATION:**

Email: [Credit.Dept@HawkinsInc.com](mailto:Credit.Dept@HawkinsInc.com)

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

**FINANCIAL INSTITUTION:**

US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

Account Name: Hawkins, Inc.

Account #: 180120759469

ABA/Routing #: 091000022

Swift Code#: USBKUS44IMT

Type of Account: Corporate Checking

**ACH PAYMENTS:**

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

For other than CTX, the remit to information may be emailed to [Credit.Dept@HawkinsInc.com](mailto:Credit.Dept@HawkinsInc.com)

**CASH IN ADVANCE/EFT PAYMENTS:**

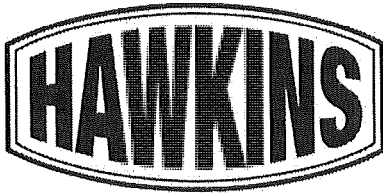
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §550-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

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

Job# 1038745

Original



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

## CREDIT MEMO

Total Invoice	<b>(\$30.00)</b>
Invoice Number	7033368
Invoice Date	4/10/25
Sales Order Number/Type	4780758 CO
Branch Plant	74
Shipment Number	5718268

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

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

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
5/10/25	Net 30	COL Origin	HWTG	EMPTIES					382
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum	N	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)
		DELD RM 1H1/X1.9/250		1.0000-	DD			10.0- GW	

Related Order #: 04492185

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

Related Order #: 04509825

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

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

Page 1 of 1

Tax Rate

Sales Tax

0 %

\$0.00

Invoice Total

(\$30.00)

**No Discounts on Freight**

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

**CHECK REMITTANCE:**

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

**WIRING CONTACT INFORMATION:**

Email: [Credit.Dept@HawkinsInc.com](mailto:Credit.Dept@HawkinsInc.com)

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

**FINANCIAL INSTITUTION:**

US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

Account Name: Hawkins, Inc.

Account #: 180120759469

ABA/Routing #: 091000022

Swift Code#: USBKUS44IMT

Type of Account: Corporate Checking

**ACH PAYMENTS:**

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

**CASH IN ADVANCE/EFT PAYMENTS:**

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

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

Job# 1038774



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

## Service Slip/Invoice

INVOICE: 61496590  
DATE: 04/11/2025  
ORDER: 61496590

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

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

Approved by Tim Harden

Please code to 320.538.46202

Work Date	Time	Target Pest	Technician		Time In
04/11/2025	01:13 PM		WDBROWN	Warren Brown	
Purchase Order	Terms	Last Service	Map Code		Time Out
		04/11/2025		Lic:JE311826	

Service	Description	Price
CPC-MONTHLY	Pest Control Service	\$50.00
IPM interior and exterior of amenity center including kitchen, gym, and bathrooms. Inspected and treated all exterior foundation areas, treated exterior, soft landscaping areas, treated treated soil areas, treated around picnic areas, treated around playground areas, treated mulch areas, treated around storage areas, treated around eaves, treated breezeways, treated trash bin areas, treated windowsills		
<b>SUBTOTAL</b>		\$50.00
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$50.00
<b>AMOUNT DUE</b>		\$50.00

*Warren Brown*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**





## Invoice

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

Invoice # 425497  
Date 04/01/2025  
  
Terms  
Due Date 05/01/2025  
Memo Monthly Fees

### Bill To

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

320 572

Description	Quantity	Rate	Amount
Amenity Manager 45105	1	8,517.50	8,517.50
Pool maintenance 464	1	2,762.50	2,762.50
Field management and administration 538 314	1	3,098.25	3,098.25
Janitorial Supplies 46602	1	338.17	338.17
Janitorial maintenance 46601	1	2,758.25	2,758.25
Website fee 49510	1	250.00	250.00
Facility/Pool Monitors 34450	1	1,146.08	1,146.08

Total 18,870.75



## Invoice

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

Invoice # 425929  
Date 03/31/2025

Terms  
Due Date 04/30/2025

Memo

### Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
Dana Harden - 2025-03-11 - PUBLIX #19 - Billable to Tisons - HOA/CDD Presentation			75.00
Total Billable Expenses			75.00

Total 75.00

001.320.57200.52000

# Publix

Duval Station  
731 Duval Station Rd.  
Jacksonville, FL 32216  
Store Manager: Terney Thornton  
904-686-3093

PUB - GC YOU DESER 25.00

Account #XXXXXXXXXX0481

PUB - GC YOU DESER 25.00

Account #XXXXXXXXXX0499

PUB - GC YOU DESER 25.00

Account #XXXXXXXXXX0507

Order Total 75.00

Sales Tax 0.00

Grand Total 75.00

Credit Payment 75.00

Change 0.00

Receipt ID: 0019 340 810 559

PRESTO!

Track #: 074318

Reference #: 050205987

Acct #: XXXXXXXXXX1234

Purchase VISA

Amount: \$75.00

Auth #: 836342

CREDIT CARD

80000000031010

Entry Method:

Mode:

PURCHASE

VISA CREDIT

Card Type

Issuer

Your cashier was Charles S

03/10/2025 16:27 50019 8307 0552 01225

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Apply today at [apply.publix.com](http://apply.publix.com).

We're an equal opportunity employer.

Publix Super Markets, Inc.

# Jacksonville Daily Record

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

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

## INVOICE

April 24, 2025

**Date**

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

---

<b>Serial #</b> 25-02131D	<b>PO/File #</b> _____	\$103.50
---------------------------	------------------------	----------

**Payment Due**

Notice of Board of Supervisors Meeting

\$103.50

**Publication Fee**

Tison's Landing Community Development District

\$ 103.50

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

**Amount Paid**

**Publication Dates** 4/24

**Payment Due Upon Receipt**

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

**County** Duval

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

If your payment is being  
mailed, please reference  
Serial # 25-02131D on your  
check or remittance advice.

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

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

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

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

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

**DEVELOPMENT DISTRICT**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, May 8, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. An electronic copy of the agenda for the meeting may be obtained by visiting the District's website at [www.TisonsLandingCDD.com](http://www.TisonsLandingCDD.com). Any person requiring special accommodations to attend the meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or (904) 940-5850 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin  
District Manager

Apr. 24 00 (25-02131D)

# Maximum Entertainment Trivia

*Entertainment for All!*

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

## INVOICE

INVOICE #9  
APRIL 23 :  
2025

### TO:

Tisons Landing CDD  
16529 Tisons Bluff Rd  
Jacksonville FL 32218

### SERVICES:

Cinco De Mayo 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 Maximum Entertainment Trivia.  
If you have any questions concerning this invoice, call 904-422-1285 or  
maximumentertainment1@comcast.net.

001.320.57200.49400 DJ 5 de  
Mayo

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/03/25	00033	4/02/25 134934	202504 600-53800-60000 DEP-REMODEL KIDDIE POOL	TEMPOOL INC	*	31,883.17	
							31,883.17 000062
						TOTAL FOR BANK C	31,883.17
						TOTAL FOR REGISTER	31,883.17

1512 Millcoé Rd  
Jacksonville, FL 32225  
904-724-8967  
www.temppoolinc.com

## Invoice



<b>BILL TO</b> TEMP Tison's Landing CDD (Yellow Bluff) COMMERCIAL 16529 Tison's Bluff Road Jacksonville, FL 32218
--

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
134934	04/02/2025	\$31,883.17	04/02/2025	Due on receipt	

### SPOT TILES / MOSAICS COVE BLUE

QTY	DESCRIPTION	AMOUNT	RATE
	Start week dependent on Permitting		
	.		
	Remodel pool (kiddie) 1535 sq ft		
	Drain & secure kiddie splash / play pad.		
	Replace waterline tile on the pool, including depth markers.		
	Install slip resistant tile in contrasting color on gutter lip of pool.		
	Install new VGB main drain frames and grates.		
	Install new return and scum gutter fittings.		
	Apply PermKote primer (bonding agent).		
	Remove and replace coping.		
	.		
	COVE BLUE		
	.		
	plaster kiddie pool 1535 sq ft		
	.		
	Refill and balance the chemicals		
	.		
	TOTAL CONTRACT \$79,707.97		
	40% DEPOSIT DUE	31,883.17	

Thank You, We Appreciate Your Business



TERMS: Work completed as requested, payment due upon receipt. In the event Tempool Inc. is required to employ legal counsel or to incur any other expenses to enforce timely payment under this agreement, it shall be entitled to recover the reasonable amount of all attorney's fees of such counsel, costs incurred, and all other expenses incurred in enforcing such obligation. It is acknowledged that venue for any dispute shall be in Duval County, Florida and that this agreement shall be governed by the laws of the State of Florida.

BALANCE DUE **\$31,883.17**

033.600.53800.60000 remodel pool kiddie

*FIFTH ORDER OF BUSINESS*

## 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	\$7,350	\$5,250
<b>Total</b>	<b>\$139,985</b>	<b>\$318,345</b>	<b>\$222,015</b>

\*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](http://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](http://www.mutcd.fhwa.dot.gov)), City requirements ([www.jacksonville.gov](http://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](http://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](http://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](http://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](http://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 Dowling 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](http://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**

**From:** Courtney Hogge chogge@gmsnf.com  
**Subject:** Fwd: MyJax Service Request: 250513-001067 at 16529 Tisons Bluff Rd, Jacksonville, FL 32218  
**Date:** May 29, 2025 at 2:35 PM  
**To:**



**From:** "MyJax" <myjax@custhelp.com>  
**Subject:** MyJax Service Request: 250513-001067 at 16529 Tisons Bluff Rd, Jacksonville, FL 32218  
**Date:** May 13, 2025 at 1:55:16 PM EDT  
**To:** dlaughlin@gmsnf.com  
**Cc:** rjackson1@coj.net  
**Reply-To:** "MyJax" <myjax@mailac.custhelp.com>



### Thank You!

Your request for service at 16529 Tisons Bluff Rd, Jacksonville, FL 32218 has been updated.

Click here to review or update this request [250513-001067](#).

Response By Email Outbound (Beth) (05/13/2025 01:55 PM)

Good Afternoon,

I have sent this to Traffic Engineering. Here is what options are available and the requirements.

#### All-Way Stops:

Many residents request the installation of all-way stops to control speeding. National traffic engineering standards do not allow the City to install all-way stops for this purpose. All-way are only installed at locations that have high traffic volumes, crash patterns, or site distance problems. More information is available at this link: [Traffic Signs FAQ](#). The most common forms of traffic calming are speed humps or reduced speed limit signs.

#### Reduced Speed Limits:

The default statewide residential speed limit is 30 mph. Your neighborhood may have the speed limit reduced by petition. The lowered speed limit is typically 25mph or 20mph depending on your pavement width. It is important to note that reduced speed limit signs may not be effective without JSO enforcement. Traffic Engineering will determine where and how many signs are installed. The neighborhood is responsible for the full cost of the signs. Each sign costs \$140.

### **Speed Humps:**

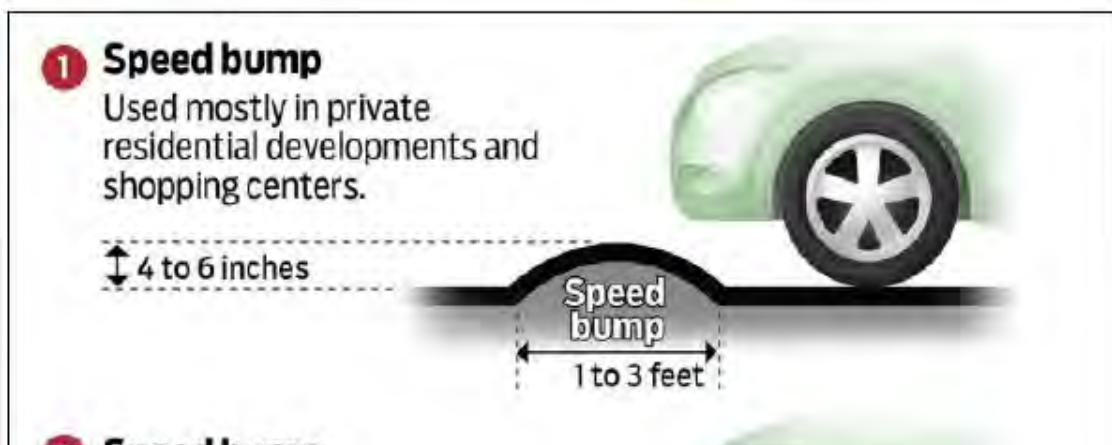
Your neighborhood may have speed humps installed by petition. Speed humps are designed in a such a way that vehicles must slow down to 15-20mph as they pass over them. Traffic Engineering will determine where and how many speed humps are installed. Speed humps can only be installed on public residential roads. Roads classified as collectors or arterials are not eligible. The neighborhood is responsible for paying the cost of each speed hump. Each speed hump costs \$4,124.00.

### **Petition Process:**

1. The petitioner submits a service request. Requests should include the streets on which traffic calming is needed, the type of calming, and a contact person.
2. Traffic Engineering performs an investigation. If the streets are eligible for traffic calming, then Traffic Engineering sends a sketch and cost estimate to the requestor.
3. The requestor contacts their City Council Member and requests a public meeting.
4. At the public meeting Traffic Engineering explains the advantages and disadvantages of the project. JSO and JFRD will explain how the project will affect emergency response times.
5. After the public meeting, Traffic Engineering will send an invoice for the project. Payment must be received within 60 calendar days of invoicing.
6. After payment receipt, Traffic Engineering sends 2 written notices to the affected property owners. The property owners may respond by expressing approval or disapproval of the project. Nonresponses are considered approvals.
7. Traffic Engineering checks that 75% of affected property owners approve after the 60-day response window.
8. If 75% of affected owner's approve, the City will install the project.

\*Other traffic calming methods such as traffic circles or reduced lane widths may also be considered.

### **Traffic Calming Examples:**





**2 Speed hump**

Used mostly on residential streets with speed limits up to 25 mph.

↑ 3 to 4 inches



**3 Speed table**

Used on more traveled residential streets with speed limits up to 30 mph.

↑ 3 to 4 inches



Note: Drawings not to scale

Sources: Palm Beach County and local communities

Steve Lopez/The Palm Beach Post

Customer By Email Service Request (Roshanda - CCSS Jackson)  
(05/13/2025 01:24 PM)

Hi -

Please link the constituent's information as the main point of contact to receive updates, and mine only as a follow-up.

Daniel Laughlin  
904-940-5850 ext. 401  
[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)

Thank you,  
RJ

**ROSHANDA JACKSON**

**The Office of Jacksonville City Council Member Reggie Gaffney Jr. – District 8**

City of Jacksonville  
117 West Duval Street, Suite 425  
Jacksonville, FL 32202  
[rjackson1@coj.net](mailto:rjackson1@coj.net) | [Jacksonville.gov](http://Jacksonville.gov) - D08  
(904) 255-5208

***'Working to ensure every constituent knows their concerns are heard and addressed' is Councilman Reggie Gaffney Jr.'s top priority.***

**From:** Durban, Lee - PWTE <[LDurban@coj.net](mailto:LDurban@coj.net)>

**Sent:** Tuesday, May 13, 2025 11:12 AM

**To:** Jackson, Roshanda - CCSS <[RJackson1@coi.net](mailto:RJackson1@coi.net)>; LeDew, Christopher -

TO: Jackson, Roshanda - CCSS <[RJackson1@coj.net](mailto:RJackson1@coj.net)>; LeDew, Christopher - PWTE <[CLeDew@coj.net](mailto:CLeDew@coj.net)>

**Cc:** Gaffney, Reggie Jr - City Council Office <[RGaffneyjr@coj.net](mailto:RGaffneyjr@coj.net)>; Sickler, Nina - PWOD <[NSickler@coj.net](mailto:NSickler@coj.net)>; O'Steen, Monique - PWOD <[MOSteen@coj.net](mailto:MOSteen@coj.net)>; Christmas, Mary - PWTE <[MaryC@coj.net](mailto:MaryC@coj.net)>

**Subject:** RE: Tison Landing Speed Hump

Will do. Thanks.

Lee Durban, P.E. - Traffic Studies Engineer - City of Jacksonville  
[ldurban@coj.net](mailto:ldurban@coj.net) - (904) 255-7547

---

**From:** Jackson, Roshanda - CCSS <[RJackson1@coj.net](mailto:RJackson1@coj.net)>

**Sent:** Friday, May 9, 2025 11:08 AM

**To:** Durban, Lee - PWTE <[LDurban@coj.net](mailto:LDurban@coj.net)>; LeDew, Christopher - PWTE <[CLeDew@coj.net](mailto:CLeDew@coj.net)>

**Cc:** Gaffney, Reggie Jr - City Council Office <[RGaffneyjr@coj.net](mailto:RGaffneyjr@coj.net)>; Sickler, Nina - PWOD <[NSickler@coj.net](mailto:NSickler@coj.net)>; O'Steen, Monique - PWOD <[MOSteen@coj.net](mailto:MOSteen@coj.net)>; Christmas, Mary - PWTE <[MaryC@coj.net](mailto:MaryC@coj.net)>

**Subject:** Tison Landing Speed Hump

Good morning –

Please see the attached request for speed humps. Please provide next steps.

Thank you,  
Roshanda Jackson



CITY OF JACKSONVILLE CUSTOMER SERVICE CENTER.

*SIXTH ORDER OF BUSINESS*

## **RESOLUTION 2025-06**

### **A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING CERTAIN TANGIBLE PERSONAL PROPERTY OF THE DISTRICT AS SURPLUS AND AUTHORIZING THE DISTRICT MANAGER TO SELL OR DISPOSE OF SAID PROPERTY AS EXPEDITIOUSLY AS POSSIBLE IN ACCORDANCE WITH CHAPTER 274, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of the Tison's Landing Community Development District (collectively, the "District") owns certain tangible personal property, as more fully described in Exhibit "A", incorporated herein and made a part hereof (the "Property"); and

**WHEREAS**, said Property is no longer useful to the District and the continued use of such Property is no longer economical or efficient, or said Property no longer serves a useful function; and

**WHEREAS**, the District desires to classify and declare said Property on Exhibit "A" as surplus property; and

**WHEREAS**, the District desires to authorize the District Manager to sell or dispose of said Property as appropriate and in accordance with Chapter 274, Florida Statutes, governing the disposal of surplus tangible personal property by local governments, including special districts.

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

**Section 1.** The above recitals are true and correct and incorporated herein as if set forth in full herein.

**Section 2.** The District Manager is hereby authorized to take the necessary and appropriate steps to sell at auction or dispose as appropriate and in accordance with Chapter 274, Florida Statutes, said Property, including, but not limited to, contributing the Property to a non-profit entity or placing or delivering the Property to an appropriate entity for disposal as bulk trash. The Board of Supervisors hereby ratifies and approves any disposition of the Property previously taken by the District Manager consistent with this Resolution.

**Section 3.** All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be

unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

**Section 4.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE TISON'S  
LANDING COMMUNITY DEVELOPMENT DISTRICT, THIS 12TH DAY OF JUNE, 2025.**

**TISON'S LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair

**EXHIBIT “A”**

**PROPERTY DECLARED SURPLUS**

# Inventory list

Tisons Landing Amenity Center

Name	Units
Console Tables	2
Leather couches	3
Arm chairs	2
Dining table	1
Dining chairs	8
Mirror	1
Large pictures (art work)	3
Small Pictures (art work)	3
Barstools	3
End tables	4
Coffee table	1
Pots with artificial flowers	6
small Vase	1
Lamps	2
Large Vase	2

## *SEVENTH ORDER OF BUSINESS*



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

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



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

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2025	4/30/25	5 Months	9/30/25	FY 2026

**REVENUES:**

Special Assessments - On Roll	\$ 854,540	\$ 853,695	\$ 845	\$ 854,540	\$ 854,540
Clubhouse Rentals	2,000	5,207	1,000	6,207	2,000
Interest income	10,000	17,326	10,833	28,159	16,000
Other Income	-	136	-	136	-
<b>TOTAL REVENUES</b>	<b>\$ 866,540</b>	<b>\$ 876,363</b>	<b>\$ 12,678</b>	<b>\$ 889,042</b>	<b>\$ 872,540</b>

**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$ 12,000	\$ 4,400	\$ 5,000	\$ 9,400	\$ 12,000
FICA Taxes	918	337	383	719	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	1,000	933	417	1,350	1,000
Trustee Fees	3,725	-	3,725	3,725	3,725
District Management Fees	45,000	26,250	18,750	45,000	46,350
Information Technology	1,600	933	667	1,600	1,800
District Website Administration	1,600	933	667	1,600	1,800
Telephone	350	76	274	350	350
Postage & Delivery	1,000	2	417	419	1,000
General Liability and Public Officials Insurance	11,733	10,910	-	10,910	12,661
Printing & Binding	2,000	147	1,853	2,000	2,000
Legal Advertising	2,500	714	1,786	2,500	2,500
Bank Fees and Other Charges	1,000	351	410	761	1,000
Office Supplies	500	0	208	208	500
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 110,001</b>	<b>\$ 58,153</b>	<b>\$ 47,465</b>	<b>\$ 105,617</b>	<b>\$ 112,779</b>

***Operations & Maintenance***

**Community Operations**

Property Insurance	\$ 24,738	\$ 22,201	\$ -	\$ 22,201	\$ 23,977
Field Management & Administration (Vesta)	37,179	21,688	15,491	37,179	38,294
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,377	6,537	3,240	9,777	16,377
Landscape Maintenance (LawnBoy)	59,690	30,968	22,120	53,088	60,212
Landscape Mulch	15,000	-	15,000	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	11,277	8,055	19,332	19,332
Irrigation Repairs and Maintenance	10,000	4,115	5,886	10,000	10,000
Landscape Repairs and Maintenance	7,000	2,601	4,400	7,000	7,000
Lake Maintenance (The Lake Doctor)	11,428	5,628	4,020	9,648	11,200
Utilities-Cable (Comcast)	1,680	863	617	1,480	1,680
Utilities-Electric (JEA)	1,800	750	615	1,365	1,800
Utilities-Irrigation (JEA)	30,000	7,275	5,000	12,275	24,000
Community Repairs and Maintenance	20,000	2,731	17,269	20,000	20,000
Community Operations Contingency	5,000	-	5,000	5,000	2,889
Capital Improvement Plan	22,500	-	85,983	85,983	22,500
<b>Total Community Operations</b>	<b>\$ 284,224</b>	<b>\$ 116,633</b>	<b>\$ 195,195</b>	<b>\$ 311,828</b>	<b>\$ 276,761</b>

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

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b><u>Amenity Operations</u></b>					
Amenity Manager (Vesta)	\$ 102,210	\$ 59,623	\$ 42,588	\$ 102,210	\$ 105,276
Pool Maintenance (Vesta)	33,150	19,338	13,813	33,150	34,145
Janitorial Maintenance (Vesta)	33,099	19,308	13,791	33,099	34,092
Janitorial Supplies (Vesta)	4,058	2,367	1,691	4,058	4,058
Amenity Website (Vesta)	3,000	1,750	1,250	3,000	3,090
Seasonal Office Staffing (Vesta) (Pool Monitors)	13,753	8,023	5,730	13,753	13,580
Security Camera Monitoring (Envera/High-Tech)	13,761	8,027	5,734	13,761	13,761
Pool Chemicals (Hawkins)	15,000	6,463	8,537	15,000	15,000
License / Permit Fees	600	-	600	600	600
Utilities-Cable (Comcast)	6,600	3,563	2,565	6,128	6,600
Utilities-Electric (JEA)	17,410	5,935	4,750	10,685	15,000
Utilities-Water/Sewer (JEA)	12,000	8,386	3,614	12,000	12,000
Refuse Services (Republic Services)	7,200	4,498	4,500	8,998	11,400
Pest Control	1,000	350	250	600	600
Amenity Repairs and Maintenance	15,400	7,399	8,001	15,400	15,400
Fitness Equipment Maintenance	1,000	930	660	1,590	2,000
Special Events	23,500	11,164	12,336	23,500	23,500
Amenity Supplies	5,000	819	4,181	5,000	4,698
Amenity Operations Contingency	2,000	-	2,000	2,000	2,000
Capital Outlay	-	4,490	-	4,490	-
<b>Total Amenity Operations</b>	<b>\$ 309,740</b>	<b>\$ 172,431</b>	<b>\$ 136,591</b>	<b>\$ 309,022</b>	<b>\$ 316,799</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 703,966</b>	<b>\$ 347,217</b>	<b>\$ 379,250</b>	<b>\$ 726,467</b>	<b>\$ 706,340</b>
<b><u>Other Sources/(Uses)</u></b>					
Capital Reserve-Transfer Out	(162,574)	(162,574)	-	(162,574)	(166,200)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(162,574)</b>	<b>\$(162,574)</b>	<b>\$-</b>	<b>\$(162,574)</b>	<b>\$(166,200)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 366,572</b>	<b>\$ (366,572)</b>	<b>\$ -</b>	<b>\$ -</b>

**Tison's Landing**  
**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.

**Tison's Landing**  
**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%.

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

**Security Off Duty (JSO)**

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

**Security Camera Monitoring (Envera)**

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

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

# Tison's Landing

## 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 AgrowPro Inc.. The budgeted amount is based upon the following:

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

##### Irrigation Repairs and Maintenance

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

##### Landscape Repairs and Maintenance

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

##### Lake Maintenance (The Lake Doctor)

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

Vendor	Monthly fee	Annual
The Lake Doctor	\$825.00	\$9,900
Contingency	\$108.33	\$1,300
<b>Total</b>		<b>\$11,200</b>

##### Utilities-Cable (Comcast)

The District uses Comcast for internet at entrance gate.

##### Utilities-Electric (JEA)

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

Location		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

# Tison's Landing

## 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 of 3%.

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
<b>Total</b>			<b>\$13,761</b>



**Tison's Landing**  
**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.

<b>Vendor</b>	<b>Monthly fee</b>	<b>Annual</b>
Hawkins	\$1,250	\$15,000

**License / Permit Fees**

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

**Utilities-Cable (Comcast)**

The District uses Comcast for cable/TV and internet.

**Utilities-Electric (JEA)**

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

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

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

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

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

**Refuse Service**

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

**Pest Control**

Represents pest control costs.

**Amenity Repairs and Maintenance**

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

**Fitness Equipment Maintenance**

Represents maintenance to fitness equipment costs.

**Special Events**

Monthly events and organized functions provided for all residents.

**Amenity Supplies**

Miscellaneous supplies needed for the Clubhouse.

**Amenity Operations Contingency**

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

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

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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**REVENUES:**

Interest Income	\$ 3,353	4,348	\$ 2,390	\$ 6,738	\$ 4,235
Carry Forward Balance	95,340	71,459	-	71,459	138,057
<b>TOTAL REVENUES</b>	<b>\$ 98,693</b>	<b>\$ 75,807</b>	<b>\$ 2,390</b>	<b>\$ 78,197</b>	<b>\$ 142,292</b>

**EXPENDITURES:**

**Capital Outlay**

Capital Outlay	\$ 52,000	\$ -	\$ -	\$ -	\$ 22,423
Christmas Décor	-	9,640	-	9,640	-
Well Motor	-	12,640	-	12,640	-
Kiddie Pool	-	31,883	47,825	79,708	-
Miscellaneous Service	-	426	300	726	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 52,000</b>	<b>\$ 54,589</b>	<b>\$ 48,125</b>	<b>\$ 102,714</b>	<b>\$ 22,423</b>

**Other Sources/(Uses)**

Capital Reserve-Transfer In	\$ 162,574	\$ 162,574	\$ -	\$ 162,574	\$ 166,200
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$162,574</b>	<b>\$162,574</b>	<b>\$-</b>	<b>\$162,574</b>	<b>\$166,200</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 209,267</b>	<b>\$ 183,792</b>	<b>\$ (45,735)</b>	<b>\$ 138,057</b>	<b>\$ 286,069</b>

**Capital Reserve Study**

**General**

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

**Budget Fiscal Year 2026**

Decsription	Budget FY 2026
Reserves Beginning of Year	138,057
Contributions	166,200
Interest Income	4,235
Expenditures	(22,423)
Anticipated Balance	286,069

<b>Variance Reserve Study Vs Actual</b>	<b>(\$522)</b>
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# Tison's Landing

## Community Development District

### Approved Proposed Budget

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

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 381,936	\$ 381,558	\$ 378	\$ 381,936	\$ 381,936
Interest Earnings	7,500	11,198	4,802	16,000	7,500
Carry Forward Surplus <sup>(1)</sup>	148,125	118,519	-	118,519	132,314
<b>TOTAL REVENUES</b>	<b>\$ 537,560</b>	<b>\$ 511,275</b>	<b>\$ 5,180</b>	<b>\$ 516,455</b>	<b>\$ 521,749</b>
<b>EXPENDITURES:</b>					
<b>Series 2016-1</b>					
Interest - 11/01	\$ 51,417	\$ 51,417	\$ -	\$ 51,417	\$ 48,882
Interest - 05/01	51,417	-	51,417	51,417	48,882
Principal - 05/01	195,000	-	195,000	195,000	200,000
<b>Series 2016-2</b>					
Interest - 11/01	\$ 18,213	\$ 18,213	\$ -	\$ 18,213	\$ 17,038
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 05/01	18,213	-	18,095	18,095	17,038
Principal - 05/01	45,000	-	45,000	45,000	45,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 379,259</b>	<b>\$ 74,629</b>	<b>\$ 309,512</b>	<b>\$ 384,141</b>	<b>\$ 376,839</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 379,259</b>	<b>\$ 74,629</b>	<b>\$ 309,512</b>	<b>\$ 384,141</b>	<b>\$ 376,839</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 158,302</b>	<b>\$ 436,646</b>	<b>\$ (304,332)</b>	<b>\$ 132,314</b>	<b>\$ 144,911</b>

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

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

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

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/16	\$ 4,520,000	2.000%	\$ -	\$ 29,271	\$ 29,271
05/01/17	4,520,000	2.000%	165,000	66,693	
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	
11/01/35	565,000	3.600%	-	10,170	295,200
05/01/36	565,000	3.600%	275,000	10,170	
11/01/36	290,000	3.600%	-	5,220	290,390
05/01/37	290,000	3.600%	290,000	5,220	295,220
<b>Total</b>			<b>\$ 4,520,000</b>	<b>\$ 1,727,627</b>	<b>\$ 6,247,627</b>

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

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

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

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

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