

TISON'S LANDING
Community Development District

JULY 10, 2025

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

July 3, 2025

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

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Thursday, July 10, 2025 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below (limited to three minutes)
- III. Staff Reports
 - A. District Engineer – Acceptance of the Public Facilities Report
 - B. District Counsel
 - C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026
 - D. Amenity Manager – Report
 - E. Field Operations Manager – Consideration of Increased Fertilization Options for the Field
- IV. Approval of Consent Agenda
 - A. Minutes of the June 12, 2025 Meeting
 - B. Financial Statements
 - C. Check Register
- V. Continued Discussion of Speed Hump Installation
- VI. Consideration of Resolution 2025-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026

VII. Supervisor Requests

VIII. Audience Comments

IX. Next Scheduled Meeting – Thursday, August 14, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218

X. Adjournment

THIRD ORDER OF BUSINESS

A.



PUBLIC FACILITIES REPORT

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT



JUNE 27, 2025

Prepared for:

Tison's Landing
Community Development District
16529 Tison's Bluff Road
Jacksonville, FL 32218

Prepared by:

Alliant Engineering, Inc.
10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256

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1. Introduction and District Description

This Public Facilities Report has been prepared on behalf of Tison's Landing Community Development District (the "District") to comply with Section 189.08 of the Florida Statutes (see Exhibit 5.1). Section 189.08 requires the District to detail the existing facilities owned or operated by the District, and also to detail the construction of any new facilities within five (5) years, improvements or expansion of existing facilities within the next seven (7) years or the replacement of any existing facilities within ten (10) years.

Alliant Engineering, Inc. was signed as the District Engineer on February 1st, 2024, and have based this report on a limited field review conducted at The District on August 27th, 2024, by Alliant Engineering personnel with follow up interviews and discussions with District personnel.

The District, as we know it, is an approximately 215.9 acres +/- community development district located in Duval County, Florida. The District is located east of Main Street (U.S. No. 17) and south of Yellow Bluff Road.

Original approved construction drawings planned for 680 single family residential dwelling units along with an Amenity Center and other recreational facilities that serve the District.

The following improvements are owned and maintained by other Public Agencies:

- a. The onsite roadways are owned and maintained by the City of Jacksonville, Florida (COJ).
- b. Offsite roadway / turn lanes within Main Street (U.S. No. 17) are owned and maintained by Florida Department of Transportation (FDOT).
- c. Offsite roadway / turn lanes within Yellow Bluff Road are owned and maintained by COJ.
- d. The onsite and offsite potable water, sanitary sewer and electric within public right of ways and power line easements are owned and maintained by the Jacksonville Electric Authority (JEA).

2. Existing Facility Description

2.1 Roadway Facilities

The existing roadway facilities contained within The District are as follows:

- Pond Run Lane (with connection to Main Street)
- Hunters Hollow Trail
- Hunters Hollow Court
- Dowling Creek Drive
- Tisons Bluff Road
- Bradford Lake Circle
- Bradford Lake Court
- Asbury Hill Court
- Garrett Grove Court
- Willow Bluff Court
- Kayla Cove Court
- Stanis Court
- Wild Plum Court
- Blooming Grove Court
- Magnolia Grove Way
- Dawnwood Court
- Bamboo Bluff Court
- Tisons Bluff Road (with connection to Yellow Bluff Road)

These roadway facilities listed above were dedicated to the City of Jacksonville for ownership and maintenance after construction was completed.

2.2 Utility Facilities

The District-owned areas include a strip of land containing an expansive JEA powerline easement that runs north and south along the eastern edge of the development. This easement is used by JEA to transmit electricity via overhead powerlines. The District should coordinate with JEA to ensure that any necessary maintenance within the easement is performed consistently throughout the year.

2.3 Conservation / Preservation Areas

The District also owns conservation and preservation areas throughout the development. These lands were set aside for preservation as required by various agencies, including - but not limited to - the Army Corps of Engineers, the St. Johns River Water Management District,

and the City of Jacksonville. Due to their naturally dense vegetation, these areas were not assessed during the initial visit. We recommend continued maintenance, and the removal of any decayed trees as needed throughout the year.

2.4 Stormwater Drainage Collection System Facilities

The stormwater drainage collection system facility was constructed in accordance with approved construction plans developed by England-Thims and Miller, Inc., originally dated July of 2004. These construction plans were subsequently approved and issued an ERP permit from the St Johns River Water Management District. These stormwater management system facilities consist of eight (8) Storm Water Management Facilities (SWMF) with their respective control structures, outfall pipes and mitered end sections which fall within the responsibility of the CDD and one (1) SWMF and similar appurtenances located across Yellow Bluff Road opposite of Tison's Landing which are maintained by the City of Jacksonville and the St. Johns Water Management District.

The stormwater management system facility has a capacity equal to or greater than the twenty-five-year, twenty-four-hour storm event. This describes that the stormwater management system facility has been designed so that stormwater runoff will not rise to a level higher than one foot below the top of bank of each pond, as permitted, for a twenty-four-hour duration/intensity storm event with a statistical 20% chance of occurring on an annual basis. This was in accordance with the design standards of the City of Jacksonville and the St. Johns Water Management District at the time of permitting and construction.

The CD District owns the SWMF's located within the CDD limits and is responsible for pond maintenance at the time of the limited field visit. The SWMF's appeared to be operating as designed and properly maintained at the time of the limited field visit without any need of major repairs. The SWMF's are maintained by local vendors contracted with the CDD, on an on-going basis funded through revenue generated from District annual resident dues.

2.5 Stormwater Management System Facilities (SWMF)

The District limits include nine (9) Storm Water Management Facilities (SWMFs). Several of these facilities have control structures located within the normal water surface, which help regulate flow and maintain water levels. During the field investigation on August 27, 2024, most control structures were not easily accessible due to being submerged in several feet of water. However, based on limited observation, the structures appeared to be functioning properly, as water levels within the stormwater system were consistent with expected norms. In many cases, water could be heard flowing through the structures, which is typical unless there has been a prolonged dry period. At the time of inspection, all SWMFs appeared to be maintaining appropriate water levels with no signs of unexpected drainage, system

appeared well maintained and in good condition. Routine maintenance should continue throughout the year to ensure proper functionality.

Regarding SWMF access, several fences have been constructed within the drainage and access easements for multiple SWMFs—presumably by adjacent residential property owners. In last year's annual report, it was noted that one drainage easement has an ongoing access issue to SWMF 6. During the current field inspection, it was observed that two adjacent fences along this easement leave a gap of approximately 5 to 6 feet. This limited width could restrict access for larger equipment needed for repairs or maintenance, should the need arise. The CDD Board may wish to continue addressing this issue at their discretion.

In addition to the SWMFs located within the District boundaries, there is an offsite Storm Water Tract—SWMF 8 (Duval RE# 106121-0000)—which is owned by the City of Jacksonville and is currently fenced. During the field inspection, SWMF 8 appeared to be heavily silted, overgrown with trees and vegetation, and lacking the permanent pool volume typically found in wet ponds of similar size.

It is unclear whether SWMF 8 was constructed by the CDD or as part of its development, as there is no record of its permitting or construction on the St. Johns River Water Management District (SJRWMD) online portal. The CDD should consider reaching out to the City of Jacksonville and/or SJRWMD to determine whether SWMF 8 is functioning as intended, whether its current condition is acceptable, and whether any maintenance is required.

The District's main outfall, SWMF 9, is located near the secondary entrance at Yellow Bluff Road. Both the outfall and its control structure appeared to be functioning properly at the time of observation. Ongoing maintenance is recommended throughout the year to ensure the continued effective operation of this system.

2.6 Recreational Facilities

The Amenity Center consists of the following recreational facilities: a clubhouse with kitchen facility with office management area, a fitness room, and outdoor adult swimming pool, kids pool with spray area, playscape, multipurpose field, tennis and basketball courts, pavilions, storage shed landscape, lighting, irrigation, sidewalk / walking path and a paved parking lot. This recreational coincides with the secondary entrance to the development at the intersection of Tison Bluff Road and Yellow Bluff Road and is solely contained in Phase 1 of The District. Adjacent to the recreational facility at the secondary entrance is a proper development entrance sign, titled "YELLOW BLUFF LANDING", with associated landscaping.

This facility is built to full capacity, which was designed for the full build-out of both Phases of the residential dwelling units contained within The District.

The District owns the recreational facility, with associated entrance features, and is responsible for maintenance. The recreational facility appeared to be operating as designed and properly maintained at the time of the limited field visit. Further discussion regarding improvements to the District is below.

3. Currently Proposed Improvements or Expansion of Facilities

In discussions with The District, the only improvements planned to take place in the next seven (7) years are ongoing maintenance for entry signages, pocket parks and landscaping. There are no expansions or replacements of the amenity center and its recreational facilities except for any minor repairs *as may be required* throughout the year. The District intends to fund any repairs vital through a pre-existing miscellaneous fund which already contains the required funds available. There are no current plans for further proposed improvements or expansion of existing facilities owned by The District in the next seven (7) years at this time.

4. Replacement of Facilities

There are no current plans for replacement of existing facilities owned by The District in the next ten (10) years.



EXHIBITS

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

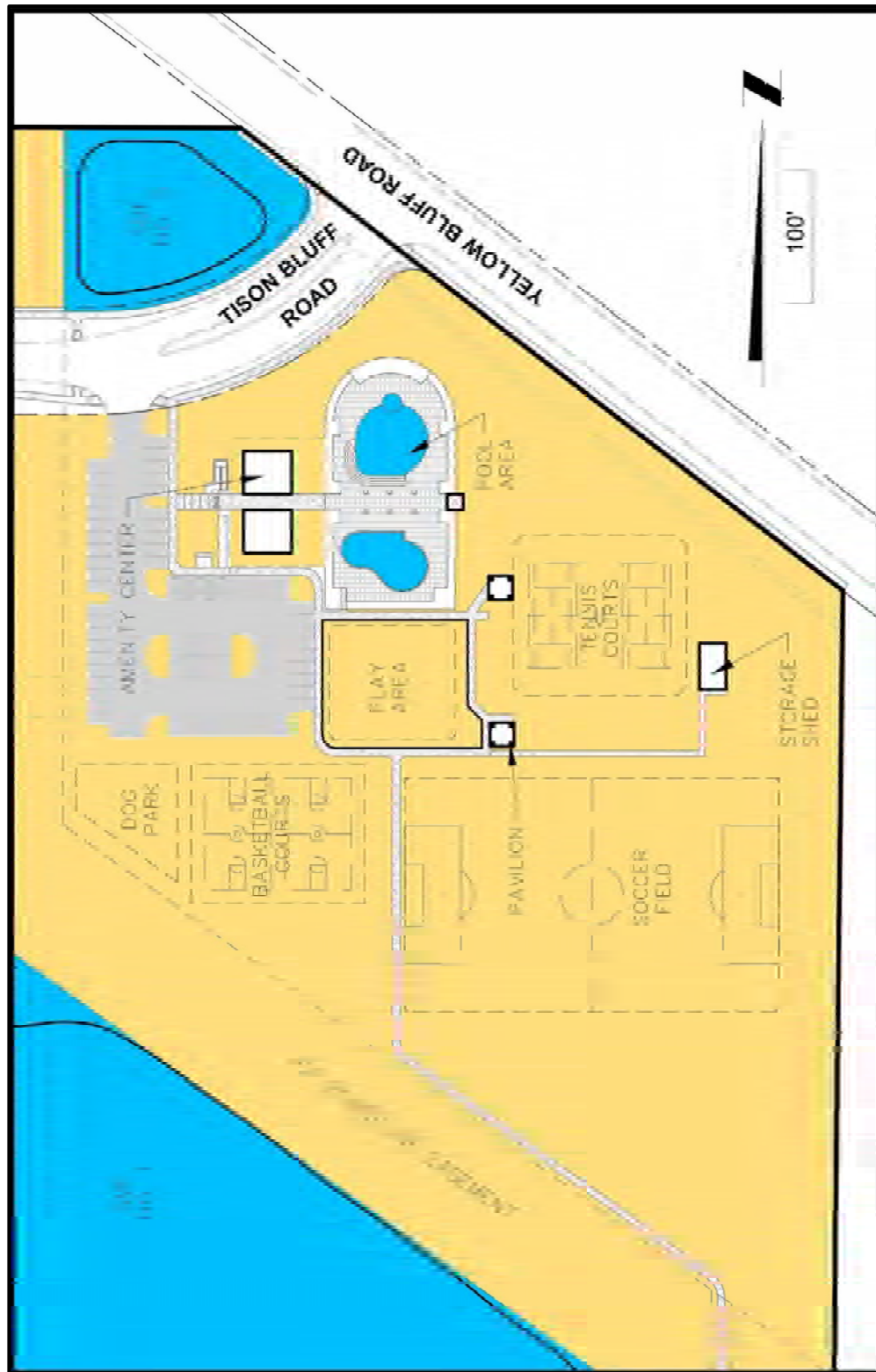


JUNE 27, 2025

Exhibit 1. Master Site Plan of the Tison's Landing CDD



Exhibit 2. Amenity Center Site Plan



C.

**NOTICE OF ANNUAL SCHEDULE OF MEETINGS
TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Tison's Landing Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2026** at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218 on the **second Thursday** of each month as follows:

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 16, 2026 (*third Thursday)
August 13, 2026
September 10, 2026

D.



Amenity Manager's Report



Prepared For
Tisons Landing
CDD
for the month of
July
2025

Respectfully submitted by
Tim Harden and Elizabeth
Myers-Hesford

PAST EVENT SUMMARY

Date : June 13th 7pm to 10pm

Event: Silent Disco - Teen Event



SILENT DISCO
TEEN EVENT

13TH June 2025
Friday | 7 to 10 pm
16529 Tisons Bluff Road - Amenity Center

Get ready for the ultimate summer kickoff! Teens ages 13-18 are invited to an unforgettable Silent Disco experience — where the music is in your ears and the vibe is electric!

- Wireless headphones with multiple music channels
- Nachos, pizza, and drinks
- Games & hangout zones
- PRIZES for the first 10 teens to arrive!

Come dance, chill, and celebrate summer with friends. Don't miss out — this is one night you'll want to remember!

No RSVP required — just show up and bring your best moves!

PAST EVENT SUMMARY

Date : June 19th Noon to 2pm

Event: HOA Sponsored BINGO and BBQ



UPCOMING EVENT

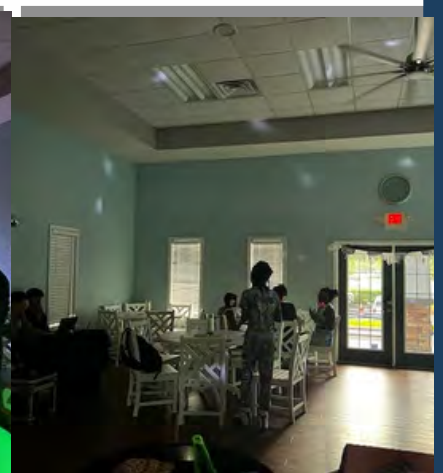
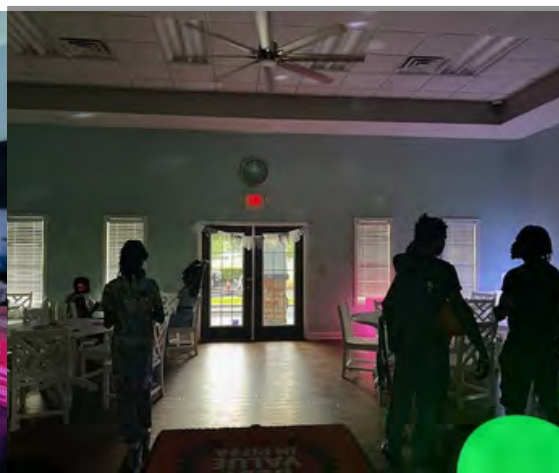
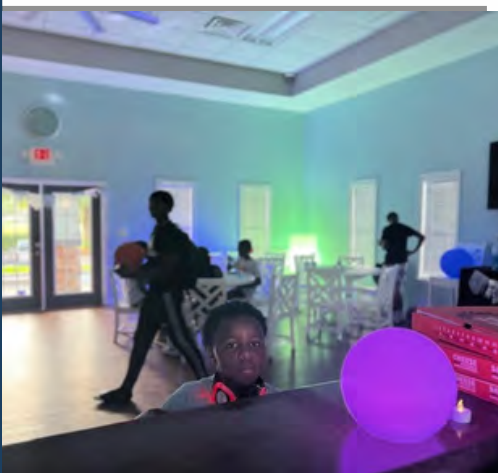
Date : July 3rd 1pm to 3pm

May

Event: Splash Pad Grand Re-opening July Event



PHOTOS FROM PAST EVENTS



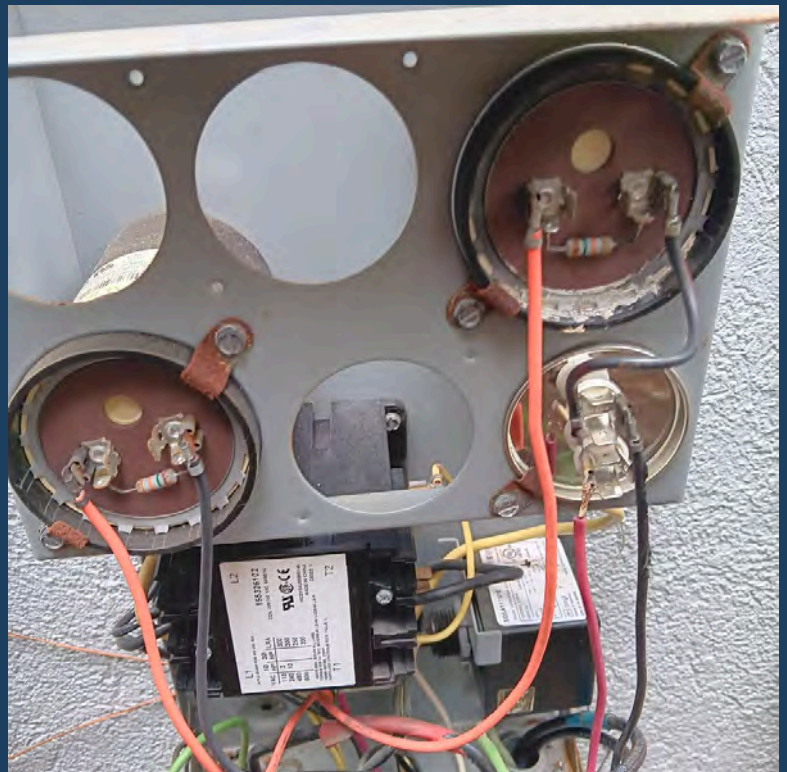
Repair of plumbing leak out by the soccer field

On June 5th a resident reported after hours that water was coming out of the ground next to the gazebo by the soccer field. Staff investigated and determined the leak could only be stopped by shutting off the water supply to the amenity center. The following morning staff began digging in the area to locate the broken pipe. The one inch pvc line that was broken was uncovered. Staff made one attempt to repair the leak, but was unsuccessful. Harry Hayes Plumbing was called in to make the repair. The technician was able to fix the line and the bill came to \$377.77.



Capacitor replacement

On June 3rd the breaker for the irrigation pump by the amenity center was tripped. When reset the breaker continued to trip. Staff tested and determined the capacitor was bad. A new capacitor was purchased locally for \$23.88 and installed. However, the issue continued and East Coast Wells was called out. The technician showed staff that there was a reset button underneath the controller that had to be pressed. The visit cost \$285.00.



NEW STEPS FOR SPLASH POOL STRUCTURE

Staff noticed that the fiber glass steps on the spray feature structure were cracked. New steps were ordered from Com-Pac Filtration at a cost of \$903.06. The new steps were installed before the splash pool was reopened.



BEE HIVE REMOVAL

On June 20th staff noticed that there were bees buzzing around the gazebo by the soccer field. Staff reached out to some pest control companies and we were directed to Florida Boy Honey Company. The technician cut open the column around which the bees were circulating and removed the hive. The bee removal cost \$285.00. Staff is currently soliciting bids to repair the damaged column.



Repair of damaged fence

Staff repaired a damaged section of the playground fence.



Spray feature pool resurfacing

The resurfacing of spray feature pool is complete. The Health Dept has inspected and approved the reopening of the pool. The contractor left the extra tile and coping in case we have to do any future spot repairs. The paperwork for the manufacturer's warranty of the plaster material has been submitted. The pool looks really good. The residents now have a visually appealing pool to enjoy for many years to come.



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



E.

Timothy C. Harden

From: Spencer Mays <SMays@agrowpro.com>
Sent: Thursday, June 26, 2025 9:36 AM
To: Timothy C. Harden
Cc: leo@lawnboyinc.com; Jake Coumbe; Elizabeth A. Myers; Jackson Reddish; Karsen Whitehead
Subject: Re: Tisons Landing Soccer Field

Some people who received this message don't often get email from smays@agrowpro.com. [Learn why this is important](#)

Looking at Tyson's field I would propose the following options to produce a better overall field than what they currently have. Being that they are already paying for insecticide, basic weed control/pre-emergent, and fertilizer we can build off of that ;

Option 1. Add additional Pre and Post Emergent weed control applications. 2 applications of 15-0-15 with Oxadiazon (Ronstar) Pre-Emergent. 2 applications of Tribute Total herbicide for grassy weeds, sedges, and broadleaf weeds. This option boosts the fertility, and weed control both post emergent and pre emergent. 15-0-15 \$800 per application, Tribute total \$700 per application. This would add a total of \$3,000 annually to the bill or \$250 per month.

Option 2. Add all of option 1, plus Add 2 core aerations during the growing season, \$750 per aeration, to help combat the compaction issues we've seen from overuse of the field. This adds \$1500 annually to the bill or \$125 per month.

Adding both would be \$375 per month increase. Either of these can be added separately and it will yield a noticeable difference.

Spencer Mays
Branch Manager
(904) 891-8529
AgrowPro inc.
AgrowPro.com



From: Timothy C. Harden <tharden@vestapropertyservices.com>
Sent: Wednesday, June 18, 2025 9:29 AM
To: Spencer Mays <SMays@agrowpro.com>
Cc: leo@lawnboyinc.com <leo@lawnboyinc.com>; Jake Coumbe <JCoumbe@agrowpro.com>; Elizabeth A. Myers <emyers@vestapropertyservices.com>; Jackson Reddish <jackson@agrowpro.com>; Karsen Whitehead

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, June 12, 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

Also present were:

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

The following is a summary of the discussions and actions taken at the June 12, 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

Ryan Ketelhut expressed his support for installing speed humps in the community.

Hilah Manning also expressed her support for installing speed humps due to the speed issues in the community.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

Mr. George informed the Board a new attorney would be handling the Tison's Landing meetings going forward as he is relocating.

C. District Manager – Report on the Number of Registered Voters (1,477)

Mr. Laughlin informed the Board there are 1,477 registered voters reported to be residing within the District's boundaries as of April 15, 2025.

D. Amenity Manager – Report

Ms. Myers presented the Amenity Manager's report. Next, she presented options for a tables for the amenity center. Following a discussion on the options, the following motion was made.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve purchasing a Coleman console table in the amount of \$1,249 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

E. Field Operations Manager

Mr. Harden presented the Operation Manager's Report. During the report he informed the Board that the spray feature pool resurfacing project was expected to be completed the week following the meeting.

FOURTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Minutes of the May 8, 2025 Board of Supervisors Meetings****B. Financial Statements****C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$98,542.25 were included in the agenda package for the Board's review.

On MOTION by Ms. Alford seconded by Ms. Schaffer to approve the consent agenda by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye

Motion passed 4-0.

FIFTH ORDER OF BUSINESS**Continued Discussion of Speed Humps**

Included in the agenda package for the Board's review are the cost estimates for installing speed humps that were previously provided at a prior meeting, information on the petition process to get speed humps approved by the county, and a map of the locations in which speed humps are recommended.

Ms. Timmons stated that Commissioner McGaffney will be submitting a ticket to the engineering department with the maps previously created for the community and the engineering department will create the cost proposal for the speed humps, which Commissioner McGaffney can use to determine how much money he can commit to the community. Ms. Timmons noted that Commissioner McGaffney stated that even if this project turns into a five-year plan the commissioner can earmark so much money per year, so the District could start with the largest problem area. She also noted the entire street would have to be done at one time.

A resident stated that he noticed there is not a speed limit sign coming from the Yellow Bluff Road entrance. There is one coming from the Main Street entrance that says 30 mph, which seems obscene for a neighborhood. He asked if that speed limit applies to the entire neighborhood, or just the one street.

Ms. Waldhauer responded that the City of Jacksonville sets the speed limit at 30 mph for residential areas. A study would need to be done by the city to lower the speed limit, but the study could also result in the speed limit being increased.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-06,
Classifying Amenity Furniture as Surplus
and Authorizing Disposal**

Mr. Laughlin informed the Board that this resolution is a bookkeeping item as the District is required to classify any items the District intends to dispose of as surplus. A list of the furniture to be disposed of was attached to the resolution.

On MOTION by Ms. Waldhauer seconded by Ms. Alford to approve Resolution 2025-06, classifying amenity furniture as surplus and authorizing disposal by roll call vote:
Supervisor Timmons: Aye

Supervisor Alford: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 4-0.

SEVENTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2026 Budget**

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

EIGHTH ORDER OF BUSINESS**Supervisor Requests**

Ms. Schaffer stated that a resident reported another resident smoking marijuana on the pool deck around children.

Ms. Meyers encouraged residents report such incidents to staff immediately so they can address it.

Next, Ms. Shaffer commented that kids need to be made aware to be cautious when using e-scooters and e-bikes.

Mr. Laughlin stated that the District could hire off-duty officers to patrol the community. Residents can also send letters and emails to the county commissioners to request patrols for any traffic enforcement issues. Ms. Timmons asked Mr. Laughlin to add an item to consider hiring off-duty officers on the next agenda for further discussion.

Ms. Timmons asked Ms. Meyers to schedule an event such as a popsicle social for the reopening of the splash pad.

NINTH ORDER OF BUSINESS**Audience Comments**

Raoul Simms asked if the health inspection can be scheduled for the splash pad pool to ensure its reopened by next Friday.

Mr. Harden responded that it is not up to District staff. The contractor will contact the health inspector when the project is wrapped up.

Next, Raoul Simms suggested providing community members more of an opportunity to discuss some of the issues the Board is covering.

Mr. Laughlin explained that the agenda packages include all of the documentation for each agenda item and are posted on the District's website so that residents can review the documentation prior to the meeting and make any comments they have on the items during the

designated comment periods. Additionally, District staff is available between meetings if residents have any questions.

TENTH ORDER OF BUSINESS

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

ELEVENTH ORDER OF BUSINESS

Adjournment

<p>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 Waldhauer: Aye Motion passed 4-0.</p>

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing
Community Development District

Unaudited Financial Reporting
May 31, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 15,442	\$ -	\$ -	\$ 15,442
Capital Reserve Account	-	-	1,361	1,361
Accounts Receivable	465	-	-	465
<u>Investments:</u>				
State Board Administration (SBA)	737,114	-	170,086	907,199
<u>Series 2016-1</u>				
Reserve	-	149,668	-	149,668
Revenue	-	78,935	-	78,935
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	43,761	-	43,761
Prepayment	-	313	-	313
Deposits	4,202	-	-	4,202
Total Assets	\$ 757,223	\$ 272,681	\$ 171,447	\$ 1,201,351
Liabilities:				
Accounts Payable	\$ 12,369	\$ -	\$ -	\$ 12,369
Accrued Expenses	1,297	-	-	1,297
Total Liabilities	\$ 13,666	\$ -	\$ -	\$ 13,666
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service	-	272,681	-	272,681
Assigned for:				
Capital Reserve Fund	-	-	171,447	171,447
Unassigned	739,355	-	-	739,355
Total Fund Balances	\$ 743,558	\$ 272,681	\$ 171,447	\$ 1,187,686
Total Liabilities & Fund Balance	\$ 757,223	\$ 272,681	\$ 171,447	\$ 1,201,351

Tison's Landing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 854,540	\$ 854,540	\$ 853,695	\$ (845)
Clubhouse Income	2,000	1,333	5,897	4,563
Interest Income	10,000	6,667	20,188	13,521
Other Income	-	-	136	136
Total Revenues	\$ 866,540	\$ 862,540	\$ 879,916	\$ 17,376

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 5,400	\$ 2,600
PR-FICA	918	612	413	199
Engineering	3,000	2,000	845	1,155
Attorney	15,000	10,000	6,742	3,258
Annual Audit	3,200	3,200	3,200	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	667	1,017	(350)
Trustee Fees	3,725	-	-	-
Management Fees	45,000	30,000	30,000	-
Information Technology	1,600	1,067	1,067	0
Website Maintenance	1,600	1,067	1,067	0
Telephone	350	233	117	116
Postage & Delivery	1,000	667	3	664
Insurance General Liability	11,733	11,733	10,910	823
Printing & Binding	2,000	1,333	191	1,143
Legal Advertising	2,500	1,667	817	850
Other Current Charges	1,000	667	439	227
Office Supplies	500	333	0	333
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 110,001	\$ 75,920	\$ 64,903	\$ 11,018

Operations & Maintenance

Community Operations

Insurance (Property)	\$ 24,738	\$ 24,738	\$ 22,201	\$ 2,537
Field Management & Administration (Vesta)	37,179	24,786	24,786	-
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera)	16,377	10,918	7,185	3,733
Landscape Maintenance (LawnBoy)	59,690	39,793	35,392	4,401
Landscape Mulch	15,000	-	-	-
Landscape Fertilization (Agro Pro)	19,332	12,888	12,888	0
Irrigation Repairs and Maintenance	10,000	6,667	4,115	2,552
Landscape Repairs and Maintenance	7,000	4,667	2,972	1,695
Lake Maintenance (The Lake Doctor)	11,428	7,619	6,432	1,187
Utilities-Cable (Comcast)	1,680	1,120	987	133
Utilities-Electric (JEA)	1,800	1,200	839	361
Utilities-Irrigation (JEA)	30,000	20,000	8,421	11,579
Community Repairs and Maintenance	20,000	13,333	3,814	9,519
Community Operations Contingency	5,000	3,333	-	3,333
Capital Improvement Plan	22,500	15,000	-	15,000
Subtotal Community Operations Expenditures	\$ 284,224	\$ 186,062	\$ 130,032	\$ 56,030

Tison's Landing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Amenity Operations Expenditures				
Amenity Manager (Vesta)	\$ 102,210	68,140	\$ 68,140	\$ -
Pool Maintenance (Vesta)	33,150	22,100	22,100	-
Janitorial Maintenance (Vesta)	33,099	22,066	22,066	-
Janitorial Supplies (Vesta)	4,058	2,705	2,705	(0)
Amenity Website (Vesta)	3,000	2,000	2,000	-
Seasonal Office Staffing (Vesta)	13,753	9,169	9,169	-
Security Camera Monitoring (Envera/High-Tech)	13,761	9,174	8,297	877
Pool Chemicals (Hawkins)	15,000	10,000	8,098	1,902
License / Permit Fees	600	-	-	-
Utilities-Cable (Comcast)	6,600	4,400	4,076	324
Utilities-Electric (JEA)	17,410	11,607	6,831	4,776
Utilities-Water/Sewer (JEA)	12,000	8,000	11,103	(3,103)
Refuse Service (Republic Services)	7,200	4,800	5,968	(1,168)
Pest Control	1,000	667	350	317
Amenity Repairs and Maintenance	15,400	10,267	8,030	2,237
Fitness Equipment Maintenance	1,000	667	930	(264)
Special Events	23,500	12,676	12,676	-
Amenity Supplies	5,000	3,333	1,108	2,225
Amenity Operations Contingency	2,000	1,333	-	1,333
Capital Outlay	-	-	4,490	(4,490)
Subtotal Amenity Operations Expenditures	\$ 309,740	\$ 203,103	\$ 198,136	\$ 4,967
Total Operations & Maintenance	\$ 593,964	\$ 389,165	\$ 328,168	\$ 60,997
Total Expenditures	\$ 703,966	\$ 465,085	\$ 393,071	\$ 72,014
Excess (Deficiency) of Revenues over Expenditure	\$ 162,574	\$ 397,454	\$ 486,845	\$ 89,390
<u>Other Financing Sources/(Uses):</u>				
Capital Reserve - Transfer Out	(162,574)	(162,574)	\$ (162,574)	-
Total Other Financing Sources/(Uses)	\$ (162,574)	\$ (162,574)	\$ (162,574)	\$ -
Net Change in Fund Balance	\$ -	\$ 234,880	\$ 324,271	\$ 89,390
Fund Balance - Beginning	\$ -		\$ 419,287	
Fund Balance - Ending	\$ -		\$ 743,558	

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

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
<u>Revenues</u>				
Interest	\$ 3,353	\$ 2,235	\$ 5,016	\$ 2,781
Total Revenues	\$ 3,353	\$ 2,235	\$ 5,016	\$ 2,781
<u>Expenditures:</u>				
Christmas Décor	\$ -	\$ -	\$ 9,640	\$ (9,640)
Well Motor	-	-	12,640	(12,640)
Kiddie Pool	-	-	31,883	(31,883)
Chairs/Tables	-	-	12,933	(12,933)
Miscellaneous Services	52,000	52,000	506	51,494
Total Expenditures	\$ 52,000	\$ 52,000	\$ 67,603	\$ (15,603)
Excess (Deficiency) of Revenues over Expenditure	\$ (48,647)	\$ (49,765)	\$ (62,586)	\$ (12,822)
<u>Other Financing Sources/(Uses)</u>				
Capital Reserve - Transfer In	\$ 162,574	\$ 162,574	\$ 162,574	\$ -
Total Other Financing Sources (Uses)	\$ 162,574	\$ 162,574	\$ 162,574	\$ -
Net Change in Fund Balance	\$ 113,927	\$ 112,809	\$ 99,988	\$ (12,822)
Fund Balance - Beginning	\$ 95,340		\$ 71,459	
Fund Balance - Ending	\$ 209,267		\$ 171,447	

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 May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues:				
Special Assessments - On Roll	\$ 381,936	\$ 381,936	\$ 381,558	\$ (378)
Interest Income	7,500	5,000	13,316	8,316
Total Revenues	\$ 389,436	\$ 386,936	\$ 394,874	\$ 7,938
Expenditures:				
Series 2016A-1				
Interest - 11/01	\$ 51,417	\$ 51,417	\$ 51,417	\$ -
Interest - 05/01	51,417	51,417	51,417	-
Principal - 05/01	195,000	195,000	195,000	-
Series 2016A-2				
Interest - 11/01	\$ 18,213	18,213	18,213	-
Special Call - 11/01	-	-	5,000	(5,000)
Interest - 05/01	18,213	18,213	18,095	118
Principal - 05/01	45,000	45,000	45,000	-
Special Call - 05/01	-	-	50,000	(50,000)
Total Expenditures	\$ 379,259	\$ 379,259	\$ 434,141	\$ (54,883)
Excess (Deficiency) of Revenues over Expenditure	\$ 10,177	\$ 7,677	\$ (39,267)	\$ (46,944)
Net Change in Fund Balance	\$ 10,177	\$ 7,677	\$ (39,267)	\$ (46,944)
Fund Balance - Beginning	\$ 148,125		\$ 311,948	
Fund Balance - Ending	\$ 158,302		\$ 272,681	

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 41,582	\$ 796,706	\$ 5,525	\$ 2,670	\$ 4,227	\$ 2,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 853,695
Clubhouse Income	-	1,185	385	-	-	2,050	1,587	690	-	-	-	-	5,897
Interest Income	1,513	1,265	1,986	3,439	3,020	3,170	2,933	2,862	-	-	-	-	20,188
Other Income	-	-	-	-	-	-	136	-	-	-	-	-	136
Total Revenues	\$ 1,513	\$ 44,032	\$ 799,078	\$ 8,965	\$ 5,689	\$ 9,446	\$ 7,641	\$ 3,552	\$ -	\$ -	\$ -	\$ -	\$ 879,916
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ (400)	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 5,400
PR-FICA	(31)	77	77	-	77	77	61	77	-	-	-	-	413
Engineering	-	-	845	-	-	-	-	-	-	-	-	-	845
Attorney	500	930	679	500	1,307	1,530	1,297	-	-	-	-	-	6,742
Annual Audit	-	-	-	3,200	-	-	-	-	-	-	-	-	3,200
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	183	83	83	83	83	83	333	83	-	-	-	-	1,017
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	-	-	-	30,000
Information Technology	133	133	133	133	133	133	133	133	-	-	-	-	1,067
Website Maintenance	133	133	133	133	133	133	133	133	-	-	-	-	1,067
Telephone	8	19	-	18	11	-	21	41	-	-	-	-	117
Postage & Delivery	-	2	-	-	-	-	-	1	-	-	-	-	3
Insurance General Liability	10,810	-	100	-	-	-	-	-	-	-	-	-	10,910
Printing & Binding	38	-	38	5	5	15	46	43	-	-	-	-	191
Legal Advertising	-	200	-	203	104	104	104	104	-	-	-	-	817
Other Current Charges	24	53	13	-	29	82	151	88	-	-	-	-	439
Office Supplies	-	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 17,824	\$ 6,381	\$ 6,852	\$ 8,027	\$ 6,631	\$ 6,907	\$ 6,829	\$ 5,453	\$ -	\$ -	\$ -	\$ -	\$ 64,903

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Community Operations													
Insurance (Property)	\$ 22,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,201
Field Management & Administration (Vesta)	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098	-	-	-	-	24,786
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera)	1,265	2,031	648	648	648	648	648	648	-	-	-	-	7,185
Landscape Maintenance (LawnBoy)	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	-	-	-	35,392
Landscape Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Fertilization (Agro Pro)	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	-	-	-	-	12,888
Irrigation Repairs and Maintenance	-	853	1,335	-	1,235	-	692	-	-	-	-	-	4,115
Landscape Repairs and Maintenance	372	372	372	372	372	372	372	372	-	-	-	-	2,972
Lake Maintenance (The Lake Doctor)	804	804	804	804	804	804	804	804	-	-	-	-	6,432
Utilities-Cable (Comcast)	123	123	123	123	123	123	123	123	-	-	-	-	987
Utilities-Electric (JEA)	102	103	115	133	101	106	90	89	-	-	-	-	839
Utilities-Irrigation (JEA)	1,331	992	1,110	1,094	1,118	953	678	1,146	-	-	-	-	8,421
Community Repairs and Maintenance	-	330	412	1,138	309	294	249	1,083	-	-	-	-	3,814
Community Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 35,331	\$ 14,741	\$ 14,051	\$ 13,444	\$ 13,844	\$ 12,433	\$ 12,788	\$ 13,399	\$ -	\$ -	\$ -	\$ -	\$ 130,032
Amenity Operations Expenditures													
Amenity Manager (Vesta)	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ -	\$ -	\$ -	\$ -	\$ 68,140
Pool Maintenance (Vesta)	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	-	-	-	-	22,100
Janitorial Maintenance (Vesta)	2,758	2,758	2,758	2,758	2,758	2,758	2,758	2,758	-	-	-	-	22,066
Janitorial Supplies (Vesta)	338	338	338	338	338	338	338	338	-	-	-	-	2,705
Amenity Website (Vesta)	250	250	250	250	250	250	250	250	-	-	-	-	2,000
Seasonal Office Staffing (Vesta)	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	-	-	-	-	9,169
Security Camera Monitoring (Envera/High-Te	1,147	1,147	1,147	1,147	1,147	1,147	1,147	270	-	-	-	-	8,297
Pool Chemicals (Hawkins)	925	783	738	439	959	1,413	1,206	1,635	-	-	-	-	8,098
License / Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities-Cable (Comcast)	504	504	504	513	513	513	513	513	-	-	-	-	4,076
Utilities-Electric (JEA)	937	828	945	754	689	948	834	896	-	-	-	-	6,831
Utilities-Water/Sewer (JEA)	4,380	1,465	174	182	199	1,491	494	2,717	-	-	-	-	11,103
Refuse Service (Republic Services)	569	968	565	729	731	736	199	1,469	-	-	-	-	5,968
Pest Control	50	50	50	50	50	50	50	-	-	-	-	-	350
Amenity Repairs and Maintenance	987	316	419	3,573	158	1,319	628	631	-	-	-	-	8,030
Fitness Equipment Maintenance	-	330	-	-	600	-	-	-	-	-	-	-	930
Special Events	3,084	876	1,974	423	324	1,787	2,694	1,512	-	-	-	-	12,676
Amenity Supplies	354	94	15	34	100	122	100	290	-	-	-	-	1,108
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	4,490	-	-	-	-	-	-	-	-	-	4,490
Subtotal Amenity Expenditures	\$ 28,708	\$ 23,134	\$ 26,792	\$ 23,617	\$ 21,243	\$ 25,298	\$ 23,637	\$ 25,705	\$ -	\$ -	\$ -	\$ -	\$ 198,136
Total Operations & Maintenance	\$ 64,039	\$ 37,876	\$ 40,844	\$ 37,061	\$ 35,087	\$ 37,731	\$ 36,426	\$ 39,104	\$ -	\$ -	\$ -	\$ -	\$ 328,168
Total Expenditures	\$ 81,863	\$ 44,257	\$ 47,696	\$ 45,088	\$ 41,718	\$ 44,638	\$ 43,254	\$ 44,557	\$ -	\$ -	\$ -	\$ -	\$ 393,071
Excess (Deficiency) of Revenues over Expe	\$ (80,351)	\$ (225)	\$ 751,382	\$ (36,123)	\$ (36,029)	\$ (35,191)	\$ (35,614)	\$ (41,005)	\$ -	\$ -	\$ -	\$ -	\$ 486,845
Other Financing Sources/Uses:													
Capital Reserve - Transfer Out	\$ -	\$ -	\$ (162,574)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,574)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ (162,574)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,574)
Net Change in Fund Balance	\$ (80,351)	\$ (225)	\$ 588,808	\$ (36,123)	\$ (36,029)	\$ (35,191)	\$ (35,614)	\$ (41,005)	\$ -	\$ -	\$ -	\$ -	\$ 324,271

Tison's Landing
Community Development District
Long Term Debt Report

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
Original Bond Issuance: 8/12/2016		\$4,520,000.00
Term 1:	\$2,235,000	
Interest Rate:	2.000%, 2.200%, 2.400%, 2.600%, 2.875%, 3.000%, 3.125%	
Maturity Date:	5/1/2028	
Term 2:	\$930,000	
Interest Rate:	3.750%	
Maturity Date:	5/1/2032	
Term 3:	\$1,355,000	
Interest Rate:	3.600%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$149,668	
Reserve Fund Balance	149,668	
Less: Principal Payment - 5/1/17		(\$165,000)
Less: Special Call - 11/1/17		(\$10,000)
Less: Principal Payment - 5/1/18		(\$170,000)
Less: Special Call - 11/1/18		(\$5,000)
Less: Principal Payment - 5/1/19		(\$170,000)
Less: Special Call - 11/1/19		(\$10,000)
Less: Principal Payment - 5/1/20		(\$175,000)
Less: Principal Payment - 5/1/21		(\$180,000)
Less: Special Call - 11/1/21		(\$5,000)
Less: Principal Payment - 5/1/22		(\$180,000)
Less: Principal Payment - 5/1/23		(\$185,000)
Less: Special Call - 5/1/23		(\$5,000)
Less: Principal Payment - 5/1/24		(\$190,000)
Less: Principal Payment - 5/1/25		(\$195,000)
Current Bonds Outstanding		\$2,875,000

Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds		
Original Bond Issuance: 8/12/2016		\$1,135,000
Interest Rate:	4.70%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$43,761	
Reserve Fund Balance	43,761	
Less: Principal Payment - 5/1/17		(\$50,000)
Less: Principal Payment - 5/1/18		(\$45,000)
Less: Principal Payment - 5/1/19		(\$40,000)
Less: Special Call - 11/1/19		(\$5,000)
Less: Principal Payment - 5/1/20		(\$45,000)
Less: Principal Payment - 5/1/21		(\$40,000)
Less: Principal Payment - 5/1/22		(\$45,000)
Less: Special Call - 11/1/22		(\$5,000)
Less: Principal Payment - 5/1/23		(\$40,000)
Less: Special Call - 5/1/23		(\$5,000)
Less: Principal Payment - 5/1/24		(\$40,000)
Less: Special Call - 11/1/24		(\$5,000)
Less: Principal Payment - 5/1/25		(\$45,000)
Less: Special Call - 5/1/25		(\$50,000)
Current Bonds Outstanding		\$675,000

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

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

ON ROLL ASSESSMENTS

allocation in % 69.11% 30.89% 100.00%

<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&M Portion</i>	<i>2016A-1&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
TOTAL		\$ 1,332,649.94	\$ 52,595.45	\$ 25,631.18	\$ 19,170.74	\$ 1,235,252.57	\$ 853,694.76	\$ 381,557.81	\$ 1,235,252.57

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

C.

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

GENERAL FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
5/1 - 5/31/25	3825-3841	\$	41,785.01
TOTAL		\$	41,785.01

CAPITAL RESERVE FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
5/1 - 5/31/25	63-64	\$	12,933.17
TOTAL		\$	12,933.17

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 6/06/25		PAGE 1	
*** CHECK DATES 05/01/2025 - 05/31/2025 ***		TISONS LANDING GF BANK A TISON LANDING													
CHECK DATE	VEND#INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS			VENDOR NAME			STATUS	AMOUNTCHECK..... AMOUNT #			
5/05/25	00161	4/30/25	19469	202504	320-53800-46203				*	1,610.98					
		APR 25 COMM TURF/ORNAMENT					AGROWPRO INC.				1,610.98	003825			

5/05/25	00030	4/25/25	84957412	202505	320-57200-41050				*	512.81					
		TV/INTERNET 5/4-6/3/25													
		4/28/25	84957412	202505	320-53800-41050				*	123.35					
		INTERNET 5/2-6/1/25					COMCAST (AUTO PAY)				636.16	003826			

5/05/25	00156	4/24/25	754505	202505	320-53800-34502				*	130.61					
		ENTR2 VIDEO 04/1-04/30/25													
		4/24/25	754506	202505	320-53800-34502				*	288.21					
		UTILITY VID 05/1-05/31/25													
		4/24/25	754507	202505	320-53800-34502				*	229.27					
		ENTR1 POND RN 5/1-5/31/25													
		4/24/25	754508	202505	320-57200-34502				*	1,086.71					
		AMENITY 05/1-05/31/25					ENVERA				1,734.80	003827			

5/05/25	00206	4/23/25	7046032	202504	320-57200-46500				*	587.25					
		AZONE-EPA REG NO. 7870-1					HAWKINS, INC.				587.25	003828			

5/05/25	00015	5/01/25	89708215	202504	320-53800-43000				*	89.71					
		ELECTRIC 4/1-4/30/25													
		5/01/25	89708215	202504	320-57200-43000				*	833.53					
		ELECTRIC 4/1-4/30/25													
		5/01/25	89708215	202504	320-53800-43100				*	677.56					
		IRRIGATION 3/31-4/29/25													
		5/01/25	89708215	202504	320-57200-43100				*	685.63					
		SEWER 4/3-5/1/25													
		5/01/25	89708215	202504	320-57200-43100				*	371.64					
		WATER 4/3-5/1/25													
		5/01/25	89708215	202504	320-57200-43100				*	952.03					
		POOL FILL CREDIT													
		5/01/25	89708215	202504	320-57200-43100				*	389.05					
		RE-BILLED					JEA (AUTO PAY)				2,095.09	003829			

5/05/25	00052	4/26/25	9386	202504	320-53800-46200				*	4,424.00					
		APR 25- LAWN MAINT													
		4/26/25	9386	202504	320-53800-46201				*	240.00					
		ADD WEEDS MGMT													
		4/26/25	9386	202504	320-53800-46201				*	131.50					
		MONTHLY MOW					LAWNBOY LAWN SERVICES, INC.				4,795.50	003830			

				TISO TISON			TCESSNA								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/05/25	00137	5/01/25 270893B MAY 25 - WATER MGMT	202505 320-53800-46800	THE LAKE DOCTORS, INC.	*	804.00	804.00 003831
5/19/25	00246	5/14/25 YBL04 HOA LADIES NIGHT ART EVNT	202505 320-57200-49400	OBBLUDAZZI PRINTS	*	595.00	595.00 003832
5/19/25	00004	5/01/25 466 MAY 25 - MGMT FEES	202505 310-51300-34000		*	3,750.00	
		5/01/25 466 MAY 25 - WEBSITE ADMIN	202505 310-51300-49500		*	133.33	
		5/01/25 466 MAY 25 - IT	202505 310-51300-35100		*	133.33	
		5/01/25 466 MAY 25 - DISSEMINATION	202505 310-51300-31200		*	83.33	
		5/01/25 466 MAY 25 - POSTAGE	202505 310-51300-42000		*	.69	
		5/01/25 466 MAY 25 - COPIES	202505 310-51300-42500		*	43.35	
		5/01/25 466 MAY 25 - TELEPHONE	202505 310-51300-41000		*	41.10	
			GOVERNMENTAL MANagements SERVICES				4,185.13 003833
5/19/25	00206	5/07/25 7059444 AZONE-EPA REG NO. 7870-1	202505 320-57200-46500	HAWKINS, INC.	*	929.46	929.46 003834
5/19/25	00186	5/01/25 423331 MAY 25 - ACCESS CONTR SYS	202505 320-57200-34502	HI-TECH SYSTEMS ASSOCIATES	*	60.00	60.00 003835
5/19/25	00157	4/30/25 426693 RP POOL COFFIN COVERS	202504 320-57200-46550		*	630.79	
		5/01/25 426059 MAY 25 - AMENITY MANAGER	202505 320-57200-45105		*	8,517.50	
		5/01/25 426059 MAY 25 - POOL MAINTENANCE	202505 320-57200-46400		*	2,762.50	
		5/01/25 426059 MAY 25 - FIELD MGMT	202505 320-53800-34400		*	3,098.25	
		5/01/25 426059 MAY 25 - JANITORIAL SUPP	202505 320-57200-46602		*	338.17	
		5/01/25 426059 MAY 25 - JANITORIAL MAINT	202505 320-57200-46601		*	2,758.25	
		5/01/25 426059 MAY 25 - WEBSITE ADMIN	202505 320-57200-49510		*	250.00	

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/01/25 426059	202505 320-57200-34450		*	1,146.08	
		MAY 25 - POOL MONITORS		VESTA PROPERTY SERVICE INC.			19,501.54 003836
5/19/25 99999		5/19/25 VOID	202505 000-00000-00000		C	.00	
		VOID CHECK		*****INVALID VENDOR NUMBER*****			.00 003837
5/19/25 00152		5/02/25 55693990	202504 320-57200-46000	FABRIC POOL CHAISE LONG	*	200.00	
		5/02/25 55693990	202504 320-57200-46000	LIF RING ROPES	*	21.48	
		5/02/25 55693990	202504 320-57200-46000	CAUTION TAPE	*	12.88	
		5/02/25 55693990	202504 320-57200-46000	EXIT BUTTON	*	44.02	
		5/02/25 55693990	202504 320-57200-46000	TIMER TENNIS COURT LIGHTS	*	14.16	
		5/02/25 55693990	202504 320-53800-46000	SIGNS POCKET PARKS	*	114.33	
		5/02/25 55693990	202504 320-57200-46000	TRASH BAGS	*	16.30	
		5/02/25 55693990	202504 320-57200-46000	TENNIS COURT NET	*	213.93	
		5/02/25 55693990	202504 320-57200-46000	LIFE RING FOR POOL	*	53.76	
		5/02/25 55693990	202504 320-57200-46000	FLOOR MAT RACK	*	51.07	
		5/02/25 55693990	202504 320-53800-46000	CONCRETE	*	10.34	
		5/02/25 55693990	202504 320-53800-46000	PAPER TOWERLS BATHROOMS	*	59.13	
		5/02/25 55693990	202504 320-57200-49400	EASTER/CICO DE MAYO/TEEN	*	68.53	
		5/02/25 55693990	202504 320-57200-49400	TEEN EVENT/EASTER DOCOR	*	28.76	
		5/02/25 55693990	202504 320-53800-46000	STORAGE TOTES FOR DECOR	*	31.15	
		5/02/25 55693990	202504 320-57200-52000	AMENITY SUPPLEIS	*	24.94	
		5/02/25 55693990	202504 320-57200-49400	CINCO DE MAYO	*	12.54	
		5/02/25 55693990	202504 320-57200-49400	CINCO DE MAYO	*	34.55	
		5/02/25 55693990	202504 320-53800-46000	STORAGE FILES	*	33.98	
				WELLS FARGO CREDIT CARD (AUTO PAY)			1,045.85 003838
				TISO TISON			
				TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/29/25	00156	5/01/25 755317	202506 320-53800-34502	ENTR2 VIDEO 06/1-06/30/25	*	130.61	
		5/01/25 755318	202506 320-53800-34502	UTILITY VID 06/1-06/30/25	*	288.21	
		5/01/25 755319	202506 320-53800-34502	ENTR1 POND RN 6/1-6/30/25	*	229.27	
		5/01/25 755320	202506 320-57200-34502	AMENITY 06/1-06/30/25	*	1,086.71	
----- ENVERA -----							1,734.80 003839
5/29/25	00077	4/16/25 0687-001	202505 320-57200-43200	WASTE 5/1-5/31/25	*	733.07	
----- REPUBLIC SERVICES #687 (AUTO PAY) -----							733.07 003840
5/29/25	00077	3/19/25 0687-001	202504 320-57200-43200	WASTE 4/1-4/30/25	*	736.38	
----- REPUBLIC SERVICES #687 (AUTO PAY) -----							736.38 003841
TOTAL FOR BANK A						41,785.01	
TOTAL FOR REGISTER						41,785.01	

TISO TISON

TCESSNA

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
19469	04/30/2025	\$1,610.98	05/30/2025	Net 30	

Approved by Tim Harden

Please code to 320.538.46203

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

BALANCE DUE

\$1,610.98

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance

FOR SPOND KUN LN, MAIN GATE, JACKSONVILLE, FL
32218-8982

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

Amount due \$123.35

! Thanks for paying by Automatic Payment

Your automatic payment on May 19, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

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

538 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8495 74 120 3534627**
Automatic payment **May 19, 2025**

Please pay \$123.35

Electronic payment will be applied May 19, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

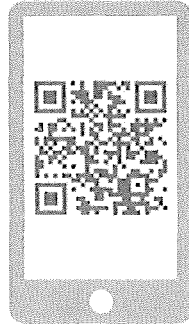
849574120353462700123356

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Faster speeds. More solutions. Bigger savings.

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

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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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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.

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No more mailing monthly checks

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Go paperless and say goodbye to clutter

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

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Online

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Comcast Business App

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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 for more details

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

Additional information

NOTICE: Effective May 15, 2025, any late fees incurred will be increased to \$15.00 per month.

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	Apr 17	-\$512.96
Balance forward		\$0.00
Regular monthly charges	Page 3	\$506.35
Taxes, fees and other charges	Page 3	\$6.46
New charges		\$512.81

Amount due \$512.81

Thanks for paying by Automatic Payment

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

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Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

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

572 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST
BUSINESS**

1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8495 74 120 0906133**

Automatic payment **May 16, 2025**

Please pay \$512.81

Electronic payment will be applied May 16, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

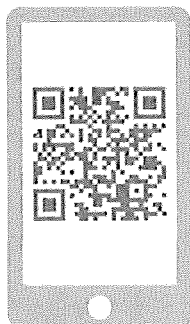
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- Pay your bill and customize billing options
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Call us anytime

800-391-3000

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

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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.

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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.

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Online

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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	\$19.90	
With TV Box and Remote.		
Qty 2 @ \$9.95 each		
Broadcast TV Fee	\$37.10	
Regional Sports Fee	\$4.45	
Internet services		\$304.85
Unreturned Equipment	\$24.95	
Modem.		
Business Internet 150	\$254.95	
Static IP - 5	\$24.95	
Voice services		\$61.40
Voice Line	\$44.45	
Business Voice.		
Equipment Fee	\$16.95	
Voice.		
Service fees		\$16.00
Directory Listing Management	\$8.00	
Fee		
Voice Network Investment	\$8.00	
Taxes, fees and other charges		\$6.46
Other charges		\$6.46
Federal Universal Service Fund	\$3.95	
Regulatory Cost Recovery	\$2.51	

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)757-1547

Visit business.comcast.com/myaccount for more details

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

Additional information

NOTICE: Effective May 15, 2025, any late fees incurred will be increased to \$15.00 per month.

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.

TV Update: Effective June 17, 2025, FanDuel TV will no longer be available in SD. FanDuel TV HD will be added to Preferred and Sports & Entertainment package on channel 1246 with an X1 TV Box required to watch. HD Technology Fee may be required.

Account Number
8495 74 120 0906133

Billing Date
Apr 25, 2025

Services From
May 04, 2025 to Jun 03, 2025

Page
4 of 4

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

Envera

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

Invoice

Invoice Number

754505

Date

04/24/2025

Customer Number

400423

Due Date

06/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		04/24/2025	06/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD				
1.00	Passive Standard Camera 05/01/2025 - 05/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 05/01/2025 - 05/31/2025	1.00	\$30.61	\$30.61
Subtotal:				\$130.61
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$130.61

001.320.53800.34502

Date	Invoice #	Description	Amount	Balance Due
4/24/2025	754505	Monitoring Services	\$130.61	\$130.61

Envera

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

Invoice

Invoice Number

754505

Date

04/24/2025

Customer Number

400423

Due Date

06/01/2025

Net Due: \$130.61

Amount Enclosed: 130.61

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number
754506

Date
04/24/2025

Customer Number
400423

Due Date
06/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		04/24/2025	06/01/2025

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD</i>				
1.00	Active Video Monitoring 05/01/2025 - 05/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 05/01/2025 - 05/31/2025	1.00	\$138.21	\$138.21
Subtotal:				\$288.21
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$288.21

001.320.53800.34502

Date	Invoice #	Description	Amount	Balance Due
4/24/2025	754506	Monitoring Services	\$288.21	\$288.21

Envera

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

Invoice

Invoice Number
754506

Date
04/24/2025

Customer Number
400423

Due Date
06/01/2025

Net Due: \$288.21

Amount Enclosed: 288.21

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number 754507	Date 04/24/2025
Customer Number 400423	Due Date 06/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		04/24/2025	06/01/2025

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD</i>				
1.00	Passive Standard Camera 05/01/2025 - 05/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 05/01/2025 - 05/31/2025	1.00	\$129.27	\$129.27
Subtotal:				\$229.27
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$229.27

001.320.53800.34502

Date	Invoice #	Description	Amount	Balance Due
4/24/2025	754507	Monitoring Services	\$229.27	\$229.27

Envera

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

Invoice

Invoice Number 754507	Date 04/24/2025
Customer Number 400423	Due Date 06/01/2025

Net Due: \$229.27

Amount Enclosed: 229.27

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number 754508	Date 04/24/2025
Customer Number 400423	Due Date 06/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		04/24/2025	06/01/2025

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD</i>				
1.00	Active Video Monitoring 05/01/2025 - 05/31/2025	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 05/01/2025 - 05/31/2025	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 05/01/2025 - 05/31/2025	1.00	\$75.00	\$75.00

Subtotal: \$1086.71

Tax \$0.00

Payments/Credits Applied \$0.00

Invoice Balance Due: \$1086.71

001.320.57200.34502

Date	Invoice #	Description	Amount	Balance Due
4/24/2025	754508	Monitoring Services	\$1086.71	\$1086.71

Envera

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

Invoice

Invoice Number 754508	Date 04/24/2025
Customer Number 400423	Due Date 06/01/2025

Net Due: \$1,086.71

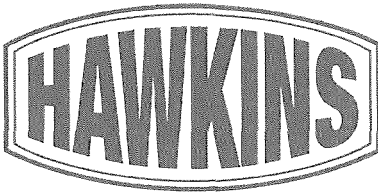
Amount Enclosed: 1086.71

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Original



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

INVOICE

Total Invoice	\$587.25
Invoice Number	7046032
Invoice Date	4/23/25
Sales Order Number/Type	4792106 SL
Branch Plant	74
Shipment Number	5732404

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 #
5/23/25	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	195.0000	GA	\$2.9500	GA	1,885.7 LB	\$575.25
		1 LB BLK (Mini-Bulk)		195.0000	GA			1,885.7 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$587.25

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

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

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

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

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

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

www.hawkinsinc.com

Job# 1091180

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 SGD1	95045373	\$101.56	\$103.36	\$114.91	\$132.58	\$101.38	\$106.25	\$89.71					\$749.75
Electric Total	001,320.538.43000		\$101.56	\$103.36	\$114.91	\$132.58	\$101.38	\$106.25	\$89.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$749.75

Electric	8970821539	16529 TISONS BLUFF ROAD	06221989	\$936.93	\$827.92	\$945.42	\$754.16	\$689.35	\$947.82	\$833.53					\$5,935.13
Electric Total	001,320.57200.43000		\$936.93	\$827.92	\$945.42	\$754.16	\$689.35	\$947.82	\$833.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,935.13

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	\$36.17					\$219.54
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	\$284.02	\$261.72	\$315.24	\$282.94	\$279.56	\$110.09	\$57.84					\$1,601.41
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	\$83.33	\$78.87	\$87.79	\$87.79	\$78.87	\$92.25	\$72.34					\$581.24
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	\$19.47	\$19.47	\$19.47	\$19.47	\$19.47	\$39.09	\$39.77					\$176.21
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	\$502.56	\$19.47	\$23.39	\$19.47	\$19.47	\$92.25	\$86.83					\$783.44
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	\$87.79	\$83.33	\$96.71	\$87.79	\$83.33	\$62.63	\$43.36					\$544.94
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	\$176.98	\$154.69	\$145.77	\$163.61	\$145.77	\$101.32	\$77.17					\$965.31
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	\$19.47	\$127.93	\$172.53	\$159.15	\$154.69	\$78.87	\$53.01					\$765.65
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	\$58.71	\$43.01	\$43.01	\$43.01	\$39.09	\$92.25	\$62.68					\$381.76
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	\$141.31	\$141.31	\$127.93	\$150.23	\$132.39	\$91.66	\$67.51					\$852.34
Irrigation	8970821539	261 BRADFORD LAKE CR	81523391	\$19.47	\$23.39	\$19.47	\$23.39	\$23.39	\$19.47	\$18.20					\$146.78
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	\$19.47	\$19.47	\$19.47	\$27.32	\$119.01	\$110.09	\$62.68					\$377.51
Irrigation Total	001,320.538.43100		\$1,432.05	\$992.13	\$1,109.72	\$1,093.64	\$1,118.43	\$952.60	\$677.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,376.13

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	\$685.63					\$6,486.95
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	\$1,013.21	\$356.09	\$64.69	\$66.81	\$70.64	\$538.69	\$371.84					\$2,481.97
Water/Sewer Total	001,320.57200.43100		\$4,380.07	\$1,465.43	\$173.61	\$182.31	\$199.31	\$1,490.72	\$1,067.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,948.92

Inspection fees/backflow fees	001,320.538.43100		\$	(101.17)											(\$101.17)
Pool fill credit	001,320.538.43101								\$	(952.03)					(\$952.03)
Re-Billed	001,320.538.43101								\$	389.05					\$389.05

GRAND TOTAL			\$6,749.44	\$3,388.84	\$2,343.86	\$2,162.69	\$2,108.47	\$3,497.39	\$2,095.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,345.78
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last year	\$5,241.28	\$5,725.50	\$3,833.67	\$3,896.14	\$3,916.37	\$3,862.72	\$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)	(\$1,807.80)	(\$465.33)	(\$1,631.42)	(\$4,090.50)	(\$3,535.27)	(\$3,683.75)	(\$3,815.27)	(\$3,919.13)			(\$30,272.41)

			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	5,000.00					\$17,000.00
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	10,000.00					\$340,000.00
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	16,000.00	15,000.00	17,000.00	17,000.00	15,000.00	18,000.00	13,000.00					\$111,000.00
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	-	-	-	-	-	5,000.00	6,000.00					\$11,000.00
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	110,000.00	-	1,000.00	-	-	18,000.00	16,000.00					\$145,000.00
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	7,000.00					\$103,000.00
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	14,000.00					\$196,000.00
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	-	26,000.00	36,000.00	33,000.00	32,000.00	15,000.00	90,000.00					\$232,000.00
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	11,000.00					\$62,000.00
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	12,000.00					\$171,000.00
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	11,000.00					\$59,000.00
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	485,000.00	152,000.00	-	1,000.00	3,000.00	155,000.00	102,000.00					\$908,000.00
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	485,000.00	152,000.00	-	1,000.00	3,000.00	155,000.00	102,000.00					\$908,000.00
			1,270,000.00	485,000.00	203,000.00	208,000.00	217,000.00	486,000.00	399,000.00	-	-	-	-	-	3,266,000.00



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



TISONS LANDING CDD



Phone: (904) 665-6000



Online: jea.com

Account #: 8970821539

Bill Date: 05/01/25

Cycle: 04

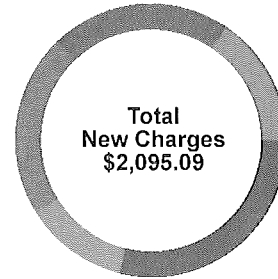
Amount Due**\$2,095.09**Do not pay. AutoPay will process
your payment on 05/23/25.**TOTAL SUMMARY OF CHARGES**

Electric	\$	923.24
Water		371.64
Sewer		685.63
Irrigation		677.56
Other Activities.....		-562.98
Total New Charges	\$	2,095.09

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

Previous Balance	\$	3,497.39
Payment(s) Received		-3,497.39
Balance Before New Charges		0.00
New Charges		2,095.09

Do not pay. AutoPay will process your
payment on 05/23/25. \$ 2,095.09



Electric	\$923.24
Water	\$371.64
Sewer	\$685.63
Irrigation	\$677.56
Other	\$562.98 (CR)

MESSAGES

We have processed your adjustment request. As a
result, your account balance has been adjusted in
the amount of \$-562.98.



If your central air conditioning unit is more than 12
years old, replacing it with an ENERGY STAR
certified model could cut your cooling costs by
30%.



JEA's 2024 Annual Water Quality report will soon
be available at jea.com/WQR2024. For a paper
copy, email your address to waterquality@jea.com
or call 665-6000 to request one.

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: 05/01/25

Do not pay. AutoPay will process your payment on 05/23/25.

TOTAL AMOUNT PAID

\$2,095.09

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



E-mail: _____



Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539

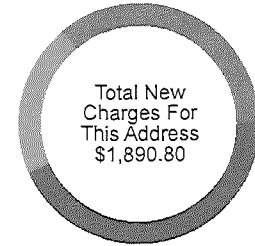
Bill Date: 05/01/25

Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
15635 TISONS BLUFF RD	I	\$36.17	Irrigation 1 - Commercial	03/31/25 - 04/29/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		17.45													
City of Jacksonville Franchise Fee		1.05													
			<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>99209661</td><td>29</td><td>17</td><td>Regular</td><td>5000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99209661	29	17	Regular	5000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99209661	29	17	Regular	5000 GAL											
15681 TISONS BLUFF RD	I	\$57.84	Irrigation 1 - Commercial	03/31/25 - 04/29/25	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)		14.06													
City of Jacksonville Franchise Fee		1.68													
			<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>67370625</td><td>29</td><td>5422</td><td>Regular</td><td>10000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370625	29	5422	Regular	10000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370625	29	5422	Regular	10000 GAL											
16123 TISONS BLUFF RD	I	\$72.34	Irrigation 1 - Commercial	03/31/25 - 04/29/25	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)		28.13													
City of Jacksonville Franchise Fee		2.11													
			<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>83726295</td><td>29</td><td>1142</td><td>Regular</td><td>13000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83726295	29	1142	Regular	13000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83726295	29	1142	Regular	13000 GAL											
16151 DOWING CREEK DR	I	\$39.77	Irrigation 1 - Commercial	03/31/25 - 04/29/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		20.94													
City of Jacksonville Franchise Fee		1.16													
			<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>74534584</td><td>29</td><td>2237</td><td>Regular</td><td>6000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74534584	29	2237	Regular	6000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74534584	29	2237	Regular	6000 GAL											
16211 DOWING CREEK DR	I	\$86.83	Irrigation 1 - Commercial	03/31/25 - 04/29/25	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)		42.20													
City of Jacksonville Franchise Fee		2.53													
			<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>74458033</td><td>29</td><td>7886</td><td>Regular</td><td>16000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74458033	29	7886	Regular	16000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74458033	29	7886	Regular	16000 GAL											
16303 HUNTERS HOLLOW TL	I	\$43.36	Irrigation 1 - Commercial	03/31/25 - 04/29/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43													
City of Jacksonville Franchise Fee		1.26													
			<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>67370633</td><td>29</td><td>5732</td><td>Regular</td><td>7000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370633	29	5732	Regular	7000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370633	29	5732	Regular	7000 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
16316 MAGNOLIA GROVE WY	I	\$77.17	Irrigation 1 - Commercial	04/03/25 - 05/01/25	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)		32.82													
City of Jacksonville Franchise Fee		2.25													
			<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>28</td><td>7476</td><td>Regular</td><td>14000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370626	28	7476	Regular	14000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370626	28	7476	Regular	14000 GAL											
16331 TISONS BLUFF RD	I	\$53.01	Irrigation 1 - Commercial	03/31/25 - 04/29/25	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)		9.37													
City of Jacksonville Franchise Fee		1.54													
			<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>29</td><td>151</td><td>Regular</td><td>9000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514107089	29	151	Regular	9000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514107089	29	151	Regular	9000 GAL											
16343 TISONS BLUFF RD	I	\$62.68	Irrigation 1 - Commercial	03/31/25 - 04/29/25	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)		18.75													
City of Jacksonville Franchise Fee		1.83													
			<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>29</td><td>292</td><td>Regular</td><td>11000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370632	29	292	Regular	11000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370632	29	292	Regular	11000 GAL											
16356 MAGNOLIA GROVE WY APT IR01	I	\$67.51	Irrigation 1 - Commercial	04/03/25 - 05/01/25	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)		23.44													
City of Jacksonville Franchise Fee		1.97													
			<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>28</td><td>5199</td><td>Regular</td><td>12000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370624	28	5199	Regular	12000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370624	28	5199	Regular	12000 GAL											
16365 N MAIN ST APT SG01	E	\$89.71	Commercial - Electric	04/01/25 - 04/30/25	General Service										
Detail Charges:Basic Monthly Charge		23.00													
Energy Charge (\$0.0667 per kWh)		36.42													
Tax Exempt Fuel Cost (\$0.04159 per kWh)		22.71													
Taxable Fuel Cost (\$0.00511 per kWh)		2.79													
City of Jacksonville Franchise Fee		2.55													
Gross Receipts Tax		2.24													
			<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>29</td><td>42235</td><td>Regular</td><td>546 KWH</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	29	42235	Regular	546 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24074025	29	42235	Regular	546 KWH											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	E	\$833.53	Commercial - Electric	04/01/25 - 04/30/25	General Service
Detail Charges:					
Basic Monthly Charge		23.00			
Energy Charge (\$0.0667 per kWh)		450.56			
Tax Exempt Fuel Cost (\$0.04159 per kWh)		280.94			
Taxable Fuel Cost (\$0.00511 per kWh)		34.52			
City of Jacksonville Franchise Fee		23.67			
Gross Receipts Tax		20.84			
16529 TISONS BLUFF RD	W	\$371.64	Commercial - Water/Sewer	04/03/25 - 05/01/25	Commercial Water Service
Detail Charges:					
Basic Monthly Charge		48.70			
Water Consumption Charge		312.12			
City of Jacksonville Franchise Fee		10.82			
16529 TISONS BLUFF RD	S	\$685.63	Commercial - Water/Sewer	04/03/25 - 05/01/25	Commercial Sewer Service
Detail Charges:					
Basic Monthly Charge		167.90			
Sewer Usage Charge		497.76			
City of Jacksonville Franchise Fee		19.97			
261 BRADFORD LAKE CR	I	\$18.20	Irrigation 1 - Commercial	03/31/25 - 04/29/25	Commercial Irrigation Service
Detail Charges:					
Basic Monthly Charge		17.67			
City of Jacksonville Franchise Fee		0.53			
79 BRADFORD LAKE CR	I	\$62.68	Irrigation 1 - Commercial	03/31/25 - 04/29/25	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)		18.75			
City of Jacksonville Franchise Fee		1.83			



Electric
\$833.53
 Water
\$371.64
 Sewer
\$685.63



Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539

Bill Date: 05/01/25

Cycle: 04

TOTAL OTHER ACTIVITIES

Service Address:	Budget Number	Service Type	Adjustment Description	Service Period:	Current Charges
16529 TISONS BLUFF RD		W	Re-Billed	03/04/25 - 04/03/25	389.05
16529 TISONS BLUFF RD		W	Pool Fill Credit	03/04/25 - 04/03/25	-952.03
Total Other Activities					-562.98

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
4/26/2025	9386

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

46201

Terms	Due Date	Project
Net 30	5/26/2025	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- April, 2025 Service	4,424.00		4,424.00
Maintenance	Additional labor required to manage the weeds brought into the new plant material at the front of Tisons. Billing for April, 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 April (\$ 131.25 x 1 months).	131.50		131.50
It is our pleasure to serve your lawn and landscaping needs!		Current Charges \$4,795.50		

Please visit our website www.lawnboyinc.com to learn more about our services and see our before & after Photo Gallery.

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

MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.
Aquatic Management Services
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

ACCOUNT NUMBER	DATE	BALANCE
724857	5/1/2025	\$804.00

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

00000000130252001000000027089300000008040007

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

Approved by Tim Harden Please code to 320.538.46800

TISONS LANDING COMMUNITY DEV16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218
Invoice Due Date 5/11/2025 Invoice 270893B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2025	Water Management - Monthly		\$804.00	\$0.00	\$804.00
Please remit payment for this month's invoice.					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.					
				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:

\$804.00

This Invoice Total:

\$804.00

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

Customer #: 724857

Portal Registration #: 95B1B593

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

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

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

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



Service Invoice

Today's Date: 5/14/2025

Date of Service: Friday, 5/16/2025

Service: On the date of service, artist Laura Leibert of Bludazzi Prints, LLC, agrees to provide 2 hours of adult art services at community HOA ladies night art event, plus set up/breakdown.

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

- For Sip 'N Paint Event, this includes: easels, canvases, paint, brushes, palettes, aprons, table covers, cups, paper towels, etc.
- For Drink 'N Draw Event, this includes: graphite pencil drawing kits, charcoal pencils, electric erasers, kneaded erasers, rulers, drawing paper, pencil sharpeners, blending stumps, blending sponges, finishing spray

** HOA to provide all alcohol and protective table coverings.

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

Address: PO BOX 627, Yulee, FL 32041

Email: Leib998@gmail.com

Phone: (267) 304-1981

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

Address: 16529 Tisons Bluff Road, Jacksonville, FL 32218

Email: Emyers@vestapropertyservices.com

Phone: (904) 884 - 7786

Total Price (Amount): \$35/participant * 17 participants = \$595

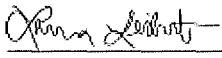
001.320.57200.49400 HOA ladies
night art event \$595

INVOICE #YBL04

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

Customer Signature: 

Date: 

Artist Signature: 

Date: _5/14/2025_

Governmental Management Services, LLC

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

Invoice**Invoice #:** 466**Invoice Date:** 5/1/25**Due Date:** 5/1/25**Case:****P.O. Number:****Bill To:**

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

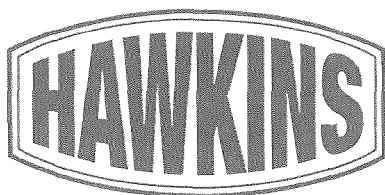
Description	Hours/Qty	Rate	Amount
Management Fees - May 2025	340	3,750.00	3,750.00
Website Administration - May 2025	495	133.33	133.33
Information Technology - May 2025	351	133.33	133.33
Dissemination Agent Services - May 2025	312	83.33	83.33
Postage	425	0.69	0.69
Copies	425	43.35	43.35
Telephone	410	41.10	41.10

Total	\$4,185.13
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$4,185.13
--------------------	-------------------

Original



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

INVOICE

Total Invoice	\$929.46
Invoice Number	7059444
Invoice Date	5/7/25
Sales Order Number/Type	4806381 SL
Branch Plant	74
Shipment Number	5750902

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 #
6/6/25	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	255.0000	GA	\$2.9500	GA	2,465.9 LB	\$752.25
		1 LB BLK (Mini-Bulk)		255.0000	GA			2,465.9 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 #: 04806381

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

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

Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total **\$929.46**

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

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

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

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

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

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

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

This contractor and subcontractor shall abide by the requirements of 41 CFR §501-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 1150571



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 423331
Invoice Date: 05/01/2025
Completed: 05/01/2025
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

001.320.57200.34502

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

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



Invoice

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

Invoice #	426693
Date	04/30/2025
Terms	Net 30
Due Date	05/30/2025
Memo	Maintenance Services

Bill To

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

Approved by Tim Harden

Please code to 320.572.46000

Description	Quantity	Rate	Amount
Repair pool coffin covers on three pool coffin doors	1	630.79	630.79

Total 630.79

001.320.57200.46550



CUSTOMER INVOICE NO. 252

Tisons Landing c/o GMS LLC
475 West Town Place Ste 114
St. Augustine FL 32092

Order No: 32625
Valid For: 30 Days 03/26/2025

Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor and materials for the successful completion of this project. This proposal will include repairing the pool coffin covers on three pool coffin doors located at Tisons Landing. This will entail installing 3 sets of new 65 LB. pneumatic arms (one locking and one non-locking) and 6 new arm hinges on a total of 3 coffins. All materials necessary for proper mounting are included.

There is a 30-day warranty on workmanship.

All pricing is final, and any additional labor or materials will be billed separately.

Bill to:

Amenity Management Services

245 Riverside Avenue #300

Jacksonville, FL 32202

Thank you for your business!

Total	\$630.79
--------------	-----------------

Approval: _____

Date: _____



Invoice

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

Invoice # 426059
Date 05/01/2025

Terms
Due Date 05/31/2025
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 464	1	2,762.50	2,762.50
Field management and administration 320 538 344	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

Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
4-Apr	Dollar Tree	320.572.49400	\$ 68.53	Special Events(Easter/Cinco De Mayo/Teen Event/décor)
9-Apr	Dollar Tree	320.572.49400	\$ 28.76	Special Events(Teen Event/Easter/Décor)
14-Apr	BJS Wholesale	320.583.46001	\$ 31.15	Storage totes for décor (Easter)
17-Apr	Dollar General	320.583.46001	\$ 24.94	Amenity Supplies
23-Apr	Amazon	320.572.49400	\$ 12.54	Special Events(Cinco De Mayo)
23-Apr	Amazon	320.572.49400	\$ 34.55	Special Events (Cinco De Mayo)
23-Apr	Amazon	320.583.46001	\$ 33.98	Storage files
Total on Report			234.45	

DOLLAR GENERAL STORE #19780
14619 YELLOW BLUFF RD;
JACKSONVILLE, FL 32226
(904) 431-7533
SALE TRANSACTION

S TL PREMIUM TWL 6	613796185655	\$5.95
S TL DS 39G 22CT	76914060560	\$7.50
S GLAD FF DS FRCLN	12587224632	\$9.75

Tax:	\$23.20 @ 7.5%	\$1.74
Balance to pay		\$24.94
MasterCard		\$24.94

Mastercard

Type: CONTACTLESS

MID: *****27013

TOTAL PURCHASE

*****1064
Auth Code: 017840
ETD *****6000
\$24.94

Save Time. Save Money.
Every Day! At Dollar General

STORE	TILL	TRANS.	DATE
19780	1	27627	04-17-25 3:53 PM

Your cashier was: HENRIETTA



99902197800010276274



DOLLAR TREE

Store# 3289

(904) 787-8184

13141 City Station Dr.

Unit 103

Jacksonville FL 32218-7235

DESCRIPTION	QTY	PRICE	TOTAL
EGG CHALK 8CT	1	1.25	1.25
PP GRASS TRICOLOR 1136 40Z	1	1.25	1.25
EASTER DIECUT PADDLE BALL	1	1.25	1.25
EASTER TUBE W/CHOC GEHS 1.7Z	1	1.25	1.25
EASTER DONE CUP ASD	1	1.25	1.25
EASTER TUBE W/CHOC GEHS 1.7Z	1	1.25	1.25
EASTER TUBE W/CHOC GEHS 1.7Z	1	1.25	1.25
EASTER DONE CUP ASD	1	1.25	1.25
EASTER PLASTIC WEAVE BASKET 3A	1	1.25	1.25
EASTER PLASTIC WEAVE BASKET 3A	1	1.25	1.25
EASTER PLASTIC WEAVE BASKET 3A	1	1.25	1.25
PP GRASS TRICOLOR 1136 40Z	1	1.25	1.25
PP GRASS TRICOLOR 1136 40Z	1	1.25	1.25
THRVE ESTR COTNCNOY 3PK 1.50Z	1	1.25	1.25
BUBBLE TRAY/WAND PDQ	1	1.25	1.25
BUBBLE TRAY/WAND PDQ	1	1.25	1.25
EASTER POP-IT CHICK BUNNY 1CT	1	1.25	1.25
JUNBO EGG W 3 RING POPS 1.06Z	1	1.25	1.25
JUNBO EGG W 3 RING POPS 1.06Z	1	1.25	1.25
JUNBO EGG W 3 RING POPS 1.06Z	1	1.25	1.25
GOOFY STRING HONEYWELL	1	1.25	1.25
GOOFY STRING HONEYWELL	1	1.25	1.25
GOOFY STRING HONEYWELL	1	1.25	1.25
BALLOON TOWER STAND	1	1.25	1.25
BALLOON STAND 3CT	1	1.25	1.25
BALLOON TOWER STAND	1	1.25	1.25
EASTER JELLYBEANS 4PK 40Z	1	1.25	1.25
DISCO BALL TUMBLER W/STRAW 19Z	1	1.25	1.25
DISCO BALL TUMBLER W/STRAW 19Z	1	1.25	1.25
NEAF SURPRISE GUMMY TOY	1	1.25	1.25
DISCO BALL TUMBLER W/STRAW 19Z	1	1.25	1.25
DISCO BALL TUMBLER W/STRAW 19Z	1	1.25	1.25
DISCO BALL TUMBLER W/STRAW 19Z	1	1.25	1.25
CRAYOLA BODYWASH PNT SPNGE 2Z	1	1.25	1.25
CRAYOLA BODYWASH PNT SPNGE 2Z	1	1.25	1.25
CRAYOLA BODYWASH PNT SPNGE 2Z	1	1.25	1.25
LIGHT UP BALLOON STICK	1	1.25	1.25
LIGHT UP BALLOON STICK	1	1.25	1.25
LIGHT UP BALLOON STICK	1	1.25	1.25
LIGHT UP BALLOON STICK	1	1.25	1.25
LIGHT UP BALLOON STICK	1	1.25	1.25
BALLOON STAND 3CT	1	1.25	1.25
CANDLE HOLDER MASON JAR T-LITE	1	1.25	1.25
CANDLE HOLDER MASON JAR T-LITE	1	1.25	1.25
CANDLE HOLDER MASON JAR T-LITE	1	1.25	1.25
CANDLE HOLDER MASON JAR T-LITE	1	1.25	1.25
CANDLE HOLDER MASON JAR T-LITE	1	1.25	1.25
CANDLE HOLDER MASON JAR T-LITE	1	1.25	1.25
UNSCENTED TEALIGHT 20PK	1	1.25	1.25
GREEN FOAM 4PK	1	1.25	1.25
GREEN FOAM 4PK	1	1.25	1.25

Sub Total \$63.75

SALES TAX \$4.78

Total \$68.53

Mastercard \$68.53

*****1064 Approved

Purchase Chip

Auth/Trace Number: 004540/018422

Chip Card AID: A0000000041010

NOV SHOP ON-LINE AT DOLLARTREE.COM

2280 03289 01 010 2680812 4/04/25 12:42

Sales Associate:kellie



DOLLAR TREE

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

(904) 787-8184

DESCRIPTION	QTY	PRICE	TOTAL
DISCO BALL TUMBLER W/STRAW 19Z	1	1.25	1.25T
DISCO BALL TUMBLER W/STRAW 19Z	1	1.25	1.25T
DISCO BALL TUMBLER W/STRAW 19Z	1	1.25	1.25T
DISCO BALL TUMBLER W/STRAW 19Z	1	1.25	1.25T
DISCO BALL TUMBLER W/STRAW 19Z	1	1.25	1.25T
TRAY 14IN ROUND CLEAR DISP	1	1.25	1.25T
TABLECOVER WHITE LACE	1	1.25	1.25T
TABLECOVER WHITE LACE	1	1.25	1.25T
TABLECOVER WHITE LACE	1	1.25	1.25T
BOWL 11.25 CLR DISP	1	1.25	1.25T
BOWL 11.25 CLR DISP	1	1.25	1.25T
BOWL 11.25 CLR DISP	1	1.25	1.25T
BALLOON GLUE 100CT	1	1.25	1.25T
BALLOON GLUE 100CT	1	1.25	1.25T
EASTER WINDOW CLINGS 8A	1	1.25	1.25T
EASTER WINDOW CLINGS 8A	1	1.25	1.25T
EASTER WINDOW CLINGS 8A	1	1.25	1.25T
BALLOON HOOP	1	1.25	1.25T
OH BABY FOIL BANNER 7FT	1	0.50	0.50T
BALLOON HOOP	1	1.25	1.25T
BALLOON HOOP	1	1.25	1.25T
IRID EASTER GRASS 63G 2.25 OZ	1	1.25	1.25T

Sub Total

\$26.75

SALES TAX

\$2.01

Total

\$28.76

MasterCard

\$28.76

*****1064

Approved

Purchase

Contactless

Auth/Trace Number: 009850/033138

NOW SHOP ON-LINE AT DOLLARTREE.COM

8378 03289 03 030 26399195 4/09/25 11:06

Sales Associate:susan



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

Club: 231 Reg: 84 Trans: 1719
Cashier: 804 04/14/25 09:47am

MEMBERSHIP ID, 1070

MEMBERSHIP EXPIRES ON 04/26

3 0 9 99

2198293

FL 7.5% Tax

XXXX SUBTOTAL

XXXX TOTAL

ENTRY: C
Purchase 00 APPROVED
AUTH 014010
TERMINAL NUMBER 18015023184
04/14/25 09:48am 231 84 1719 804
Mastercard
AID: A0000000041010

MasterCard 31.15
CHANGE 0.00

TOTAL ITEMS= 3

As a BJ's Member I JUST SAVED: \$6.79
BJ's Member Savings 5.79
Coupons Redeemed 1.00
Rewards Redeemed 0.00
Current BJ's Gas Savings
FuelSaver earned thru 04/15/25 0.00/gal
FuelSaver earned in this tx: 0.00/gal
Visit BJs.com/Gas for more details

SAVE TIME ON YOUR NEXT SHOP
Skip the checkout line with ExpressPay
Scan items, clip coupons & pay
with the BJ's app.



MEMBER COPY



*** Check Card ***

* PAID *

* Mon, 04/14/2025 *

* 09:48 AM *



Final Details for Order #114-2305622-3449811

Order Placed: April 24, 2025
Amazon.com order number: 114-2305622-3449811
Order Total: \$33.98

Business order information	
Location: DSD - Tison's Landing GL code: 59010 Pass Thru-DSD, DPFG, Fac Billable / Non-Billable: Non-Billable Cost center: Northeast	
Shipped on April 24, 2025	
Items Ordered 1 of: Bankers Box 12 Pack Standard Duty File Storage Boxes, Standard Assembly, Removable Lid, Letter/Legal (0071301) Sold by: Amazon (seller profile) Business Price Condition: New	Price \$33.98
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$33.98 Shipping & Handling: \$0.00 ----- Total before tax: \$33.98 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$33.98 -----
Payment information	
Payment Method: MasterCard | Last digits: 1064	Item(s) Subtotal: \$33.98 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$33.98 Estimated Tax: \$0.00 ----- Grand Total: \$33.98
Credit Card transactions	MasterCard ending in 1064: April 24, 2025: \$33.98

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



Final Details for Order #114-5185666-2271462

Order Placed: April 22, 2025

Amazon.com order number: 114-5185666-2271462

Order Total: \$12.54

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

Shipped on April 22, 2025	
Items Ordered	Price
2 of: JOYIN 12 PCS Mexican Fiesta Party Paper Eyeglasses for Cinco de Mayo Party Decorations, Mexican Themed Bachelorette Party Favors, Party Costume Photo Booth Props Supplies for Taco Tuesday	\$6.27
Sold by: JoyinDirect (seller profile)	
Business Price	
Condition: New	
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$12.54 Shipping & Handling: \$0.00 ----- Total before tax: \$12.54 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$12.54 -----

Payment information	
Payment Method: MasterCard | Last digits: 1064	Item(s) Subtotal: \$12.54 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$12.54 Estimated Tax: \$0.00 ----- Grand Total: \$12.54
Credit Card transactions	MasterCard ending in 1064: April 22, 2025: \$12.54

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



Final Details for Order #114-3660891-4829849

Order Placed: April 22, 2025

Amazon.com order number: 114-3660891-4829849

Order Total: \$34.55

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

Shipped on April 22, 2025	
Items Ordered	Price
3 of: 12 PCS Colorful Patterned Cardboard Sombrero Hats, Fiesta Headbands for Mexican Theme Celebration Party Favors Sold by: Aituoer Direct (seller profile) Condition: New	\$6.99
1 of: JOYIN Cinco de Mayo Fiesta Couple Photo Door Banner for Party Supplies, Mexican Photography Backdrop Decoration, Mexican Theme Photo Booth Background, Party or Festivals Sold by: JoyinDirect (seller profile) Condition: New	\$6.99
1 of: Hxezoc Pin The Tail On The Donkey Party Game With 50 Pcs Tails Large Mexican Donkey Games Poster for Kids Birthday Party Carnival Fiesta Party Supplies Sold by: Hxezoc (seller profile) Business Price Condition: New	\$6.59
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$34.55 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$34.55 Sales Tax: \$0.00 ----- Total for This Shipment: \$34.55 -----

Payment information	
Payment Method: MasterCard | Last digits: 1064	Item(s) Subtotal: \$34.55 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179	Total before tax: \$34.55 Estimated Tax: \$0.00

United States

Grand Total: \$34.55

Credit Card transactions

MasterCard ending in 1064: April 22, 2025: \$34.55

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

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Credit Card Expense Tracker

District: Tisons Landing CDD
 Cardholder: Tim Harden
 Month: April

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
04.08.25	Custom Cushions	320.572.46000	\$ 200.00	Fabric for pool chaise lounge
04.10.25	Amazon	320.572.46000	\$ 21.48	Life Ring ropes
04.12.25	Lowes	320.572.46000	\$ 12.88	Caution Tape
04.15.25	Amazon	320.572.46000	\$ 44.02	Exit Button
04.15.25	Amazon	320.572.46000	\$ 14.16	Timer for Tennis court lights
04.16.25	Smartsign	320.538.46000	\$ 114.33	Signs for pocket parks
04.21.25	Amazon	320.572.46000	\$ 16.30	Trash Bags
04.24.25	Amazon	320.572.46000	\$ 213.93	Tennis Court net
04.25.25	Amazon	320.572.46000	\$ 53.76	Life Rings for pool
04.25.25	Amazon	320.572.46000	\$ 51.07	Floor mat rack
04.29.25	Lowes	320.538.46000	\$ 10.34	Concrete
04.29.25	Amazon	320.572.46000	\$ 59.13	Paper Towels for bathrooms
Total on Report			811.40	

Timothy C. Harden

From: orders@patioslings.com
Sent: Tuesday, April 8, 2025 2:09 PM
To: Timothy C. Harden
Subject: PatioSlings.com Order Invoice rrk0q02p

www.patioslings.com

Order Number: rrk0q02p |

Billing Address

Timothy Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218
9046126668

Shipping Address

Timothy Harden
16578 Yellow Bluff Rd
Jacksonville, FL 32226
9046126668

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 21-3/8 | Back: 20-7/8 | Length: 45] BACK SIZES: [Top: 21-5/8 | Bottom: 21-3/4 | Length: 32-1/2] Fabric: Blue Jacquard	\$95.00
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 21-1/2 | Back: 20-3/4 | Length: 45] BACK SIZES: [Top: 20-7/8 | Bottom: 20-3/4 | Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

Subtotal	\$190.00
Shipping Total	\$10.00
Grand Total	\$200.00

For customer support visit Amazon.com/contact-us

Order date: April 9, 2025
Purchase Order #:
Order #: 113-9342620-4628238
Date shipped: April 10, 2025

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

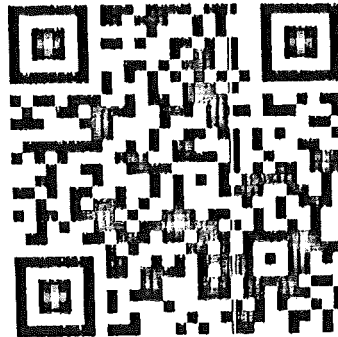
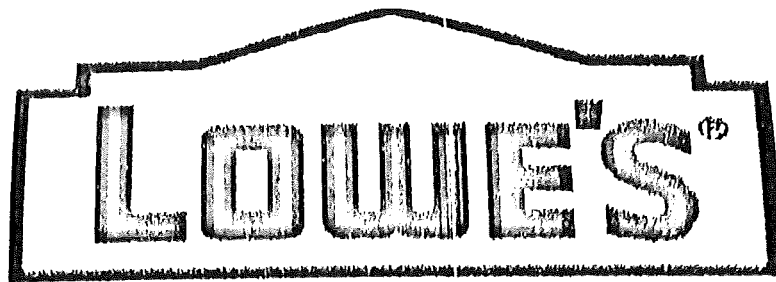
GL code: 51008 Pool Repairs & Supplies
Cost center: Northeast
Location: DSD - Tison's Landing
Custom info: Non-Billable

Shipment details

Item description	Qty	Item price	Item subtotal
Water Floating Lifesaving Rope - Professional Throwing Rope Line, Pool Life Preserver Ring Rope, Durable Polypropylene Rope for Swimming Small Boating Kayak Inflatable Boat (Blue-White) (SKU: Acostop-BW-15M-Braided-Rope) Condition: New Sold by: Jiangxi Daotong Maoyigufen Youxiangongsi Gift message: ""	2	\$9.99	\$19.98
Item subtotal			\$19.98
Shipping & handling			\$0.00
Sales tax			\$1.50
Total			\$21.48

Return or replace your item

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SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

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

- SALE -

SALES#: FSTLAN01 5162125 TRANS#: 703856907 04-12-25

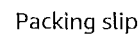
158668 PS 1000FT YELLOW CAUTION 11.98

SUBTOTAL:	11.98
TOTAL TAX:	0.90
INVOICE 73500 TOTAL:	12.88
M/C:	12.88

***** MY LOWE'S REWARDS *****

EST. POINTS EARNED: 11*

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



Order date: April 15, 2025
Purchase Order #:
Order #: 113-3259762-1530617
Date shipped: April 15, 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

Item description	Qty	Item price	Item subtotal
Seco-Larm SD-7201GC-PEQ Green Button Single-Gang Request-to-Exit Plate (SKU: SD7201GCPEQ.1) Condition: New Sold by: EOS Trading Corp Gift message: ""	1	\$40.95	\$40.95
		Item subtotal	\$40.95
		Shipping & handling	\$0.00
		Sales tax	\$3.07
		Total	\$44.02

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For customer support visit Amazon.com/contact-us

Order date: April 14, 2025
Purchase Order #:
Order #: 113-5175037-9981031
Date shipped: April 15, 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
SURAELEC 60-Minute Countdown Timer Switch for Lights, in-Wall Mechanical Timer Switch for Exhaust Fan, Programming-Free Light Timer, No Neutral Required, ETL Listed (SKU: UWTC02A) Condition: New Sold by: Zhengzhou Ranyiwangluokejiyouxiangongsi Gift message: ""	1	\$13.17	\$13.17
Item subtotal			\$13.17
Shipping & handling			\$0.00
Sales tax			\$0.99
Total			\$14.16

Return or replace your item

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Timothy C. Harden

From: MySecuritySign.com <customerservice@SmartSign.com>
Sent: Wednesday, April 16, 2025 10:12 AM
To: underbudgetsolutionsllc@gmail.com
Cc: Timothy C. Harden
Subject: Your Confirmation MSS-314352



A **SmartSign** Store
300 Cadman Plaza West, Suite 1303
Brooklyn, NY 11201

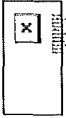
[My order status](#) | [Print this invoice](#) | [My account](#) | [Customer service](#)

Order Received

Thank you Timothy Harden!

Your order number is MSS-314352. Your chosen delivery method is Regular Ground and we will send you tracking information once your order ships. Your order details are given below:

Order Number	Order Date	Shipping Method	Est. Ship Date	Est. Arrival Date
MSS-314352	16 Apr '25	Regular Ground	16 Apr '25	22 Apr - 24 Apr '25

No.	Description	Qty.	Price	Total
1.	 Slow, Children at Play (Part No: K-2000-EG-18x24-D2)	3	\$35.45	\$106.35

Sub Total:	\$106.35
Shipping:	Free
Sales Tax:	\$7.98
GRAND TOTAL	\$114.33

SHIPPING ADDRESS

Timothy Harden
Under Budget Solutions LLC
16578 YELLOW BLUFF RD
JACKSONVILLE, FL - 32226 1159 United States

WE HAVE BILLED THE FOLLOWING ACCOUNT:

Master Card: \$114.33
Timothy Harden
Under Budget Solutions LLC
16578 YELLOW BLUFF RD
JACKSONVILLE, FL - 32226 1159 United States
Charges will appear on your credit card statement as SMARTSIGN

What to expect now ...

For customer support visit Amazon.com/contact-us

Order date: April 24, 2025
Purchase Order #:
Order #: 113-5915324-3547425
Date shipped: April 24, 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
Adjustable Hanging Mat Rack - holds up to 23" wide eyelet mats, holds up to 10 1/2" thick mats (mats sold separately/mounting hardware not included, please see description below) (SKU: WVMM-4DYW-QH7-0AY) Condition: New Sold by: Hour Loop, Inc. Gift message: ""	1	\$47.99	\$47.99
Item subtotal			\$47.99
Shipping & handling			\$0.00
Promos & discounts			-\$0.48
Sales tax			\$3.56
Total			\$51.07

Return or replace your item

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Order date: April 21, 2025

Purchase Order #:

Order #: 113-9179822-8019467

Date shipped: April 21, 2025

Ship to:

Timothy Harden

16578 YELLOW BLUFF RD

JACKSONVILLE, FL 32226-1159

United States

GL code: 51003 Housekeeping Janitorial

Cost center: Northeast

Location: DSD - Tison's Landing

Custom info: Non-Billable

Shipment details

Item description	Qty	Item price	Item subtotal
Amazon Basics 13 Gallon Flextra Strength Tall Kitchen Drawstring Trash Bags, Tear Resistant, 10% Post Consumer Recycled, 90 Count (SKU: B0CTKS8XDW) Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	\$15.16	\$15.16
Item subtotal			\$15.16
Shipping & handling			\$0.00
Sales tax			\$1.14
Total			\$16.30

Return or replace your item

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For customer support visit Amazon.com/contact-us

Order date: April 24, 2025
Purchase Order #:
Order #: 113-5806461-3872268
Date shipped: April 24, 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
VANCL Tennis Net Outdoor Heavy Duty Professional Tennis Court Net Replacement Professional Tennis Net Nylon for Professional Tennis Courts [Includes 2 Fiberglass Dowels] (SKU: VL-WQW) Condition: New Sold by: zhaoqingyingfenglingmaoyiyouxiangongsi Gift message: ""	1	\$199.00	\$199.00
Item subtotal			\$199.00
Shipping & handling			\$0.00
Sales tax			\$14.93
Total			\$213.93

Return or replace your item

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Order date: April 24, 2025
Purchase Order #:
Order #: 113-1562820-5769021
Date shipped: April 24, 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
Pool Life Ring 20.5 in,Life Preserver Ring Foam Buoys-Ring Buoy with RopeTape,Blue (SKU: 2A-HUV6-5ZKB) Condition: New Sold by: xinyuhuiquan	1	\$25.00	\$25.00
Item subtotal			\$25.00
Shipping & handling			\$0.00
Sales tax			\$1.88
Total			\$26.88

Return or replace your item

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For customer support visit Amazon.com/contact-us

Order date: April 24, 2025

Purchase Order #:

Order #: 113-1562820-5769021

Date shipped: April 24, 2025

Ship to:

Timothy Harden

Vesta Property Services

16578 YELLOW BLUFF RD

JACKSONVILLE, FL 32226-1159

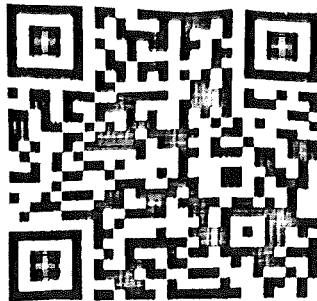
United States

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
Pool Life Ring 20.5 in,Life Preserver Ring Foam Buoys-Ring Buoy with RopeTape,Blue (SKU: 2A-HUV6-5ZKB) Condition: New Sold by: xinyuhuiquan	1	\$25.00	\$25.00
Item subtotal			\$25.00
Shipping & handling			\$0.00
Sales tax			\$1.88
Total			\$26.88

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

- SALE -

SALES#: S2472BW3 5061717 TRANS#: 337567954 04-29-25

115249 TGLR 2 CT 3/16-IN TGL BLT	3.48
132109 SAKRETE 50-LB FAST-SET CO	6.86

SUBTOTAL:	10.34
TOTAL TAX:	0.00
INVOICE 98351 TOTAL:	10.34
N/C:	10.34

MC: XXXXXXXXXXXX3184 AMOUNT: 10.34 AUTHCD: 02978Q
CHIP REFID: 247203351423 04/29/25 09:35:56
CUSTOMER CODE: none
TVR : 0000008000
TSI : E800

STORE: 2472 TERMINAL: 03 04/29/25 09:36:09
OF ITEMS PURCHASED:

For customer support visit Amazon.com/contact-us

Order date: April 28, 2025

Purchase Order #:

Order #: 113-5722255-1308258

Date shipped: April 29, 2025

Ship to:

Timothy Harden

16578 YELLOW BLUFF RD

JACKSONVILLE, FL 32226-1159

United States

GL code: 51003 Housekeeping Janitorial

Cost center: Northeast

Location: DSD - Tison's Landing

Custom info: Non-Billable

Shipment details

Item description	Qty	Item price	Item subtotal
Tork Hand Towel Roll Natural White H80, Universal, 100% Recycled Fiber, 6 Rolls x 800 ft, 8031400, 6 Count (Pack of 1) (SKU: B079TLV3CC) Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	\$55.00	\$55.00
Item subtotal			\$55.00
Shipping & handling			\$0.00
Sales tax			\$4.13
Total			\$59.13

Return or replace your item

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Envera

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

Invoice

Invoice Number 755317	Date 05/01/2025
Customer Number 400423	Due Date 06/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		05/01/2025	06/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Passive Standard Camera 06/01/2025 - 06/30/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 06/01/2025 - 06/30/2025	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
5/1/2025	755317	Monitoring Services	\$130.61	\$130.61

Envera

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

Invoice

Invoice Number 755317	Date 05/01/2025
Customer Number 400423	Due Date 06/01/2025

Net Due: \$130.61

Amount Enclosed: _____

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 755318	Date 05/01/2025
Customer Number 400423	Due Date 06/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		05/01/2025	06/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - U				
1.00	Active Video Monitoring 06/01/2025 - 06/30/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 06/01/2025 - 06/30/2025	1.00	\$138.21	\$138.21
Subtotal:				\$288.21
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$288.21

Date	Invoice #	Description	Amount	Balance Due
5/1/2025	755318	Monitoring Services	\$288.21	\$288.21

Envera

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

Invoice

Invoice Number 755318	Date 05/01/2025
Customer Number 400423	Due Date 06/01/2025

Net Due: \$288.21

Amount Enclosed: _____

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 755319	Date 05/01/2025
Customer Number 400423	Due Date 06/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		05/01/2025	06/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Passive Standard Camera 06/01/2025 - 06/30/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 06/01/2025 - 06/30/2025	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
5/1/2025	755319	Monitoring Services	\$229.27	\$229.27

Envera

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

Invoice

Invoice Number 755319	Date 05/01/2025
Customer Number 400423	Due Date 06/01/2025

Net Due: \$229.27

Amount Enclosed: _____

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
755320

Date
05/01/2025

Customer Number
400423

Due Date
06/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		05/01/2025	06/01/2025

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD -</i>				
1.00	Active Video Monitoring 06/01/2025 - 06/30/2025	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 06/01/2025 - 06/30/2025	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 06/01/2025 - 06/30/2025	1.00	\$75.00	\$75.00
Subtotal:				\$1086.71
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$1086.71

Date	Invoice #	Description	Amount	Balance Due
5/1/2025	755320	Monitoring Services	\$1086.71	\$1086.71

Envera

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

Invoice

Invoice Number
755320

Date
05/01/2025

Customer Number
400423

Due Date
06/01/2025

Net Due: \$1,086.71

Amount Enclosed: _____

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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



**REPUBLIC
SERVICES**

8619 Western Way
Jacksonville FL 32256-036060

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

Important Information

Your next invoice, dated 05/01/2025 may reflect a rate adjustment. If you have any questions after receiving your next invoice, please contact us.

Account Number

3-0687-0002027

Invoice Number

0687-001523307

Invoice Date

April 16, 2025

Past Due on 04/16/25

\$935.48

Payments/Adjustments

-\$199.10

Current Invoice Charges

\$733.07

Total Amount Due
\$1,469.45

Payment Due Date
Past Due

PAYMENTS/ADJUSTMENTS

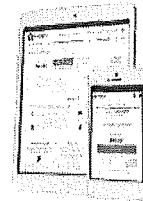
Description	Reference	Amount
Payment - Thank You 04/08	5555555	-\$199.10

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50				
Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 05/01-05/31			\$441.48	\$441.48
Container Refresh 05/01-05/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$176.08
Total Franchise - Local				\$106.51
CURRENT INVOICE CHARGES, Due by May 06, 2025				\$733.07

Simple account access at your fingertips.

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



Past Due	30 Days	60 Days	90+ Days
	\$736.38	\$0.00	\$0.00



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

\$1,469.45

Payment Due Date

Past Due

Account Number

3-0687-0002027

Invoice Number

0687-001523307

☐

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

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

Residential Customers

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

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

IMPORTANT INFORMATION

(Continued from Page 1)

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.

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	



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		

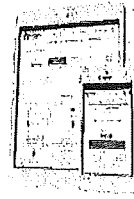
CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50) 1 Waste Container 4 Cu Yd, 1 Lift Per Week				
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
Total Fuel/Environmental Recovery Fee				\$226.65
Total Franchise - Local				\$135.93
CURRENT INVOICE CHARGES				\$935.48

Republic returned the double auto pay pmt,
on 4/8/25 the charged only \$199.10 therefore
\$736.38 were outstanding.

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



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UNDERSTANDING OUR RATES, CHARGES, AND FEES

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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.

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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	

[Pay Bill](#)[See Schedule](#)[Customer Support](#)[● Service Alerts](#)

Thank You!



Your payment was successful.

Your payment has been received and will be processed within the next 2-3 business days. Once the payment is processed, your service will resume.

Charge Date Confirmation # Amount Paid

03/19/2025	514733516052	\$736.38
------------	--------------	-----------------

Total Amount Paid:	\$736.38
Requested Date:	05/29/2025
Scheduled Date:	05/29/2025
Paid With:	CHECKING...2315

A confirmation will be emailed to: **wlmanager@gmsnf.com**

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Customer Support

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[Cookie Preferences](#) | [Site Map](#)

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/15/25	00029	5/15/25 PW127121	202505 600-53800-60000	DINING/BAR SIDE CHAIRS	*	10,857.00	
				POLY-WOOD, LLC			10,857.00 000063
5/19/25	00034	5/19/25 11367404	202505 600-53800-60000	6 ROUND WHITE RESIN TABLE	*	2,076.17	
				THE WEBSTAURANT STORE LLC			2,076.17 000064
TOTAL FOR BANK C						12,933.17	
TOTAL FOR REGISTER						12,933.17	

POLYWOOD

Receipt / Tax Invoice PW1271214
Created May 15, 2025 at 17:32
Last Updated May 15, 2025 at 18:02

SHIPPING ADDRESS

Elizabeth Myers-Hesford,
16529 Tisons Bluff Road Jacksonville,
Florida, 32218
United States
Tel. +19047571547

CUSTOMER

Elizabeth Myers-Hesford,
CAM58754
5385 North Nob Hill Road Sunrise,
Florida, 33351
United States

ORDER

The order is unpaid.

[Pay online](#)

Items	Price	Qty	Total
Chippendale Dining Side Chair White SKU: CDD100WH	US\$249.00	40	US\$9960.00
Chippendale Bar Side Chair White SKU: CDD102WH	US\$299.00	3	US\$897.00

Discount	-US\$0.00
Subtotal	US\$10857.00
Shipping	US\$0.00
VAT	US\$0.00
Payment Due	US\$10857.00
TOTAL (USD)	US\$10857.00

Thank you for shopping with us!

POLYWOOD.com

(855) 935-5550

noreply@polywood.com

www.polywood.com

GMS/ Tisons Landing CDD - Order Confirmation

Order Number: 111367404
Order Placed: 05/19/2025 at 3:05 PM
Status: Hold - Pending Processing
Shipping & Handling: \$226.32

Order Details:

Item	Price	Qty	Total
Grosfillex Aquaba 48" x 28 3/8" Round White Resin Table with White Legs 383US481004 EA	\$275.00	6	\$1,650.00
Sub Total:			\$1,650.00
Shipping & Handling:			\$226.32
Liftgate:			\$55.00
Estimated Tax:			\$144.85
Total:			\$2,076.17

Thank you again for shopping at WebstaurantStore!

Print this page

FIFTH ORDER OF BUSINESS



A NEW DAY

City of Jacksonville, Florida

Donna Deegan, Mayor

Department of Public Works
Traffic Engineering Division
1007 Superior Street
Jacksonville, FL 32254
(904) 255-7533
trafficeng@coj.net

January 1st, 2025

Traffic Calming Petition Process

Neighborhoods may install traffic calming through the procedures listed in City Ordinance 2024-730-E. These procedures are:

1. The applicant makes a request for traffic calming through Myjax.com or by calling 630-CITY.
2. Traffic Engineering reviews the request to determine if the streets are eligible for traffic calming.
3. Traffic Engineering contacts the applicant to explain the petition process and project cost.
4. The applicant emails trafficeng@coj.net indicating that they want to pursue the petition process.
5. Traffic Engineering sends the applicant a map showing the approximate locations of the traffic calming devices.
6. The applicant contacts their District Council Member to request a public meeting for traffic calming by petition.
7. The District Council Member schedules a public meeting. JSO and JFRD are invited. The meeting may be done virtually.
8. At the meeting, Traffic Engineering, JSO, and JFRD explain the advantages and disadvantages of the project.
9. Traffic Engineering modifies the design based on public comments.
10. Traffic Engineering invoices the applicant for the cost of the project.
11. The applicant sends payment to Traffic Engineering. Payment must be received within 60 calendar days of invoicing.
12. 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.
13. Traffic Engineering checks that 75% of the affected property owners approve.
14. Traffic Engineering schedules installation.

*If 75% of the affected property owners do not approve, then the check is returned to the applicant.

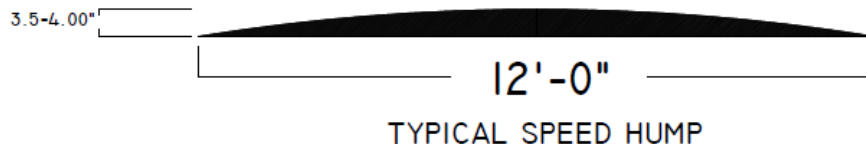
Types of Traffic Calming:

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 will be 25mph or 20mph depending on your roadway's pavement width. Traffic Engineering will determine where and how many signs are installed. Lowered speed limit signs alone without enforcement are unlikely to be effective. The neighborhood cost share is 50% of the cost for the signs. Current unit pricing can be found at jacksonville.gov/departments/finance/city-fees.

Speed Humps:

Your neighborhood may have speed humps installed by petition. Speed humps are designed in 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. Current unit pricing can be found at jacksonville.gov/departments/finance/city-fees.



*Your district council member may be able to assist with funding.

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

Stop Signs and All-Way Stops - (Not used for traffic calming)


Traffic engineers do not use stop signs to control speeding because unwarranted stop signs can make roads more dangerous. Many drivers ignore unwarranted stop signs, and many drivers speed up mid-block to make up for the lost time.

Speed Hump Map

Yellow Bluff Landing

14 SPEED
HUMPS

Legend

 Speed Hump

Google Earth



SIXTH ORDER OF BUSINESS

Tison's Landing
Community Development District

Approved Proposed Budget
FY 2026



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>Narratives</u>
8	<u>Capital Reserve Fund</u>
9-11	<u>Debt Service Fund Series 2016</u>
12	<u>Assessment Schedule</u>

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

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2025	5/31/25	4 Months	9/30/25	FY 2026

REVENUES:

Special Assessments - On Roll	\$ 854,540	\$ 853,695	\$ 845	\$ 854,540	\$ 854,540
Clubhouse Rentals	2,000	5,897	-	5,897	2,000
Interest income	10,000	20,188	10,617	30,805	16,000
Other Income	-	136	-	136	-
TOTAL REVENUES	\$ 866,540	\$ 879,916	\$ 11,462	\$ 891,377	\$ 872,540

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 5,400	\$ 4,000	\$ 9,400	\$ 12,000
FICA Taxes	918	413	306	719	918
District Engineer Fees	3,000	845	2,155	3,000	3,000
District Counsel Fees	15,000	6,742	8,258	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	1,017	333	1,350	1,000
Trustee Fees	3,725	-	3,725	3,725	3,725
District Management Fees	45,000	30,000	15,000	45,000	46,350
Information Technology	1,600	1,067	533	1,600	1,800
District Website Administration	1,600	1,067	533	1,600	1,800
Telephone	350	117	164	281	350
Postage & Delivery	1,000	3	50	53	1,000
General Liability and Public Officials Insurance	11,733	10,910	-	10,910	12,661
Printing & Binding	2,000	191	1,809	2,000	2,000
Legal Advertising	2,500	817	1,683	2,500	2,500
Bank Fees and Other Charges	1,000	439	328	767	1,000
Office Supplies	500	0	167	167	500
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 110,001	\$ 64,903	\$ 40,245	\$ 105,148	\$ 112,779

Operations & Maintenance

Community Operations

Property Insurance	\$ 24,738	\$ 22,201	\$ -	\$ 22,201	\$ 23,977
Field Management & Administration (Vesta)	37,179	24,786	12,393	37,179	38,294
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,377	7,185	2,592	9,777	16,377
Landscape Maintenance (LawnBoy)	59,690	35,392	17,696	53,088	60,608
Landscape Mulch	15,000	-	15,000	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	12,888	6,444	19,332	19,332
Irrigation Repairs and Maintenance	10,000	4,115	5,886	10,000	10,000
Landscape Repairs and Maintenance	7,000	2,972	4,028	7,000	7,000
Lake Maintenance (The Lake Doctor)	11,428	6,432	3,216	9,648	11,200
Utilities-Cable (Comcast)	1,680	987	493	1,480	1,680
Utilities-Electric (JEA)	1,800	839	492	1,331	1,800
Utilities-Irrigation (JEA)	30,000	8,421	4,000	12,421	24,000
Community Repairs and Maintenance	20,000	3,814	16,186	20,000	20,000
Community Operations Contingency	5,000	-	5,000	5,000	2,493
Capital Improvement Plan	22,500	-	88,161	88,161	22,500
Total Community Operations	\$ 284,224	\$ 130,032	\$ 184,086	\$ 314,119	\$ 276,761

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

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY2025	5/31/25	4 Months	9/30/25	FY 2026

Amenity Operations

Amenity Manager (Vesta)	\$ 102,210	\$ 68,140	\$ 34,070	\$ 102,210	\$ 105,276
Pool Maintenance (Vesta)	33,150	22,100	11,050	33,150	34,145
Janitorial Maintenance (Vesta)	33,099	22,066	11,033	33,099	34,092
Janitorial Supplies (Vesta)	4,058	2,705	1,353	4,058	4,058
Amenity Website (Vesta)	3,000	2,000	1,000	3,000	3,090
Seasonal Office Staffing (Vesta) (Pool Monitors)	13,753	9,169	4,584	13,753	13,580
Security Camera Monitoring (Envera/High-Tech)	13,761	8,297	5,464	13,761	13,761
Pool Chemicals (Hawkins)	15,000	8,098	6,902	15,000	15,000
License / Permit Fees	600	-	600	600	600
Utilities-Cable (Comcast)	6,600	4,076	2,052	6,128	6,600
Utilities-Electric (JEA)	17,410	6,831	3,800	10,631	15,000
Utilities-Water/Sewer (JEA)	12,000	11,103	897	12,000	12,000
Refuse Services (Republic Services)	7,200	5,968	3,600	9,568	11,400
Pest Control	1,000	350	250	600	600
Amenity Repairs and Maintenance	15,400	8,030	7,370	15,400	15,400
Fitness Equipment Maintenance	1,000	930	660	1,590	2,000
Special Events	23,500	12,676	10,824	23,500	23,500
Amenity Supplies	5,000	1,108	3,892	5,000	4,698
Amenity Operations Contingency	2,000	-	2,000	2,000	2,000
Capital Outlay	-	4,490	-	4,490	-
Total Amenity Operations	\$ 309,740	\$ 198,136	\$ 111,401	\$ 309,537	\$ 316,799

TOTAL EXPENDITURES	\$ 703,966	\$ 393,071	\$ 335,732	\$ 728,803	\$ 706,340
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Other Sources/(Uses)

Capital Reserve-Transfer Out	(162,574)	(162,574)	-	(162,574)	(166,200)
TOTAL OTHER SOURCES/(USES)	\$(162,574)	\$(162,574)	\$-	\$(162,574)	\$(166,200)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 324,271	\$ (324,270)	\$ -	\$ -

Neighborhood	Assessable Units	Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase / (Decrease)
Single Family - 50'-65'	182	\$ 247,259.44	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	111	\$ 150,801.09	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	68	\$ 92,382.65	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	177	\$ 240,466.60	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	142	\$ 192,916.71	\$ 1,358.57	\$ 1,358.57	\$ -
TOTAL	680	\$ 923,826			

Net Assessment	\$ 854,539.50
Plus Collection Fees & Discounts (7.5%)	\$ 69,286.99
Gross Assessment	<u>\$ 923,826.49</u>

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%.

Vendor		Monthly fee	Annual
Vesta Property Service		\$3,191.20	\$38,294

Security Off Duty (JSO)

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

Security Camera Monitoring (Envera)

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

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

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	\$4,634.00	\$55,608
Contingency		\$5,000
		<u>\$60,608</u>

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
Total		<u>\$11,200</u>

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
Total			\$13,761

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.

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

License / Permit Fees

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

Utilities-Cable (Comcast)

The District uses Comcast for cable/TV and internet.

Utilities-Electric (JEA)

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

Location		Meter #
16529 Tisons Bluff Road	Electric	6221889

Utilities-Waster/Sewer (JEA)

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

Location		Meter #
16529 Tisons Bluff Road	Water	67891772
16529 Tisons Bluff Road	Sewer	67891772

Refuse Service

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

Pest Control

Represents pest control costs.

Amenity Repairs and Maintenance

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

Fitness Equipment Maintenance

Represents maintenance to fitness equipment costs.

Special Events

Monthly events and organized functions provided for all residents.

Amenity Supplies

Miscellaneous supplies needed for the Clubhouse.

Amenity Operations Contingency

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

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Interest Income	\$ 3,353	5,016	\$ 2,390	\$ 7,406	\$ 4,235
Carry Forward Balance	95,340	71,459	-	71,459	125,712
TOTAL REVENUES	\$ 98,693	\$ 76,475	\$ 2,390	\$ 78,865	\$ 129,947

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	
Chairs/Tables		12,933	-	12,933	
Miscellaneous Service	-	506	300	806	-
TOTAL EXPENDITURES	\$ 52,000	\$ 67,603	\$ 48,125	\$ 115,727	\$ 22,423

Other Sources/(Uses)

Capital Reserve-Transfer In	\$ 162,574	\$ 162,574	\$ -	\$ 162,574	\$ 166,200
TOTAL OTHER SOURCES/(USES)	\$162,574	\$162,574	\$-	\$162,574	\$166,200
EXCESS REVENUES (EXPENDITURES)	\$ 209,267	\$ 171,447	\$ (45,735)	\$ 125,712	\$ 273,724

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	125,712
Contributions	166,200
Interest Income	4,235
Expenditures	(22,423)
Anticipated Balance	273,724

Variance Reserve Study Vs Actual	(\$12,867)
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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 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 381,936	\$ 381,558	\$ 378	\$ 381,936	\$ 381,936
Interest Earnings	7,500	13,316	2,684	16,000	7,500
Carry Forward Surplus ⁽¹⁾	148,125	118,519	-	118,519	82,314

TOTAL REVENUES	\$ 537,560	\$ 513,393	\$ 3,062	\$ 516,455	\$ 471,749
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EXPENDITURES:

Series 2016-1

Interest - 11/01	\$ 51,417	\$ 51,417	\$ -	\$ 51,417	\$ 48,882
Interest - 05/01	51,417	51,417	-	51,417	48,882
Principal - 05/01	195,000	195,000	-	195,000	200,000

Series 2016-2

Interest - 11/01	\$ 18,213	\$ 18,213	\$ -	\$ 18,213	\$ 15,863
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 05/01	18,213	18,095	-	18,095	15,863
Principal - 05/01	45,000	45,000	-	45,000	45,000
Special Call - 05/01	-	50,000	-	50,000	-

TOTAL EXPENDITURES	\$ 379,259	\$ 434,141	\$ -	\$ 434,141	\$ 374,489
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TOTAL EXPENDITURES	\$ 379,259	\$ 434,141	\$ -	\$ 434,141	\$ 374,489
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EXCESS REVENUES (EXPENDITURES)	\$ 158,302	\$ 79,252	\$ 3,062	\$ 82,314	\$ 97,261
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

2016-1 Interest Due 11/1/26	\$ 46,007
2016-2 Interest Due 11/1/26	14,805
	<u>\$ 60,812</u>

#REF!	Assessable Units	Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase / (Decrease)
Single Family - 50'-65'	175	\$ 73,087.00	\$ 417.64	\$ 417.64	\$ -
Single Family - 50'-65'	111	\$ 46,759.86	\$ 421.26	\$ 421.26	\$ -
Single Family - 50'-65'	68	\$ 29,690.84	\$ 436.63	\$ 436.63	\$ -
Single Family - 50'-65'	177	\$ 128,965.74	\$ 728.62	\$ 728.62	\$ -
Single Family - 50'-65'	142	\$ 134,400.16	\$ 946.48	\$ 946.48	\$ -
TOTAL	673	\$ 412,904			

Net Assessment	\$ 381,935.83
Plus Collection Fees & Discounts (7.5%)	\$ 30,967.77
Gross Assessment	<u>\$ 412,903.60</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
Total			\$ 4,520,000	\$ 1,727,627	\$ 6,247,627

Tison's Landing
Community Development District
AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/16	\$ 1,135,000	4.700%	\$ -	\$ 11,706	\$ 11,706
05/01/17	1,135,000	4.700%	50,000	26,673	
11/01/17	1,085,000	4.700%	-	25,498	102,170
05/01/18	1,085,000	4.700%	45,000	25,498	
11/01/18	1,040,000	4.700%	-	24,440	94,938
05/01/19	1,040,000	4.700%	40,000	24,440	
11/01/19	1,000,000	4.700%	5,000	23,500	92,940
05/01/20	995,000	4.700%	45,000	23,383	
11/01/20	950,000	4.700%	-	22,325	90,708
05/01/21	950,000	4.700%	45,000	22,325	
11/01/21	905,000	4.700%	-	21,268	88,593
05/01/22	905,000	4.700%	45,000	21,268	
11/01/22	860,000	4.700%	-	20,210	86,478
05/01/23	860,000	4.700%	45,000	20,210	
11/01/23	815,000	4.700%	-	19,153	84,363
05/01/24	815,000	4.700%	40,000	19,153	
11/01/24	775,000	4.700%	5,000	18,213	82,365
05/01/25	770,000	4.700%	95,000	18,095	
11/01/25	675,000	4.700%	-	15,863	128,958
05/01/26	675,000	4.700%	45,000	15,863	
11/01/26	630,000	4.700%	-	14,805	75,668
05/01/27	630,000	4.700%	45,000	14,805	
11/01/27	585,000	4.700%	-	13,748	73,553
05/01/28	585,000	4.700%	45,000	13,748	
11/01/28	540,000	4.700%	-	12,690	71,438
05/01/29	540,000	4.700%	50,000	12,690	
11/01/29	490,000	4.700%	-	11,515	74,205
05/01/30	490,000	4.700%	50,000	11,515	
11/01/30	440,000	4.700%	-	10,340	71,855
05/01/31	440,000	4.700%	55,000	10,340	
11/01/31	385,000	4.700%	-	9,048	74,388
05/01/32	385,000	4.700%	55,000	9,048	
11/01/32	330,000	4.700%	-	7,755	71,803
05/01/33	330,000	4.700%	60,000	7,755	
11/01/33	270,000	4.700%	-	6,345	74,100
05/01/34	270,000	4.700%	65,000	6,345	
11/01/34	205,000	4.700%	-	4,818	76,163
05/01/35	205,000	4.700%	65,000	4,818	
11/01/35	140,000	4.700%	-	3,290	73,108
05/01/36	140,000	4.700%	70,000	3,290	
11/01/36	70,000	4.700%	-	1,645	74,935
05/01/37	70,000	4.700%	70,000	1,645	71,645
Total			\$ 1,135,000	\$ 611,074	\$ 1,746,074

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

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

A.

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (the "Board") proposed budgets for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Tison's Landing Community Development District, pursuant to the provisions of section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budgets (the "Proposed Budgets"), the District filed a copy of the Proposed Budgets with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 11, 2025, as the date for a public hearing thereon, and caused notice of such public hearing to be given by publication pursuant to section 190.008(2)(a), Florida Statutes; and

WHEREAS, section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared Proposed Budgets, whereby the budgets shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budgets

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budgets, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budgets, attached hereto as Exhibit "A," as amended by the Board, are hereby adopted in accordance with the provisions of section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.
- c. That the adopted budgets, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budgets for the Tison's Landing Community Development District for the Fiscal Year Ending September 30, 2026" as adopted by the Board of Supervisors on July 11, 2025.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Tison's Landing Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Passed and adopted this 10th day of July 2025.

ATTEST:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

B.

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tison's Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Duval County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2025-2026 ("Budget"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which special assessments may be placed on the County tax roll and collected by the County Tax Collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of certain special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on all lands located within the District benefitted by the activities and services contained in the Budget; and

WHEREAS, the District desires to levy and collect operation and maintenance special assessments on the all benefitted lands in the amount of each lot's or parcel's portion of the District's Budget; and

WHEREAS, the District desires to collect the debt service assessment and operations and maintenance assessments on certain lots using the Uniform Method ("Uniform Method Property") reflecting their portion of the District's Budget which is also indicated on **Exhibit B**; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify that certain portion of the Assessment Roll attributable to the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in **Exhibit B**.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with **Exhibit B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified. That portion of the District's Assessment Roll that

includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Tison's Landing Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. FUTURE ASSESSMENTS AND COLLECTION METHODS. This Resolution shall in no way be interpreted as the sole means by which the District may, in the future, collect assessments. Notwithstanding the above means of collecting assessments on any property, the District may, in future years, collect assessments by any method authorized by law.

SECTION 7. GENERAL AUTHORIZATION. The District's Chairman, Vice Chairman, Secretary, Assistant Secretaries, District Manager, and District Counsel are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effectuate the intent of this Resolution, and all acts and things that may be desirable or consistent with the requirements hereof. The Chairman and Secretary are hereby further authorized to execute any and all documents necessary to effectuate the intent of this Resolution. The Vice Chairman shall be authorized to undertake any action herein authorized to be taken by the Chairman, in the absence or unavailability of the Chairman and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tison's Landing Community Development District.

PASSED AND ADOPTED this 10th day of July, 2025.

ATTEST:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A: District's Fiscal Year 2025-2026 Budget

Exhibit B: Fiscal Year 2025-2026 Assessment Roll – Uniform Method Property