

*TISON'S LANDING*  
*Community Development District*

*OCTOBER 9, 2025*

## *AGENDA*

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

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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October 2, 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, October 9, 2025 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's 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. Continued Discussion of Speed Hump Installation
- IV. Staff Reports
  - A. District Engineer
  - B. District Counsel
  - C. District Manager
  - D. Amenity Manager – Report
  - E. Field Operations Manager
    - 1. Consideration of Proposals for Adding Pickets to the Splash Feature Railing
    - 2. Consideration of Proposal for Replacing the Gym A/C Unit
- V. Approval of Consent Agenda
  - A. Minutes of the September 11, 2025 Meeting
  - B. Financial Statements
  - C. Check Register

- VI. Ratification of Agreement with Top Coat Painting Services, LLC
- VII. Supervisor Requests
- VIII. Audience Comments
- IX. Next Scheduled Meeting – Thursday, November 13, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison’s Bluff Road, Jacksonville, Florida 32218
- X. Adjournment



### *THIRD 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.

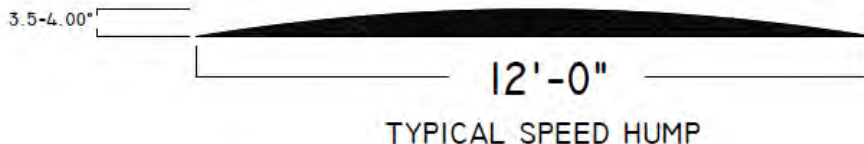
## Types of Traffic Calming:

### 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](https://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](https://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

## Legend

 Speed Hump

14 SPEED  
HUMPS

TISONS BLUFF DR

POND RUN LN

CODY CREEK CT

DOWNING CREEK DR

MAGNOLIA CLOVE

BRADFORD LAKE CIR

Google Earth





## *FOURTH ORDER OF BUSINESS*

*D.*



# Amenity Manager's Report



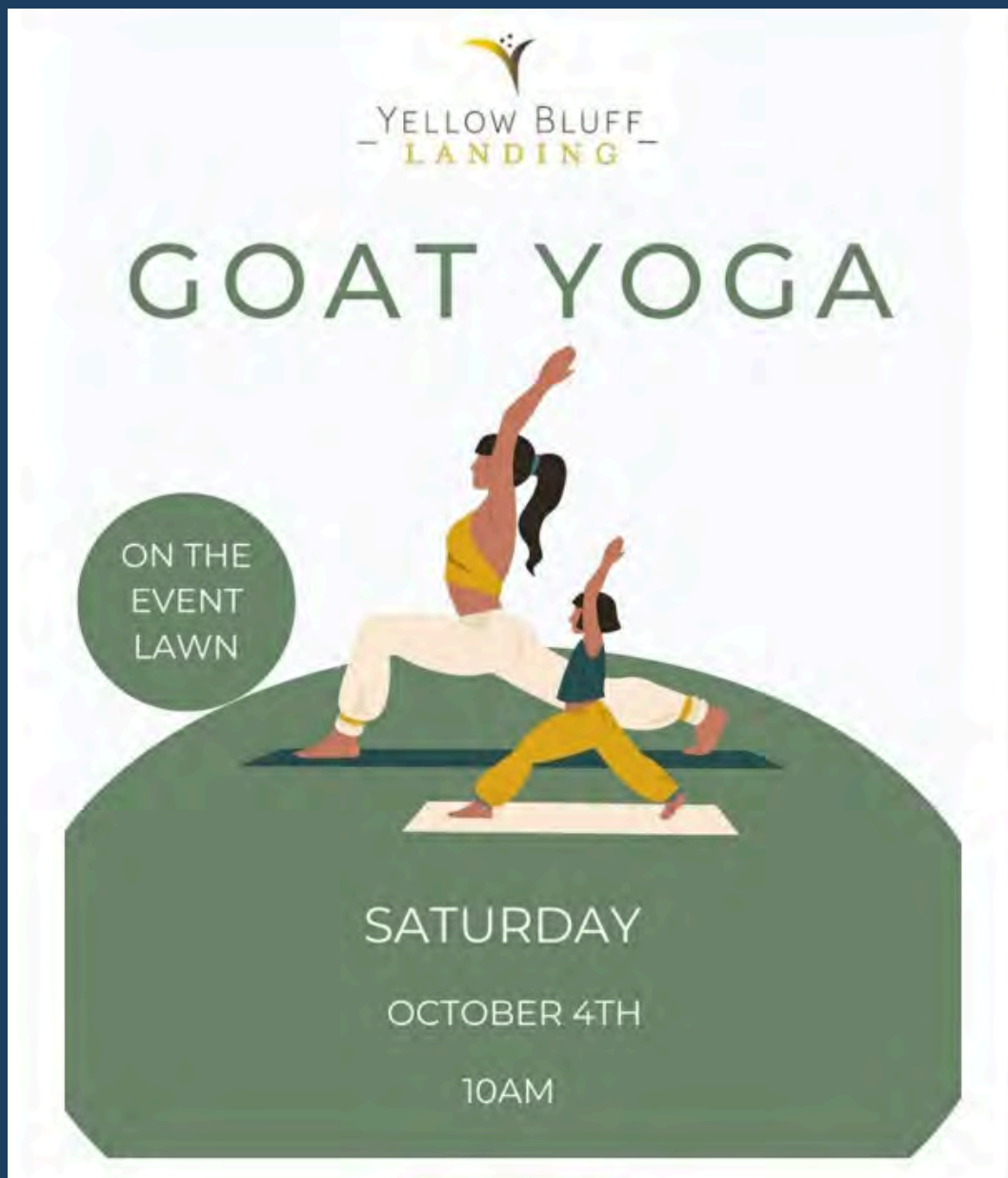
Prepared For  
**Tisons Landing**  
**CDD**  
for the month of  
October  
**2025**

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

# UPCOMING EVENTS

Date : October 4<sup>th</sup> 2025 at 10am

Event: GOAT YOGA



# UPCOMING EVENTS

Date : October 11<sup>th</sup> and 12<sup>th</sup> 2025

Event: Community Yard Sale





# UPCOMING EVENTS

Date : October 25<sup>th</sup> 2025 4pm to 6pm

Event: Toy Story Halloween



# PAST EVENTS

Date : September 4<sup>th</sup> 10am to 12noon

Event: Home School Paint Party



# PAST EVENTS

Date : September 14<sup>th</sup> 2pm to 4pm Rescheduled

Event: HOA and CDD Sponsored Event





# PAST EVENTS

Date : September 19<sup>th</sup> 7pm to 10pm

Event: Casino Night



## CASINO NIGHT

Feeling lucky? Come out and join us for a fantastic night of fun, games, and great company at our Casino Night! Whether you're a seasoned player or just looking to try your hand, there will be something for everyone – from poker to blackjack, roulette to craps, and plenty of prizes to be won! Enjoy the excitement, savor delicious snacks, and connect with neighbors for an evening you won't forget. Don't miss out on the chance to experience a bit of Vegas right here in our community! Bring your friends and family **21 and older only** – the more, the merrier! See you at the tables!

Friday, Sept, 19th  
7:00PM – 10:00PM

PHOTOS FROM PAST EVENTS





# New outlet installed on sign at Main St entrance

Staff installed an electrical outlet near the electric panel back when the lights were installed on the sign at the Main St entrance last year. The jellyfish controller was plugged into an extension cord to power it up temporarily. Recently it was observed that someone damaged the out let and the lights were no longer operable. A new outlet was installed on the sign and no extension cord is currently being used. The outlet is protected with a weather proof cover and the wire is protected with a flexible conduit.



# Ceiling fan installation

**Staff noticed that some of the ceiling fans in the gym had broken globes. We were unable to find square globes to replace the damaged ones so new ceiling fans were installed. The new fans do not hang down as low as the old ones did in order to avoid further damage from residents making accidental contact.**



## REPLACEMENT OF FLUSH VALVE

Staff noticed that a toilet in the women's restroom was refilling when it had not been flushed. The faulty flush valve was replaced with a new one. This will prevent the waste of water at the facility and keep utilities expense to a minimum.



Pic of old flush valve



Pic of new flush valve



## DAMAGED NETTING ON THE SPRAY FEATURE POOL

The netting that is on the rails for the rope ladder is torn. This netting does not hold up well to the chlorine and sulfuric acid used in the pool. The netting that was around the base of the platform was replaced previously. I have collected three estimates from welders who can replace the netting with aluminum pickets. The new frames will be powder coated with the intent of staying as close as possible to the current color scheme. These quotes involve staff removing the frames, transporting them to the vendor's shop, picking them up when complete and reinstalling them.



## REPLACEMENT OF GYM AC

Staff noticed on 9/29 in the am, that the gym was at 73 degrees despite the thermostat being set at 65 degrees. Further investigation revealed that the unit was frozen up. I reached out to Bowers Air Solutions since I have used them previously to come out and determine what was causing it to freeze. The technician was able to determine that there were several leaks coming from the joints in the condenser coils. Due to the number of leaks it was determined that a repair was not feasible since the condition of the coil means that there are likely to be more leaks in the future. Due to the age and expense involved with recharging the unit it is more cost effective to replace the unit with a new five ton model.



Condenser for gym air conditioner



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



*E.*

*1.*

# QUOTE



**Viking Welding and Fabrication LLC**

695 Standish Dr  
St Augustine Florida 32086

**BILL TO**

Tisons Landing CDD,  
16529 Tisons Bluff Rd,  
Jacksonville FL 32218.

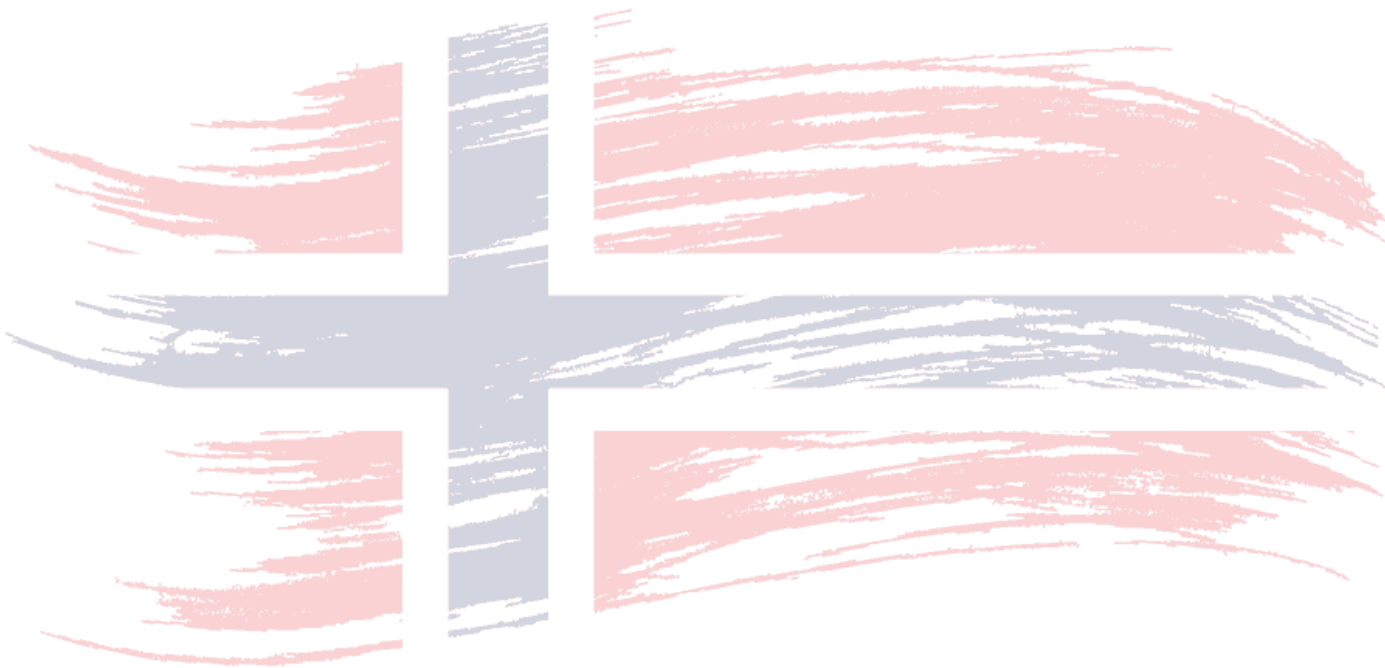
**QUOTE #**

091825

**QUOTE DATE**

09/18/2025

DESCRIPTION	AMOUNT
Weld new .5" square pickets onto 4 sets railings	1,200.00
Powder coating 4 rails.	450.00
<b>TOTAL</b>	<b>\$1,650.00</b>



*Thank you*

**TERMS & CONDITIONS**

Work will start once approval is received.  
Payment is required after completion of  
installation. Thank you

WRIGHT'S WELDING AND FABRICATION  
LLC

26 Industrial Loop E, Suite 170  
Suite 170  
ORANGE PARK, FL 32073 USA  
wrightweldfab@gmail.com  
http://www.wrightweldfab.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	2794
Tisons Landing CDD	Tisons Landing CDD	DATE	09/30/2025
16529Tison Bluff Rd	16529Tison Bluff Rd		

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	2 - Fabrication - Tangible Property	1. Modify (4) handrails with pickets and powdercoating	1	4,500.00	4,500.00T
-----					
SUBTOTAL					4,500.00
TAX					337.50
-----					
TOTAL					<b>\$4,837.50</b>

Accepted By

Accepted Date

**Main Made Studios**  
155 Levy Road, Unit D  
Atlantic Beach, FL 32233  
+19046063000  
david@mainmadestudios.com  
www.mainmadestudios.com

**Estimate 1687**



ADDRESS	SHIP TO	DATE	TOTAL	
Tisons Landing CDD 16529 Tisons Bluff Rd Jacksonville FL 32218	Tisons Landing CDD 16529 Tisons Bluff Rd Jacksonville FL 32218	09/18/2025	\$3,150.00	

ACTIVITY	QTY	RATE	AMOUNT
<b>Services</b> Tisons Landing CDD 16529 Tisons Bluff Rd Jacksonville FL 32218	1	3,150.00	3,150.00

Tisons landing metal nesting frames

Estimate based on adding vertical pickets onto existing frames.

Qty 4 frames.

We will treat this as a time and materials jobs. IF there is ability to save costs we will.

Finish : powder coated with zinc primer

SUBTOTAL	3,150.00
TAX	0.00
<b>TOTAL</b>	<b>\$3,150.00</b>

THANK YOU.

Accepted By

Accepted Date

We love and appreciate your business!

- David Main




2.

**Bowers Air Solutions Inc.**  
7007 Lloyd Road West | Jacksonville, Florida 32220  
904-448-2665 | bowersair@gmail.com

**RECIPIENT:**  
  
**Yellow Bluff Landing**  
16529 Tisons Bluff Road  
Jacksonville, Florida 32218

Quote #2933	
Sent on	Sep 30, 2025
Job Title	Gym. Install 5 Ton 14.3 SEER2 A2L Goodman Heat Pump System.
Total	\$8,955.00

Product/Service	Description	Qty.	Unit Price	Total
To Install 5 Ton 14.3 SEER2 A2L Heat Pump System.	Disconnect Remove and recycle  , the old system. -Installing New: -Goodman 5 Ton 14.3 SEER2 Heat Pump System. Installing new: -Air Handler. -Condenser. -Unit Safety Overflow Switch. -The additional freon needed to compensate for copper line length. -Flush the existing copper lines with line Flush & nitrogen. ***Reconnect to the existing: •Copper Lines •Drain lines, with Clean out. •High voltage wiring. •Low voltage wiring.Conditional •Fasten the outdoor unit to the pad. •Pull a good vacuum on the system. Conditional Warranties: -Bowers Air Labor Warranty, 1 year -Manufacturer Warranty: Parts 1 Year, Compressor 5 Years.	1	\$8,955.00	\$8,955.00

Total	\$8,955.00
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This quote is valid for the next 30 days, after which values may be subject to change.



# Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals

## PROPOSAL

Attn: Tim Harden	Date: 10/2/2025
Submitted To: Tison's Landing / Vesta Property Services	Phone: 904-612-6668
Address: 16529 Tisons Bluff Rd.	Fax:

**Weather Engineers is pleased to offer for your acceptance our proposal to replace the 5 Ton Split System for the Gym with a new Bryant 5 Ton Heat Pump Split System**

**Includes:**

Disconnect, remove and dispose of existing failed 5 ton split system - Gym Unit

1 - Bryant 5 Ton Heat Pump 230 V 1 Phase

1 - Bryant 5 Ton Air Handler 230V 1 Phase

1 - Bryant 10 KW Heat Kit 230V 1 Phase

1 - Air Handler Return Box Stand

1 - Auxillary Pan with Safety Float Switch

1 - Smoke Detector to meet Code

Misc. R454B Refrigerant, Drier, Torch, Vacuum, Wire, Pipe and Fittings

All necessary Install and Start up Labor

Taxes and Permit

Note: Will reuse existing Copper Line Set, Ductwork, Condensate Piping, Electrical Circuits, Disconnects, Pad, Control Wire, Thermostat and any other items not listed above.

Proposal is for cash/check amount. If paid by credit card a 3.5-4% fee will be added to the below amount

We propose hereby to furnish materials and labor - complete in accordance with the above specifications, in the sum of:

\$9,847.00

Nine Thousand, Eight Hundred Forty Seven

Payment to be made as follows: Within 30 days upon completion of work.

This proposal expires thirty (30) days from the date hereof, but maybe accepted at any later date at the sole option of Weather Engineers, Inc.

Authorized Signature

David Luck

(Weather Engineers, Inc. Representative)

Date Proposed

10/2/2025

**Acceptance of Proposal** - The purchaser(s) herein requests and authorizes Weather Engineers, Inc., to furnish, install and service the above selected products and agrees to the terms and conditions of this proposal, including the payment terms set forth above and the terms and conditions set forth on the second page, all of which constitute the full and complete agreement.

Accepted

Date of Acceptance



# Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals

## ***TERMS & CONDITIONS***

- 1) PURCHASER (S) UNDERSTANDS AND AGREES THAT PAYMENT FOR ALL WORK PERFORMED HERE UNDER IS DUE NO LATER THAN THIRTY (30) DAYS AFTER COMPLETION OF SUCH WORK. UPON FAILURE TO PAY ANY SUMS DUE HEREUNDER, PURCHASER (S) IS OBLIGATED TO PAY WEATHER ENGINEERS INTEREST AT THE RATE OF ONE AND A HALF PERCENT (1 ½%) PER MONTH (ANNUAL RATE OF 18%) ON ALL OUTSTANDING BALANCES.
- 2) ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS AND ANY EXTRA OR INCIDENTAL WORK SHALL BE SET FORTH IN WRITING AND SIGNED BY BOTH PARTIES PRIOR TO MAKING THE CHANGE. ANY INCREASE OR DECREASE IN THE CONTRACT RESULTING FROM SUCH CHANGE SHALL BE INCLUDED IN SUCH WRITING.
- 3) ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK WILL BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES.
- 4) ALL AGREEMENTS CONTINGENT UPON CAUSES BEYOND OUR CONTROL, INCLUDING, BUT NOT LIMITED TO FIRE, FLOOD, STRIKES, ACCIDENTS, OR DELAYS WHETHER AFFECTING THIS WORK OR OTHER OPERATIONS IN WHICH WE ARE INVOLVED, DIRECTLY OR INDIRECTLY.
- 5) OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. WEATHER ENGINEERS WORKERS ARE FULLY COVERED BY WORKMEN'S COMPENSATION INSURANCE.
- 6) WEATHER ENGINEERS PROVIDES A ONE YEAR PARTS AND LABOR WARRANTY. THIS WARRANTY DOES NOT INCLUDE NORMAL MAINTENANCE CHECK-UP AND FILTER REPLACEMENTS. THESE ARE THE RESPONSIBILITY OF THE PURCHASER. NO OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE PROVIDED.
- 7) THERE WILL BE NO WARRANTIES, EXPRESSED OR IMPLIED, FOR EXISTING EQUIPMENT, DUCT WORK, OTHER MATERIALS IF NOT INSTALLED BY WEATHER ENGINEERS, INC.
- 8) PURCHASER UNDERSTANDS THAT THE COST OF REMOVAL, REPAIR OF DISPOSAL OF ANY ASBESTOS CONTAINING MATERIAL FOUND ON THE PROPERTY LISTED ABOVE SHALL BE THE SOLE RESPONSIBILITY OF THE PURCHASER.
- 9) PURCHASER (S) IS RESPONSIBLE FOR ALL COSTS AND REASONABLE ATTORNEY FEES INCURRED BY WEATHER ENGINEERS, INC., IN CONNECTION WITH ANY ACTION OR PROCEEDING (INCLUDING ARBITRATION AND APPEALS) ARISING OUT OF THIS PROPOSAL INCLUDING COLLECTION OF ANY OUTSTANDING AMOUNTS DUE, WHETHER OR NOT SUIT IS BROUGHT.

*Accepted* \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

*FIFTH 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, September 11, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Gabriella Fernandez Perez <i>by phone</i>	District Counsel
Tim Harden	Field Operations Manager
Elizabeth Myers	Amenity Manager
Dana Harden	Regional Manager

The following is a summary of the discussions and actions taken at the July 10, 2025, meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 6:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Regarding Agenda Items**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

There being nothing to report, the next item followed.

**B. District Counsel**

There being nothing to report, the next item followed.

**C. District Manager – Consideration of Adopting Goals & Objectives for Fiscal Year 2026**

Mr. Laughlin presented a proposed list of goals and objectives for fiscal year 2026, noting this is a new requirement of the Florida Legislature. At the end of the fiscal year, the Board will review the list to ensure the goals and objectives have been achieved and the list will be posted on the District's website.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons to approve the Fiscal Year 2026 meeting schedule as presented by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Evans: Aye  
Supervisor Schaffer: Aye  
Supervisor Waldhauer: Aye  
Motion passed 5-0.

**D. Amenity Manager – Report**

Ms. Myers presented the Amenity Manager's report and informed the Board she is awaiting the delivery of the tables approved at the last meeting. Ms. Meyers also presented a handout with console table options to be considered by the Board.

*Supervisor Waldhauer joined the meeting at this time.*

The Board's consensus was to search for a better-quality console with a fireplace built in. The following motion was made.

On MOTION by Ms. Timmons seconded by Ms. Schaffer to approve purchasing a console table at an amount not to exceed \$2,000 with Supervisor Alford authorized to give final approval by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Evans: Aye  
Supervisor Schaffer: Aye  
Supervisor Waldhauer: Aye  
Motion passed 5-0.

**E. Field Operations Manager****1. Consideration of Proposals for Social Room Flooring**



Mr. Harden presented three proposals for replacing the social room flooring ranging from \$2,511 to \$4,450. He recommended proceeding with the proposal from Just Floored totaling \$2,511.25, which includes touching up spots in the floor where stain is currently missing.

This item was tabled to the next meeting.

## **2. Consideration of Proposals for Painting the Social Room and Gym**

Mr. Harden presented proposals for painting, noting some of the proposals contain an option for refinishing the cabinets. He asked the Board if they would prefer to just paint the social room or include the gym and/or cabinets.

On MOTION by Ms. Timmons seconded by Ms. Schaffer to approve using Topcoat Painting for painting the walls, doors, trim, knockdown ceiling, meeting room, and gym the same colors at an amount to exceed \$6,000 by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Evans: Aye  
Supervisor Schaffer: Aye  
Supervisor Waldhauer: Aye  
Motion passed 5-0.

Mr. Laughlin asked Mr. Harden to confirm which paint is being used as suggested by a resident to ensure it's a quality product.

## **3. Consideration of Proposal for Tree Removals**

Mr. Harden presented a proposal from Yellowstone totaling \$2,175 to remove four dead pine trees located along the community entrance to Pond Run Lane. He also handed out two more proposals totaling \$1,500 from Lucas Trees and \$3,000 from Northeast Florida Tree Experts.

On MOTION by Ms. Alford seconded by Ms. Timmons to approve the proposal from Lucas Trees totaling \$1,500 to remove four dead pine trees by roll call vote:  
Supervisor Timmons: Aye

Supervisor Alford: Aye Supervisor Evans: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 5-0.
--

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

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

Copies of the minutes, financial statements, and check register totaling \$48,122.82 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 Evans: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 5-0.
--

**FIFTH ORDER OF BUSINESS****Continued Discussion of Speed Hump Installation**

Mr. Laughlin informed the Board that representatives from the city are planning to attend the October meeting.

Mark Lee commented that speed bumps will slow emergency responders down. Additionally, he expressed concern that installing speed bumps is just to satisfy a few homeowners, so he believes it will be a waste of time and money.

**SIXTH ORDER OF BUSINESS****Ratification of the Engagement Letter from Grau & Associates for the Fiscal Year 2025 Audit**

Mr. Laughlin presented the engagement letter from Grau & Associates for the fiscal year 2025 audit. The fee for the audit is \$3,300.

On MOTION by Ms. Waldhauer seconded by Ms. Alford to ratify the engagement letter from Grau & Associates for the fiscal year 2025 audit by roll call vote:
--

Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Evans: Aye  
Supervisor Schaffer: Aye  
Supervisor Waldhauer: Aye  
Motion passed 5-0.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2025-09,  
Declaring Surplus Tangible Property**

Mr. Laughlin stated that anytime the District wants to dispose of or sell property, it is required to declare the property as surplus. The purpose of this resolution is to declare a refrigerator surplus tangible property and to authorize disposition.

Ms. Waldhauer asked if she could purchase the refrigerator.

Ms. Fernandez-Perez stated that it would need to be made available to the entire community equally.

Mr. Laughlin stated that it has been offered to the community via the Facebook page.

On MOTION by Ms. Alford seconded by Ms. Timmons to approve Resolution 2025-09, declaring the refrigerator surplus tangible property by roll call vote:  
Supervisor Timmons: Aye  
Supervisor Alford: Aye  
Supervisor Evans: Aye  
Supervisor Schaffer: Aye  
Supervisor Waldhauer: Aye  
Motion passed 5-0.

**EIGHTH ORDER OF BUSINESS****Supervisor Requests**

Ms. Waldhauer stated that it would be nice if lockers were available at the pool.

**NINTH ORDER OF BUSINESS****Audience Comments**

Mark Lee commented that residents were shooting off fireworks around the community on the 4<sup>th</sup> of July and damaged his property and it is illegal to shoot off fireworks in the City of Jacksonville. He asked if a policy can be added to the District's documents to prohibit shooting fireworks and to fine any violators.

Mr. Laughlin responded that the HOA would need to get involved with that matter as the CDD only has enforcement power over its own property.

Next, Mark Lee commented on the constant solicitors in the community despite there being signs regarding no solicitation. Additionally, he commented on parties on the pool deck with food and smoking.

Mr. Laughlin stated that if the person violating the rules regarding food, drinks and smoking on the pool deck can be identified, staff could suspend them from using the amenities.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday,  
October 9, 2025, at 6:00 p.m. at the Yellow  
Bluff Amenity Center**

**ELEVENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Ms. Timmons seconded by Ms. Alford to adjourn the meeting by roll call vote: Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 5-0.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***August 31, 2025***



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9	<u>Assessment Receipt Schedule</u>

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 8,353	\$ -	\$ -	\$ 8,353
Capital Reserve Account	-	-	303	303
Accounts Receivable	505	-	-	505
<u>Investments:</u>				
State Board Administration (SBA)	604,592	-	124,591	729,183
<u>Series 2016-1</u>				
Reserve	-	149,668	-	149,668
Revenue	-	82,991	-	82,991
Redemption	-	3	-	3
<u>Series 2016-2</u>				
Reserve	-	43,761	-	43,761
Prepayment	-	317	-	317
Deposits	4,202	-	-	4,202
<b>Total Assets</b>	<b>\$ 617,653</b>	<b>\$ 276,741</b>	<b>\$ 124,894</b>	<b>\$ 1,019,288</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 13,991	\$ -	\$ -	\$ 13,991
<b>Total Liabilities</b>	<b>\$ 13,991</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,991</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service	-	276,741	-	276,741
Assigned for:				
Capital Reserve Fund	-	-	124,894	124,894
Unassigned	599,459	-	-	599,459
<b>Total Fund Balances</b>	<b>\$ 603,662</b>	<b>\$ 276,741</b>	<b>\$ 124,894</b>	<b>\$ 1,005,297</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 617,653</b>	<b>\$ 276,741</b>	<b>\$ 124,894</b>	<b>\$ 1,019,288</b>



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments - On Roll	\$ 854,540	\$ 854,540	\$ 856,498	\$ 1,959
Clubhouse Income	2,000	1,833	9,477	7,643
Interest Income	10,000	9,167	27,667	18,500
Other Income	-	-	343	343
<b>Total Revenues</b>	<b>\$ 866,540</b>	<b>\$ 865,540</b>	<b>\$ 893,985</b>	<b>\$ 28,445</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 7,000	\$ 4,000
PR-FICA	918	842	536	306
Engineering	3,000	2,750	845	1,905
Attorney	15,000	13,750	10,909	2,842
Annual Audit	3,200	3,200	3,200	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	1,200	-	1,200
Dissemination Agent	1,000	917	1,267	(350)
Trustee Fees	3,725	-	-	-
Management Fees	45,000	41,250	41,250	-
Information Technology	1,600	1,467	1,467	0
Website Maintenance	1,600	1,467	1,467	0
Telephone	350	321	189	132
Postage & Delivery	1,000	917	15	901
Insurance General Liability	11,733	11,733	10,910	823
Printing & Binding	2,000	1,833	340	1,493
Legal Advertising	2,500	2,292	1,154	1,138
Other Current Charges	1,000	917	719	197
Office Supplies	500	458	0	458
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 110,001</b>	<b>\$ 98,987</b>	<b>\$ 83,941</b>	<b>\$ 15,046</b>

**Operations & Maintenance**

**Community Operations**

Insurance (Property)	\$ 24,738	\$ 24,738	\$ 22,201	\$ 2,537
Field Management & Administration (Vesta)	37,179	34,081	34,081	-
Security Off Duty (JSO)	2,500	2,292	1,342	950
Security Camera Monitoring (Envera)	16,377	15,012	9,130	5,883
Landscape Maintenance (LawnBoy)	59,690	54,716	48,664	6,052
Landscape Mulch	15,000	5,100	5,100	-
Landscape Fertilization (Agro Pro)	19,332	17,721	18,221	(500)
Irrigation Repairs and Maintenance	10,000	9,167	5,950	3,217
Landscape Repairs and Maintenance	7,000	6,417	7,897	(1,480)
Lake Maintenance (The Lake Doctor)	11,428	10,476	8,844	1,632
Utilities-Cable (Comcast)	1,680	1,540	1,357	183
Utilities-Electric (JEA)	1,800	1,650	1,087	563
Utilities-Irrigation (JEA)	30,000	27,500	12,140	15,360
Community Repairs and Maintenance	20,000	18,333	6,259	12,075
Community Operations Contingency	5,000	4,583	-	4,583
Capital Improvement Plan	22,500	20,625	-	20,625
<b>Subtotal Community Operations Expenditures</b>	<b>\$ 284,224</b>	<b>\$ 253,950</b>	<b>\$ 182,271</b>	<b>\$ 71,679</b>

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<b>Amenity Operations Expenditures</b>				
Amenity Manager (Vesta)	\$ 102,210	93,693	\$ 93,693	\$ -
Pool Maintenance (Vesta)	33,150	30,388	30,388	-
Janitorial Maintenance (Vesta)	33,099	30,341	30,341	-
Janitorial Supplies (Vesta)	4,058	3,720	3,720	(0)
Amenity Website (Vesta)	3,000	2,750	2,750	-
Seasonal Office Staffing (Vesta)	13,753	12,607	12,607	-
Security Camera Monitoring (Envera/High-Tech)	13,761	12,614	11,832	782
Pool Chemicals (Hawkins)	15,000	13,750	16,056	(2,306)
License / Permit Fees	600	600	525	75
Utilities-Cable (Comcast)	6,600	6,050	5,614	436
Utilities-Electric (JEA)	17,410	15,959	9,984	5,975
Utilities-Water/Sewer (JEA)	12,000	11,000	15,118	(4,118)
Refuse Service (Republic Services)	7,200	6,600	8,615	(2,015)
Pest Control	1,000	917	885	32
Amenity Repairs and Maintenance	15,400	14,117	12,284	1,833
Fitness Equipment Maintenance	1,000	1,000	1,330	(330)
Special Events	23,500	17,260	17,260	-
Amenity Supplies	5,000	4,583	1,519	3,065
Amenity Operations Contingency	2,000	1,833	62	1,771
Capital Outlay	-	-	6,243	(6,243)
<b>Subtotal Amenity Operations Expenditures</b>	<b>\$ 309,740</b>	<b>\$ 279,780</b>	<b>\$ 280,824</b>	<b>\$ (1,044)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 593,964</b>	<b>\$ 533,730</b>	<b>\$ 463,095</b>	<b>\$ 70,635</b>
<b>Total Expenditures</b>	<b>\$ 703,966</b>	<b>\$ 632,718</b>	<b>\$ 547,036</b>	<b>\$ 85,681</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 162,574</b>	<b>\$ 232,822</b>	<b>\$ 346,949</b>	<b>\$ 114,127</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Capital Reserve - Transfer Out	(162,574)	(162,574)	\$ (162,574)	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (162,574)</b>	<b>\$ (162,574)</b>	<b>\$ (162,574)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 70,248</b>	<b>\$ 184,375</b>	<b>\$ 114,127</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 419,287</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 603,662</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<b><u>Revenues</u></b>				
Interest	\$ 3,353	\$ 3,074	\$ 6,522	\$ 3,448
<b>Total Revenues</b>	<b>\$ 3,353</b>	<b>\$ 3,074</b>	<b>\$ 6,522</b>	<b>\$ 3,448</b>
<b><u>Expenditures:</u></b>				
Christmas Décor	\$ -	\$ -	\$ 9,640	\$ (9,640)
Well Motor	-	-	12,640	(12,640)
Kiddie Pool	-	-	79,708	(79,708)
Chairs/Tables	-	-	12,933	(12,933)
Miscellaneous Services	52,000	52,000	739	51,261
<b>Total Expenditures</b>	<b>\$ 52,000</b>	<b>\$ 52,000</b>	<b>\$ 115,661</b>	<b>\$ (63,661)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ (48,647)</b>	<b>\$ (48,926)</b>	<b>\$ (109,139)</b>	<b>\$ (60,213)</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Capital Reserve - Transfer In	\$ 162,574	\$ 162,574	\$ 162,574	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 162,574</b>	<b>\$ 162,574</b>	<b>\$ 162,574</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 113,927</b>	<b>\$ 113,648</b>	<b>\$ 53,435</b>	<b>\$ (60,213)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 95,340</b>		<b>\$ 71,459</b>	
<b>Fund Balance - Ending</b>	<b>\$ 209,267</b>		<b>\$ 124,894</b>	

**Tison's Landing**  
**Community Development District**  
**Debt Service Fund Series 2016A-1 & A-2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending August 31, 2025**

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 381,936	\$ 381,936	\$ 382,811	\$ 875
Interest Income	7,500	6,875	16,123	9,248
<b>Total Revenues</b>	<b>\$ 389,436</b>	<b>\$ 388,811</b>	<b>\$ 398,934</b>	<b>\$ 10,123</b>
<b>Expenditures:</b>				
<b>Series 2016A-1</b>				
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	-
<b>Series 2016A-2</b>				
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)
<b>Total Expenditures</b>	<b>\$ 379,259</b>	<b>\$ 379,259</b>	<b>\$ 434,141</b>	<b>\$ (54,883)</b>
<b>Excess (Deficiency) of Revenues over Expenditure</b>	<b>\$ 10,177</b>	<b>\$ 9,552</b>	<b>\$ (35,207)</b>	<b>\$ (44,759)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,177</b>	<b>\$ 9,552</b>	<b>\$ (35,207)</b>	<b>\$ (44,759)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 148,125</b>		<b>\$ 311,948</b>	
<b>Fund Balance - Ending</b>	<b>\$ 158,302</b>		<b>\$ 276,741</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 41,582	\$ 796,706	\$ 5,525	\$ 2,670	\$ 4,227	\$ 2,985	\$ -	\$ 2,804	\$ -	\$ -	\$ -	\$ 856,498
Clubhouse Income	-	1,185	385	-	-	2,050	1,722	690	2,405	835	205	-	9,477
Interest Income	1,513	1,265	1,986	3,439	3,020	3,170	2,933	2,862	2,604	2,516	2,359	-	27,667
Other Income	-	-	-	-	-	-	136	-	-	-	207	-	343
<b>Total Revenues</b>	<b>\$ 1,513</b>	<b>\$ 44,032</b>	<b>\$ 799,078</b>	<b>\$ 8,965</b>	<b>\$ 5,689</b>	<b>\$ 9,446</b>	<b>\$ 7,776</b>	<b>\$ 3,552</b>	<b>\$ 7,812</b>	<b>\$ 3,351</b>	<b>\$ 2,771</b>	<b>\$ -</b>	<b>\$ 893,985</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ (400)	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ 7,000
PR-FICA	(31)	77	77	-	77	77	61	77	61	61	-	-	536
Engineering	-	-	845	-	-	-	-	-	-	-	-	-	845
Attorney	500	930	679	500	1,307	1,530	1,297	1,329	551	1,316	972	-	10,909
Annual Audit	-	-	-	3,200	-	-	-	-	-	-	-	-	3,200
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	183	83	83	83	83	83	333	83	83	83	83	-	1,267
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	-	41,250
Information Technology	133	133	133	133	133	133	133	133	133	133	133	-	1,467
Website Maintenance	133	133	133	133	133	133	133	133	133	133	133	-	1,467
Telephone	8	19	-	18	11	-	21	41	29	26	16	-	189
Postage & Delivery	-	2	-	-	-	-	-	1	-	-	12	-	15
Insurance General Liability	10,810	-	100	-	-	-	-	-	-	-	-	-	10,910
Printing & Binding	38	-	38	5	5	15	46	43	39	29	81	-	340
Legal Advertising	-	200	-	203	104	104	104	104	233	104	-	-	1,154
Other Current Charges	24	53	13	-	29	82	151	88	76	105	99	-	719
Office Supplies	-	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 17,824</b>	<b>\$ 6,381</b>	<b>\$ 6,852</b>	<b>\$ 8,027</b>	<b>\$ 6,631</b>	<b>\$ 6,907</b>	<b>\$ 6,829</b>	<b>\$ 6,782</b>	<b>\$ 5,890</b>	<b>\$ 6,540</b>	<b>\$ 5,280</b>	<b>\$ -</b>	<b>\$ 83,941</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Community Operations</b>													
Insurance (Property)	\$ 22,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,201
Field Management & Administration (Vesta)	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098	-	34,081
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	662	680	-	-	1,342
Security Camera Monitoring (Envera)	1,265	2,031	648	648	648	648	648	648	648	648	648	-	9,130
Landscape Maintenance (LawnBoy)	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	4,424	-	48,664
Landscape Mulch	-	-	-	-	-	-	-	-	5,100	-	-	-	5,100
Landscape Fertilization (Agro Pro)	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,611	1,861	1,861	-	18,221
Irrigation Repairs and Maintenance	-	853	1,335	-	1,235	-	692	-	285	-	1,550	-	5,950
Landscape Repairs and Maintenance	372	372	372	372	372	372	372	372	1,807	2,747	372	-	7,897
Lake Maintenance (The Lake Doctor)	804	804	804	804	804	804	804	804	804	804	804	-	8,844
Utilities-Cable (Comcast)	123	123	123	123	123	123	123	123	123	123	123	-	1,357
Utilities-Electric (JEA)	102	103	115	133	101	106	90	89	87	81	80	-	1,087
Utilities-Irrigation (JEA)	1,331	992	1,110	1,094	1,118	953	678	1,146	1,250	1,100	1,369	-	12,140
Community Repairs and Maintenance	-	330	412	1,138	309	294	249	1,083	596	66	1,781	-	6,259
Community Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Field Expenditures</b>	<b>\$ 35,331</b>	<b>\$ 14,741</b>	<b>\$ 14,051</b>	<b>\$ 13,444</b>	<b>\$ 13,844</b>	<b>\$ 12,433</b>	<b>\$ 12,788</b>	<b>\$ 13,399</b>	<b>\$ 20,495</b>	<b>\$ 15,633</b>	<b>\$ 16,111</b>	<b>\$ -</b>	<b>\$ 182,271</b>
<b>Amenity Operations Expenditures</b>													
Amenity Manager (Vesta)	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ 8,518	\$ -	\$ 93,693
Pool Maintenance (Vesta)	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	-	30,388
Janitorial Maintenance (Vesta)	2,758	2,758	2,758	2,758	2,758	2,758	2,758	2,758	2,758	2,758	2,758	-	30,341
Janitorial Supplies (Vesta)	338	338	338	338	338	338	338	338	338	338	338	-	3,720
Amenity Website (Vesta)	250	250	250	250	250	250	250	250	250	250	250	-	2,750
Seasonal Office Staffing (Vesta)	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	-	12,607
Security Camera Monitoring (Envera/High-Tech)	1,147	1,147	1,147	1,147	1,147	1,147	1,147	270	1,147	1,147	1,242	-	11,832
Pool Chemicals (Hawkins)	925	783	738	439	959	1,413	1,206	1,635	2,612	3,708	1,638	-	16,056
License / Permit Fees	-	-	-	-	-	-	-	-	525	-	-	-	525
Utilities-Cable (Comcast)	504	504	504	513	513	513	513	513	513	513	513	-	5,614
Utilities-Electric (JEA)	937	828	945	754	689	948	834	896	930	1,044	1,181	-	9,984
Utilities-Water/Sewer (JEA)	4,380	1,465	174	182	199	1,491	494	2,717	1,139	1,376	1,499	-	15,118
Refuse Service (Republic Services)	569	968	565	729	731	736	199	1,469	744	984	919	-	8,615
Pest Control	50	50	50	50	50	50	50	-	335	150	50	-	885
Amenity Repairs and Maintenance	987	316	419	3,573	158	1,319	628	631	2,674	725	855	-	12,284
Fitness Equipment Maintenance	-	330	-	-	600	-	-	-	200	-	200	-	1,330
Special Events	3,084	876	1,974	423	324	1,787	2,694	1,512	592	1,772	2,220	-	17,260
Amenity Supplies	354	94	15	34	100	122	100	290	310	22	79	-	1,519
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	62	-	62
Capital Outlay	-	-	4,490	-	-	-	-	-	-	-	1,753	-	6,243
<b>Subtotal Amenity Expenditures</b>	<b>\$ 28,708</b>	<b>\$ 23,134</b>	<b>\$ 26,792</b>	<b>\$ 23,617</b>	<b>\$ 21,243</b>	<b>\$ 25,298</b>	<b>\$ 23,637</b>	<b>\$ 25,705</b>	<b>\$ 27,493</b>	<b>\$ 27,213</b>	<b>\$ 27,983</b>	<b>\$ -</b>	<b>\$ 280,824</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 64,039</b>	<b>\$ 37,876</b>	<b>\$ 40,844</b>	<b>\$ 37,061</b>	<b>\$ 35,087</b>	<b>\$ 37,731</b>	<b>\$ 36,426</b>	<b>\$ 39,104</b>	<b>\$ 47,988</b>	<b>\$ 42,845</b>	<b>\$ 44,093</b>	<b>\$ -</b>	<b>\$ 463,095</b>
<b>Total Expenditures</b>	<b>\$ 81,863</b>	<b>\$ 44,257</b>	<b>\$ 47,696</b>	<b>\$ 45,088</b>	<b>\$ 41,718</b>	<b>\$ 44,638</b>	<b>\$ 43,254</b>	<b>\$ 45,886</b>	<b>\$ 53,877</b>	<b>\$ 49,385</b>	<b>\$ 49,374</b>	<b>\$ -</b>	<b>\$ 547,036</b>
<b>Excess (Deficiency) of Revenues over Expenses</b>	<b>\$ (80,351)</b>	<b>\$ (225)</b>	<b>\$ 751,382</b>	<b>\$ (36,123)</b>	<b>\$ (36,029)</b>	<b>\$ (35,191)</b>	<b>\$ (35,479)</b>	<b>\$ (42,333)</b>	<b>\$ (46,065)</b>	<b>\$ (46,035)</b>	<b>\$ (46,603)</b>	<b>\$ -</b>	<b>\$ 346,949</b>
<b>Other Financing Sources/Uses:</b>													
Capital Reserve - Transfer Out	\$ -	\$ -	\$ (162,574)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,574)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (162,574)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (162,574)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (80,351)</b>	<b>\$ (225)</b>	<b>\$ 588,808</b>	<b>\$ (36,123)</b>	<b>\$ (36,029)</b>	<b>\$ (35,191)</b>	<b>\$ (35,479)</b>	<b>\$ (42,333)</b>	<b>\$ (46,065)</b>	<b>\$ (46,035)</b>	<b>\$ (46,603)</b>	<b>\$ -</b>	<b>\$ 184,375</b>

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

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

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



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

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

**ON ROLL ASSESSMENTS**

allocation in % 69.11% 30.89% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Property Appraiser</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>2016A-1&amp;A-2 Debt Service</i>	<i>Total</i>
11/06/24	10/15-10/31/24	\$ 3,477.38	\$ 163.39	\$ 67.27	\$ 48.72	\$ 3,198.00	\$ 2,210.17	\$ 987.83	\$ 3,198.00
11/15/24	11/01-11/10/24	24,163.95	966.57	470.91	341.00	22,385.47	15,470.81	6,914.66	22,385.47
11/21/24	11/11-11/17/24	12,545.75	484.77	244.84	177.29	11,638.85	8,043.72	3,595.13	11,638.85
11/29/24	11/18-11/24/24	24,725.62	948.79	482.67	349.52	22,944.64	15,857.26	7,087.38	22,944.64
12/05/24	11/25-12/04/24	118,164.59	4,726.64	2,268.76	1,701.57	109,467.62	75,654.11	33,813.51	109,467.62
12/10/24	11/25-12/04/25	1,110,746.52	44,409.33	21,326.74	15,995.06	1,029,015.39	711,162.29	317,853.10	1,029,015.39
12/19/24	12/05-12/15/24	15,396.80	567.55	301.04	217.99	14,310.22	9,889.93	4,420.29	14,310.22
01/06/25	12/16-12/31/24	4,494.58	134.84	88.50	64.09	4,207.15	2,907.60	1,299.55	4,207.15
01/30/25	01/01-01/15/25	4,013.82	88.82	79.68	57.69	3,787.63	2,617.67	1,169.96	3,787.63
02/06/25	01/16-01/31/25	4,084.88	81.70	81.26	58.85	3,863.07	2,669.80	1,193.27	3,863.07
03/19/25	03/01-03/16/25	6,360.46	23.05	128.65	93.16	6,115.60	4,226.55	1,889.05	6,115.60
04/04/29	03/17-03/31/25	4,475.59	-	90.86	65.80	4,318.93	2,984.85	1,334.08	4,318.93
06/28/29	06/01-06/22/25	4,081.26	(122.40)	85.33	61.80	4,056.53	2,803.51	1,253.02	4,056.53
<b>TOTAL</b>		<b>\$ 1,336,731.20</b>	<b>\$ 52,473.05</b>	<b>\$ 25,716.51</b>	<b>\$ 19,232.54</b>	<b>\$ 1,239,309.10</b>	<b>\$ 856,498.27</b>	<b>\$ 382,810.83</b>	<b>\$ 1,239,309.10</b>

<b>100.00%</b>	<b>Percent Collected</b>
<b>\$ -</b>	<b>Balance Remaining to Collect</b>

*C.*

**Tison's Landing**  
COMMUNITY DEVELOPMENT DISTRICT

**Fiscal Year 2025**  
**Check Register**

**GENERAL FUND**

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
8/1 - 8/31/25	3889-3907	\$	44,929.55

<b>TOTAL CHECKS</b>		<b>\$</b>	<b>44,929.55</b>
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<i>Date</i>	<i>ACH</i>		<i>Amount</i>
8/1 - 8/31/25	80003-80007	\$	6,079.70

<b>TOTAL ACH</b>		<b>\$</b>	<b>6,079.70</b>
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<b>TOTAL</b>		<b>\$</b>	<b>51,009.25</b>
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**CAPITAL RESERVE FUND**

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
8/1 - 8/31/25	n/a		

<b>TOTAL</b>		<b>\$</b>	<b>-</b>
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AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 9/15/25		PAGE 1		
*** CHECK DATES 08/01/2025 - 08/31/2025 ***		TISIONS LANDING GF BANK A TISON LANDING									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS		VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #		
8/08/25	00012	7/31/25	25-04238	202507	310-51300-48000	BOARD OF SUPERVISORS MTG	*	103.50			
DAILY RECORD + OBSERVER LLC								103.50	003889		
8/08/25	00004	8/01/25	469	202508	310-51300-34000	AUG 25 - MGMT FEES	*	3,750.00			
		8/01/25	469	202508	310-51300-49500	AUG 25 - WEBSITE ADMIN	*	133.33			
		8/01/25	469	202508	310-51300-35100	AUG 25 - IT	*	133.33			
		8/01/25	469	202508	310-51300-31200	AUG 25 - DISSEMINATION	*	83.33			
		8/01/25	469	202508	310-51300-42000	AUG 25 - POSTAGE	*	12.35			
		8/01/25	469	202508	310-51300-42500	AUG 25 - COPIES	*	81.00			
		8/01/25	469	202508	310-51300-41000	AUG 25 - TELEPHONE	*	16.45			
GOVERNMENTAL MANAGMENT'S SERVICES								4,209.79	003890		
8/08/25	00206	7/15/25	7134413	202507	320-57200-46500	AZONE-EPA REG NO. 7870-1	*	747.00			
		7/23/25	7144546	202507	320-57200-46500	AZONE-EPA REG NO. 7870-1	*	807.00			
		7/30/25	7151889	202507	320-57200-46500	AZONE-EPA REG NO. 7870-1	*	762.00			
HAWKINS, INC.								2,316.00	003891		
8/08/25	00186	8/01/25	428040	202508	320-57200-34502	AUG 25 - ACCESS CONTR SYS	*	60.00			
HI-TECH SYSTEMS ASSOCIATES								60.00	003892		
8/08/25	00052	6/30/25	9455	202506	320-53800-46201	BUSH HOGGING EASEMENT	*	2,375.00			
LAWNBOY LAWN SERVICES, INC.								2,375.00	003893		
8/08/25	00064	7/28/25	62849361	202507	320-53800-46202	JUL 25 - PEST CONTROL SVC	*	50.00			
NADER'S PEST RAIDERS								50.00	003894		
8/08/25	00137	8/01/25	295602B	202508	320-53800-46800	AUG 25 - WATER MGMT	*	804.00			
THE LAKE DOCTORS, INC.								804.00	003895		
8/08/25	00205	8/09/25	09092025	202508	320-57200-49400	BANK TO SCHOOL FOAM CANNO	*	1,000.00			
BOUNCERS, SLIDES AND MORE INC								1,000.00	003896		
TISO TISON		TCESSNA									

\*\*\* CHECK DATES 08/01/2025 - 08/31/2025 \*\*\*  
TISONS LANDING GF  
BANK A TISON LANDING

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/14/25	00161	7/31/25 19884	202507 320-53800-46203		*	1,610.98	
		JUL 25 COMM TURF/ORNAMENT					
		7/31/25 19884	202507 320-53800-46203		*	250.00	
		ADD BERMUDA TURF APPL					
				AGROWPRO INC.			1,860.98 003897
8/14/25	00246	7/31/25 YBL05	202508 320-57200-49400		*	700.00	
		SIP N PAINT EVENT					
				OBBLUDAZZI PRINTS			700.00 003898
8/14/25	00084	8/13/25 52941	202508 320-53800-35000		*	1,550.00	
		REPLC CONTROL BOX					
				EAST COAST WELLS & PUMP SERVICE INC			1,550.00 003899
8/14/25	00052	8/03/25 9494	202507 320-53800-46200		*	4,424.00	
		JUL 25- LAWN MAINT					
		8/03/25 9494	202507 320-53800-46201		*	240.00	
		ADD WEEDS MGMT					
		8/03/25 9494	202507 320-53800-46201		*	131.50	
		MONTHLY MOW					
				LAWNBOY LAWN SERVICES, INC.			4,795.50 003900
8/20/25	00081	7/31/25 194465	202507 310-51300-31500		*	1,316.00	
		LEGAL SV THRU 7/31/25					
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			1,316.00 003901
8/20/25	00156	8/01/25 758703	202509 320-53800-34502		*	130.61	
		ENTR2 VIDEO 09/1-09/30/25					
		8/01/25 758704	202509 320-53800-34502		*	288.21	
		UTILITY VID 09/1-09/30/25					
		8/01/25 758705	202509 320-53800-34502		*	229.27	
		ENTR1 POND RN 9/1-9/30/25					
		8/01/25 758706	202509 320-57200-34502		*	1,086.71	
		AMENITY 9/1-9/30/25					
				ENVERA			1,734.80 003902
8/20/25	00254	8/18/25 1322	202508 320-53800-46000		*	1,761.23	
		STUCCO REPAIR					
				EVERETTS CUSTOM RENOVATIONS LLC			1,761.23 003903
8/20/25	00255	8/20/25 REFUND C	202508 300-36200-10000		*	145.00	
		REF CLUBH RENT S GRANGER					
				SHAUNDRELLE GRANGER			145.00 003904
8/20/25	00206	8/07/25 7159918	202508 320-57200-46500		*	912.00	
		AZONE-EPA REG NO. 7870-1					

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		8/13/25 7165360	202508 320-57200-46500		*	270.00	
		AZONE-EPA REG NO. 7870-1		HAWKINS, INC.			1,182.00 003905
8/20/25 00186		8/14/25 77517	202508 320-57200-34502		*	95.00	
		SERVICE CALL		HI-TECH SYSTEMS ASSOCIATES			95.00 003906
8/20/25 00157		8/01/25 427675	202508 320-57200-45105		*	8,517.50	
		AUG 25 - AMENITY MANAGER					
		8/01/25 427675	202508 320-57200-46400		*	2,762.50	
		AUG 25 - POOL MAINTENANCE					
		8/01/25 427675	202508 320-53800-34400		*	3,098.25	
		AUG 25 - FIELD MGMT					
		8/01/25 427675	202508 320-57200-46602		*	338.17	
		AUG 25 - JANITORIAL SUPP					
		8/01/25 427675	202508 320-57200-46601		*	2,758.25	
		AUG 25 - JANITORIAL MAINT					
		8/01/25 427675	202508 320-57200-49510		*	250.00	
		AUG 25 - WEBSITE ADMIN					
		8/01/25 427675	202508 320-57200-34450		*	1,146.08	
		AUG 25 - POOL MONITORS					
				VESTA PROPERTY SERVICE INC.			18,870.75 003907
TOTAL FOR BANK A						44,929.55	

TISO TISON

TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/08/25	00030	7/25/25 84957412	202508 320-57200-41050	TV/INTERNET 8/4-9/3/25	*	512.84	
		7/28/25 84957412	202508 320-53800-41050	INTERNET 8/2-9/1/25	*	123.35	
				COMCAST (AUTO PAY)			636.19 080003
8/08/25	00015	7/31/25 89708215	202507 320-53800-43000	ELECTRIC 6/30-7/29/25	*	81.09	
		7/31/25 89708215	202507 320-57200-43000	ELECTRIC 6/30-7/29/25	*	1,043.58	
		7/31/25 89708215	202507 320-53800-43100	IRRIGATION 6/29-7/28/25	*	1,099.51	
		7/31/25 89708215	202507 320-57200-43100	SEWER 7/3-7/31/25	*	881.66	
		7/31/25 89708215	202507 320-57200-43100	WATER 7/3-7/31/25	*	494.56	
				JEA (AUTO PAY)			3,600.40 080004
8/08/25	00077	7/16/25 0687-001	202508 320-57200-43200	WASTE 8/1-8/31/25	*	738.43	
				REPUBLIC SERVICES #687 (AUTO PAY)			738.43 080005
8/13/25	00152	8/03/25 55693990	202507 320-57200-49400	BAGS OF ICE FOR EVENT	*	19.35	
		8/03/25 55693990	202507 300-11500-10000	BJ FUEL E MYERS	*	37.27	
		8/03/25 55693990	202507 320-57200-52000	TOILET PAPER	*	11.02	
		8/03/25 55693990	202507 320-57200-49400	CONTACT RENEWAL	*	39.90	
		8/03/25 55693990	202507 320-57200-52000	POSTAGE	*	10.48	
		8/03/25 55693990	202507 320-57200-49400	BACK TO SCHOOL EVENT	*	193.10	
		8/03/25 55693990	202507 320-57200-49400	RBT CIRCLE	*	.19-	
		8/03/25 55693990	202507 310-51300-49000	PAYPAL FEES E MYER	*	1.86	
				WELLS FARGO CREDIT CARD (AUTO PAY)			312.79 080006
8/18/25	00152	8/03/25 55693990	202507 320-53800-46000	HARDWARE	*	5.34	
		8/03/25 55693990	202507 320-57200-46000	POSTAGE WARRYANTY DOCS	*	8.95	
		8/03/25 55693990	202507 320-57200-46000	FABRIC POOL LOUNGE CHAIR	*	100.00	

TISO TISON TCESSNA



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/03/25		55693990	202507 320-57200-46000	FABRIC POOL LOUNGE CHAIR	*	100.00	
8/03/25		55693990	202507 320-57200-46000	FITNESS MATS GYM	*	63.30	
8/03/25		55693990	202507 320-57200-46000	FABRIC POOL LOUNGE CHAIR	*	100.00	
8/03/25		55693990	202507 320-57200-46000	FABRIC POOL LOUNGE CHAIR	*	100.00	
8/03/25		55693990	202507 320-57200-46000	SWINGS FOR SWING SET	*	42.99	
8/03/25		55693990	202507 320-53800-46000	SECURITY SOCKET SET	*	41.98	
8/03/25		55693990	202507 320-53800-46000	LOW VOLTAGE WIRING	*	19.14	
8/03/25		55693990	202507 320-57200-46000	VALVE REFRIGERTOR	*	210.19	
WELLS FARGO CREDIT CARD (AUTO PAY)							791.89 080007
TOTAL FOR BANK Z						6,079.70	
TOTAL FOR REGISTER						51,009.25	

TISO TISON

TCESSNA

# Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL,  
32218-8982

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

**Amount due \$123.35**

### ! Thanks for paying by Automatic Payment

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

### Need help?

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

## Your bill explained

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

320 538 41050

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**

1401 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 **Aug 19, 2025**

**Please pay \$123.35**

**Electronic payment will be applied Aug 19, 2025**

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

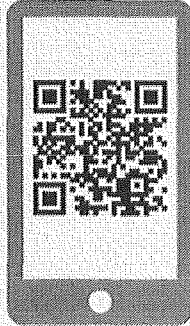
849574120353462700123356

## Download the Comcast Business App

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

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

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

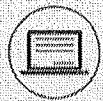


## Faster speeds. More solutions. Bigger savings.

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

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

## Need help? We're here for you



### Visit us online

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



### Call us anytime

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

## Useful information

### Moving?

We can help ensure it's a smooth transition.  
Visit **business.comcast.com/learn/moving** to learn more.

### Accessibility:

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

## Ways to pay



### No more mailing monthly checks

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



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

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



#### Comcast Business App

Download the Comcast Business App



#### In-Store

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

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

What's included?



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

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

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

## Hello Landing Tison's,

Thanks for choosing Comcast Business.

## Your bill at a glance

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

Previous balance		\$512.84
EFT Payment - thank you	Jul 17	-\$512.84
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$506.35
Taxes, fees and other charges	Page 3	\$6.49
<b>New charges</b>		<b>\$512.84</b>

**Amount due \$512.84**

## ! Thanks for paying by Automatic Payment

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

## Need help?

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

## ← Your bill explained

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

320 572 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS1401 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937TISON'S LANDING  
C/O CDD OFFICES  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761Account number **8495 74 120 0906133**  
Automatic payment **Aug 16, 2025****Please pay \$512.84****Electronic payment will be applied Aug 16, 2025**COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

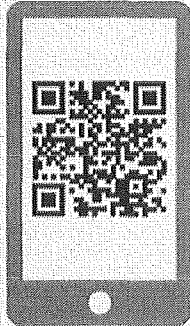
849574120090613300512848

## Download the Comcast Business App

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

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

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

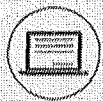


## Faster speeds. More solutions. Bigger savings.

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

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

## Need help? We're here for you



### Visit us online

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



### Call us anytime

800-391-3000

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

## Useful information

### Moving?

We can help ensure it's a smooth transition.

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

### Accessibility:

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

## Ways to pay



### No more mailing monthly checks

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



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

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



#### Comcast Business App

Download the Comcast Business App



#### In-Store

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



Regular monthly charges		\$506.35
<b>Comcast Business</b>		<b>\$490.35</b>
<b>TV services</b>		<b>\$124.10</b>
TV Standard	\$114.95	
Business Video.		
Service Discount	-\$55.00	
TV Box + Remote	\$2.70	
Service To Additional TV	\$19.90	
With TV Box and Remote.		
Qty 2 @ \$9.95 each		
Broadcast TV Fee	\$37.10	
Regional Sports Fee	\$4.45	
<b>Internet services</b>		<b>\$304.85</b>
Unreturned Equipment	\$24.95	
Modem.		
Business Internet 150	\$254.95	
Static IP - 5	\$24.95	
<b>Voice services</b>		<b>\$61.40</b>
Voice Line	\$44.45	
Business Voice.		
Equipment Fee	\$16.95	
Voice.		
<b>Service fees</b>		<b>\$16.00</b>
Directory Listing Management	\$8.00	
Fee		
Voice Network Investment	\$8.00	
<b>Taxes, fees and other charges</b>		<b>\$6.49</b>
<b>Other charges</b>		<b>\$6.49</b>
Federal Universal Service Fund	\$3.85	
Regulatory Cost Recovery	\$2.64	

## What's included?

**Internet:** Fast, reliable internet on our Gig-speed network**TV:** Keep your employees informed and customers entertained**Voice Numbers:** (904)757-1547Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

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

## Additional information

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

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

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

set up to auto pay  
set up e bill

## Tisons Landing - JEA

Budget	Vendor/ACCT / Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Electric	8970821539 16365 N MAIN ST APT SG01	95045373	\$101.56	\$103.36	\$114.91	\$132.58	\$101.38	\$106.25	\$89.71	\$89.47	\$86.83	\$81.09			\$1,007.14
Electric Total	001.320.538.43000		\$101.56	\$103.36	\$114.91	\$132.58	\$101.38	\$106.25	\$89.71	\$89.47	\$86.83	\$81.09	\$0.00	\$0.00	\$1,007.14

Electric	8970821539 16529 TISONS BLUFF ROAD	06221889	\$936.93	\$827.92	\$945.42	\$754.16	\$688.35	\$947.82	\$833.53	\$895.55	\$928.52	\$1,043.58			\$8,803.78
Electric Total	001.320.57200.43000		\$936.93	\$827.92	\$945.42	\$754.16	\$688.35	\$947.82	\$833.53	\$895.55	\$928.52	\$1,043.58	\$0.00	\$0.00	\$8,803.78

Budget	Vendor/ACCT / Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	8970821539 15635 TISON BLUFF ROAD	67370623	\$19.47	\$19.47	\$38.94	\$19.47	\$23.39	\$62.63	\$36.17	\$18.20	\$18.20	\$18.20			\$274.14
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370625	\$284.02	\$261.72	\$315.24	\$282.94	\$278.56	\$110.09	\$57.84	\$53.01	\$62.68	\$57.84			\$1,774.94
Irrigation	8970821539 16123 TISONS BLUFF RD	83726295	\$83.33	\$78.87	\$87.79	\$87.79	\$78.87	\$92.25	\$72.34	\$77.17	\$82.00	\$77.17			\$817.58
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	\$19.47	\$19.47	\$19.47	\$19.47	\$19.47	\$38.09	\$38.77	\$43.36	\$43.36	\$21.79			\$284.72
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	\$502.56	\$19.47	\$23.39	\$19.47	\$19.47	\$82.25	\$86.83	\$144.80	\$164.12	\$154.46			\$1,226.82
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370833	\$87.79	\$83.33	\$86.71	\$87.79	\$83.33	\$62.63	\$43.36	\$72.34	\$77.17	\$72.34			\$766.79
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	\$176.96	\$154.89	\$145.77	\$163.61	\$145.77	\$101.32	\$77.17	\$86.83	\$18.20	\$18.20			\$1,088.54
Irrigation	8970821539 16331 TISONS BLUFF RD	67370634	\$19.47	\$127.83	\$172.53	\$158.15	\$154.68	\$78.87	\$53.01	\$149.63	\$168.95	\$154.46			\$1,238.69
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	\$58.71	\$43.01	\$43.01	\$43.01	\$39.09	\$82.25	\$62.68	\$270.40	\$338.03	\$280.73			\$1,250.92
Irrigation	8970821539 16356 MAGNOLIA GROVE WY	67370624	\$141.31	\$141.31	\$127.93	\$150.23	\$132.39	\$91.66	\$87.51	\$106.15	\$130.31	\$130.31			\$1,218.11
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	\$19.47	\$23.39	\$19.47	\$23.39	\$23.39	\$19.47	\$18.20	\$18.20	\$21.79	\$18.20			\$204.97
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	\$19.47	\$19.47	\$19.47	\$27.32	\$119.01	\$110.09	\$62.68	\$106.15	\$125.47	\$115.81			\$724.94
Irrigation Total	001.320.538.43100		\$1,432.05	\$992.13	\$1,109.72	\$1,093.64	\$1,118.43	\$952.60	\$677.56	\$1,146.24	\$1,250.28	\$1,099.51	\$0.00	\$0.00	\$10,872.16

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	\$3,386.86	\$1,109.34	\$108.92	\$115.50	\$128.67	\$952.03	\$685.63	\$1,705.99	\$735.89	\$881.66			\$9,790.49
Water	8970821539 16529 TISONS BLUFF ROAD	67891772	\$1,013.21	\$356.09	\$64.89	\$66.81	\$70.64	\$538.69	\$371.64	\$1,011.46	\$403.16	\$494.56			\$4,391.15
Water/Sewer Total	001.320.57200.43100		\$4,380.07	\$1,465.43	\$173.81	\$182.31	\$199.31	\$1,490.72	\$1,057.27	\$2,717.45	\$1,139.05	\$1,376.22	\$0.00	\$0.00	\$14,181.64

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	\$3,487.39	\$2,095.09	\$4,848.71	\$3,405.68	\$3,600.40	\$0.00	\$0.00	\$34,200.57
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last year			\$5,241.28	\$5,725.50	\$3,833.67	\$3,886.14	\$3,916.37	\$3,962.72	\$3,726.51	\$4,090.50	\$3,535.27	\$3,683.75	\$3,815.27	\$3,918.13	\$52,618.19
increase/(decrease)			\$1,508.16	(\$2,336.66)	(\$1,489.81)	(\$1,833.45)	(\$1,807.90)	(\$465.33)	(\$1,631.42)	\$758.21	(\$129.59)	(\$83.35)	(\$3,815.27)	(\$3,918.13)	(\$18,417.62)

			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	9,000.00	11,000.00	10,000.00			\$370,000.00
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	14,000.00	15,000.00	14,000.00			\$154,000.00
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	-	-	-	-	-	5,000.00	6,000.00	7,000.00	70,000.00	1,000.00			\$89,000.00
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	110,000.00	-	1,000.00	-	-	18,000.00	16,000.00	28,000.00	32,000.00	30,000.00			\$235,000.00
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370833	17,000.00	16,000.00	19,000.00	17,000.00	16,000.00	11,000.00	7,000.00	13,000.00	14,000.00	13,000.00			\$143,000.00
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	16,000.00	-	-			\$212,000.00
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	29,000.00	33,000.00	30,000.00			\$324,000.00
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	54,000.00	68,000.00	52,000.00			\$236,000.00
Irrigation	8970821539 16356 MAGNOLIA GROVE WY	67370624	28,000.00	29,000.00	26,000.00	31,000.00	27,000.00	17,000.00	12,000.00	20,000.00	25,000.00	25,000.00			\$241,000.00
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	-	1,000.00	-	1,000.00	1,000.00	-	-	-	1,000.00	-			\$4,000.00
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	-	-	-	2,000.00	24,000.00	22,000.00	11,000.00	20,000.00	24,000.00	22,000.00			\$125,000.00
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	305,000.00	112,000.00	141,000.00			\$1,466,000.00
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	305,000.00	112,000.00	141,000.00			\$1,466,000.00
			1,270,000.00	485,000.00	203,000.00	206,000.00	217,000.00	486,000.00	399,000.00	820,000.00	517,000.00	479,000.00	-	-	5,082,000.00



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



TISONS LANDING CDD



Phone: (904) 665-6000



Online: jea.com

Account #: 8970821539

Bill Date: 07/31/25

Cycle: 04

**Amount Due**  
**\$3,600.40**

Do not pay. AutoPay will process  
your payment on 08/22/25.

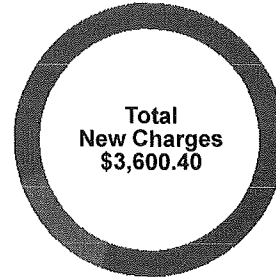
## TOTAL SUMMARY OF CHARGES

Electric .....	\$	1,124.67
Water .....		494.56
Sewer .....		881.66
Irrigation .....		1,099.51
<b>Total New Charges .....</b>	<b>\$</b>	<b>3,600.40</b>

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

Previous Balance .....	\$	3,405.68
Payment(s) Received .....		-3,405.68
Balance Before New Charges .....		0.00
New Charges .....		3,600.40

**Do not pay. AutoPay will process your  
payment on 08/22/25.** \$ 3,600.40



Electric	\$1,124.67
Water	\$494.56
Sewer	\$881.66
Irrigation	\$1,099.51

## MESSAGES



Visit [jea.com](http://jea.com) to make sure your contact info is current so we can reach you with important service updates and during severe weather.



JEA's 2024 Water Quality report is available at [jea.com/WQR2024](http://jea.com/WQR2024). This report contains important information about the source and quality of your drinking water. To request a paper copy, email your address to [waterquality@jea.com](mailto:waterquality@jea.com) or call 665-6000.

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: 07/31/25

Do not pay. AutoPay will process your payment on 08/22/25.

TOTAL AMOUNT PAID

**\$3,600.40**

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

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



## Pay Your Bill



## Manage Your Alerts



## Transfer Service

[Report or View Outages](#)

Email Us



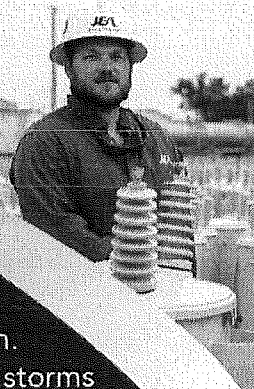
## Update Your Information



## Learn About Rates



## Understand Your Bill



## Stay Storm-Ready

It's officially hurricane season. Learn how JEA prepares for storms and what you can do to keep your family, home or business safe in case one heads our way.



Scan to explore our  
Storm Center.

## Solutions to Help You Save

We want to help you use less and save more. From simple tips to efficiency assessments and rebates, we have something for everyone.

**Scan to find more  
ways to save.**



## STATEMENT INFORMATION

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

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

### ADDRESS CORRECTION

Account # 8970821539

**Tel:**

**Address:** \_\_\_\_\_  
 \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**E-mail:** \_\_\_\_\_



Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539

Bill Date: 07/31/25

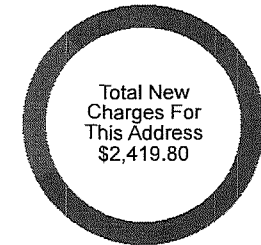
Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
15635 TISONS BLUFF RD	I	\$18.20	Irrigation 1 - Commercial	06/29/25 - 07/28/25	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		17.67													
City of Jacksonville Franchise Fee		0.53													
			<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>99209661</td><td>29</td><td>17</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99209661	29	17	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99209661	29	17	Regular	0 GAL											
15681 TISONS BLUFF RD	I	\$57.84	Irrigation 1 - Commercial	06/29/25 - 07/28/25	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>99462033</td><td>29</td><td>21</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)	99462033	29	21	Regular	10000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99462033	29	21	Regular	10000 GAL											
16123 TISONS BLUFF RD	I	\$77.17	Irrigation 1 - Commercial	06/29/25 - 07/28/25	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>83726295</td><td>29</td><td>1185</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)	83726295	29	1185	Regular	14000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83726295	29	1185	Regular	14000 GAL											
16151 DOWING CREEK DR	I	\$21.79	Irrigation 1 - Commercial	06/29/25 - 07/28/25	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		3.49													
City of Jacksonville Franchise Fee		0.63													
			<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>2252</td><td>Regular</td><td>1000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74534584	29	2252	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74534584	29	2252	Regular	1000 GAL											
16211 DOWING CREEK DR	I	\$154.46	Irrigation 1 - Commercial	06/29/25 - 07/28/25	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)		107.86													
City of Jacksonville Franchise Fee		4.50													
			<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>7976</td><td>Regular</td><td>30000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74458033	29	7976	Regular	30000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74458033	29	7976	Regular	30000 GAL											
16303 HUNTERS HOLLOW TL	I	\$72.34	Irrigation 1 - Commercial	06/29/25 - 07/28/25	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>67370633</td><td>29</td><td>5772</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)	67370633	29	5772	Regular	13000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370633	29	5772	Regular	13000 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
16316 MAGNOLIA GROVE WY	I	\$18.20	Irrigation 1 - Commercial	06/29/25 - 07/28/25	Commercial Irrigation Service										
Detail Charges:Basic Monthly Charge		17.67													
City of Jacksonville Franchise Fee		0.53													
			<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>99461977</td><td>29</td><td>0</td><td>Regular</td><td>0 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99461977	29	0	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99461977	29	0	Regular	0 GAL											
16331 TISONS BLUFF RD	I	\$154.46	Irrigation 1 - Commercial	06/29/25 - 07/28/25	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)		107.86													
City of Jacksonville Franchise Fee		4.50													
			<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>243</td><td>Regular</td><td>30000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514107089	29	243	Regular	30000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514107089	29	243	Regular	30000 GAL											
16343 TISONS BLUFF RD	I	\$260.73	Irrigation 1 - Commercial	07/03/25 - 07/31/25	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)		211.04													
City of Jacksonville Franchise Fee		7.59													
			<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>28</td><td>466</td><td>Regular</td><td>52000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	67370632	28	466	Regular	52000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
67370632	28	466	Regular	52000 GAL											
16356 MAGNOLIA GROVE WY APT IR01	I	\$130.31	Irrigation 1 - Commercial	06/29/25 - 07/28/25	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)		84.41													
City of Jacksonville Franchise Fee		3.80													
			<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>99461978</td><td>29</td><td>50</td><td>Regular</td><td>25000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99461978	29	50	Regular	25000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99461978	29	50	Regular	25000 GAL											
16365 N MAIN ST APT SG01	E	\$81.09	Commercial - Electric	06/30/25 - 07/29/25	General Service										
Detail Charges:Basic Monthly Charge		23.00													
Energy Charge (\$0.0667 per kWh)		33.22													
Tax Exempt Fuel Cost (\$0.03614 per kWh)		18.00													
Taxable Fuel Cost (\$0.00511 per kWh)		2.54													
City of Jacksonville Franchise Fee		2.30													
Gross Receipts Tax		2.03													
			<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>43847</td><td>Regular</td><td>498 KWH</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	29	43847	Regular	498 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24074025	29	43847	Regular	498 KWH											



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	E	\$1,043.58	Commercial - Electric	06/30/25 - 07/29/25	General Service
Detail Charges:					
Basic Monthly Charge		23.00			
Energy Charge (\$0.0667 per kWh)		596.16			
Tax Exempt Fuel Cost (\$0.03614 per kWh)		323.02			
Taxable Fuel Cost (\$0.00511 per kWh)		45.67			
City of Jacksonville Franchise Fee		29.64			
Gross Receipts Tax		26.09			
16529 TISONS BLUFF RD	W	\$494.56	Commercial - Water/Sewer	07/03/25 - 07/31/25	Commercial Water Service
Detail Charges:					
Basic Monthly Charge		48.70			
Water Consumption Charge		431.46			
City of Jacksonville Franchise Fee		14.40			
16529 TISONS BLUFF RD	S	\$881.66	Commercial - Water/Sewer	07/03/25 - 07/31/25	Commercial Sewer Service
Detail Charges:					
Basic Monthly Charge		167.90			
Sewer Usage Charge		688.08			
City of Jacksonville Franchise Fee		25.68			
261 BRADFORD LAKE CR	I	\$18.20	Irrigation 1 - Commercial	06/29/25 - 07/28/25	Commercial Irrigation Service
Detail Charges:					
Basic Monthly Charge		17.67			
City of Jacksonville Franchise Fee		0.53			
79 BRADFORD LAKE CR	I	\$115.81	Irrigation 1 - Commercial	06/29/25 - 07/28/25	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)		70.34			
City of Jacksonville Franchise Fee		3.37			



Electric  
\$1,043.58  
 Water  
\$494.56  
 Sewer  
\$881.66



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** 0687-001548239  
**Invoice Date** July 16, 2025  
**Previous Balance** \$983.77  
**Payments/Adjustments** -\$983.77  
**Current Invoice Charges** \$738.43

<b>Total Amount Due</b> \$738.43	<b>Payment Due Date</b> August 05, 2025
-------------------------------------	--

**PAYMENTS/ADJUSTMENTS**

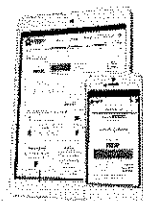
Description	Reference	Amount
Payment - Thank You 07/07	5555555	-\$983.77

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50</b>				
<b>Jacksonville, FL Contract: 9687025 (C50)</b>				
<b>1 Waste Container 4 Cu Yd, 1 Lift Per Week</b>				
Pickup Service 08/01-08/31			\$441.48	\$441.48
Container Refresh 08/01-08/31		1.0000	\$9.00	\$9.00
<b>Total Fuel/Environmental Recovery Fee</b>				\$180.65
<b>Total Franchise - Local</b>				\$107.30
<b>CURRENT INVOICE CHARGES</b>				<b>\$738.43</b>

Simple account access at your fingertips.

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



8619 Western Way  
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

**Total Enclosed**

Return Service Requested

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

<b>Total Amount Due</b>	<b>\$738.43</b>
<b>Payment Due Date</b>	<b>August 05, 2025</b>
<b>Account Number</b>	<b>3-0687-0002027</b>
<b>Invoice Number</b>	<b>0687-001548239</b>



For Billing Address Changes,  
Check Box and Complete Reverse.

Make Checks Payable To:

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



## UNDERSTANDING YOUR BILL

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

## UNDERSTANDING OUR RATES, CHARGES, AND FEES

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

### Responsible Party

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

### Residential Customers

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

### Check Processing

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

### Cancellation & Payment Policy

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

### Understanding Our Rates, Charges and Fees

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

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

#### BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

# Jacksonville Daily Record

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

P.O. Box 2177  
Jacksonville, FL 32203  
(904) 356-2466

## INVOICE

July 31, 2025

**Date**

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

<b>Serial #</b> 25-04238D	<b>PO/File #</b>	\$103.50
Notice of Board of Supervisors Meeting		<b>Payment Due</b>
		\$103.50
Tison's Landing Community Development District		<b>Publication Fee</b>
		\$103.50
<b>Case Number</b>		<b>Amount Paid</b>
<b>Publication Dates</b> 7/31		
<b>County</b> Duval		

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

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

If your payment is being  
mailed, please reference  
Serial # 25-04238D on your  
check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, August 14, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

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

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

Daniel Laughlin  
District Manager

Jul. 31 00 (25-04238D)

**Governmental Management Services, LLC**

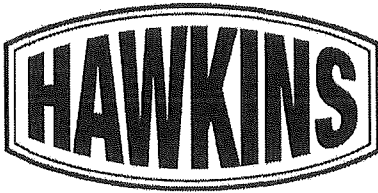
475 West Town Place, Suite 114  
St. Augustine, FL 32092

**Invoice****Invoice #:** 469**Invoice Date:** 8/1/25**Due Date:** 8/1/25**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 - August 2025	340	3,750.00	3,750.00
Website Administration - August 2025	445	133.33	133.33
Information Technology - August 2025	351	133.33	133.33
Dissemination Agent Services - August 2025	312	83.33	83.33
Postage	420	12.35	12.35
Copies	425	81.00	81.00
Telephone	410	16.45	16.45
<b>Total</b>			<b>\$4,209.79</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,209.79</b>

Original



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

# INVOICE

Total Invoice	<b>\$747.00</b>
Invoice Number	7134413
Invoice Date	7/15/25
Sales Order Number/Type	4877054 SL
Branch Plant	74
Shipment Number	5843225

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 #
8/14/25	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	245.0000	GA	\$3.0000	GA	2,369.2 LB	\$735.00
		1 LB BLK (Mini-Bulk)		245.0000	GA			2,369.2 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate

Sales Tax

0 %

\$0.00

Invoice Total

**\$747.00****No Discounts on Freight**

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

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

**CHECK REMITTANCE:**

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

**WIRING CONTACT INFORMATION:**

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

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

**FINANCIAL INSTITUTION:**

US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

Account Name: Hawkins, Inc.

Account #: 180120759469

ABA/Routing #: 091000022

Swift Code#: USBKUS44IMT

Type of Account: Corporate Checking

**ACH PAYMENTS:**

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

**CASH IN ADVANCE/EFT PAYMENTS:**

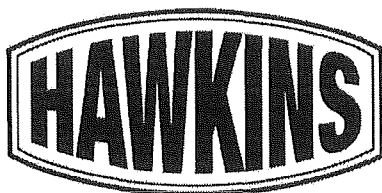
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

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

Job# 1439117





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

Original

## INVOICE REPRINT

Total Invoice	<b>\$807.00</b>
Invoice Number	7144546
Invoice Date	7/23/25
Sales Order Number/Type	4886055 SL
Branch Plant	74
Shipment Number	5854747

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 #
8/22/25	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	265.0000	GA	\$3.0000	GA	2,562.6 LB	\$795.00
		1 LB BLK (Mini-Bulk)		265.0000	GA			2,562.6 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate  
0 %

Sales Tax  
\$0.00

Invoice Total

**\$807.00**

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

**CHECK REMITTANCE:**

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

**WIRING CONTACT INFORMATION:**  
Email: [Credit.Dept@HawkinsInc.com](mailto:Credit.Dept@HawkinsInc.com)

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

**FINANCIAL INSTITUTION:**

US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

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

**ACH PAYMENTS:**

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

**CASH IN ADVANCE/EFT PAYMENTS:**

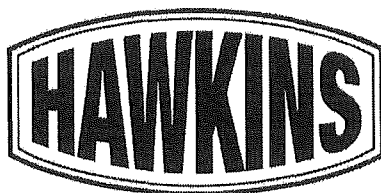
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§80-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

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

Job# 1484603

Original



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

# INVOICE

Total Invoice	<b>\$762.00</b>
Invoice Number	7151889
Invoice Date	7/30/25
Sales Order Number/Type	4893948 SL
Branch Plant	74
Shipment Number	5864966

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 #
8/29/25	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	250.0000	GA	\$3.0000	GA	2,417.5 LB	\$750.00
		1 LB BLK (Mini-Bulk)		250.0000	GA			2,417.5 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate

Sales Tax

0 %

\$0.00

Invoice Total

**\$762.00**

## No Discounts on Freight

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

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

## CHECK REMITTANCE:

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

## WIRING CONTACT INFORMATION:

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

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

## FINANCIAL INSTITUTION:

US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

Account Name: Hawkins, Inc.

Account #: 180120759469

ABA/Routing #: 091000022

Swift Code#: USBKUS44IMT

Type of Account: Corporate Checking

## ACH PAYMENTS:

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

## CASH IN ADVANCE/EFT PAYMENTS:

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

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

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

Job# 1507729



Tallahassee, FL 32308  
2498 Centerville Rd.

**Bill to:**

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

[Click Here to Pay Online!](#)

Approved by Tim Harden

Please code to 320.572.34502

**Invoice**

**Invoice #:** 428040  
**Invoice Date:** 08/01/2025  
**Completed:** 08/01/2025  
**Terms:** Due on Aging Date  
**Bid#:**

16529 Tisons Bluff Rd

**HiTechFlorida.com**

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

**Tech Resolution Note:**

Thank you for choosing Hi-Tech!

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

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

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

LawnBoy Lawn Services

PO Box 551203  
Jacksonville, FL 32255

# Invoice

Date	Invoice #
6/30/2025	9455

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

Approved by Tim Harden    Please code to 320.538.46201

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

Quantity	Description	Rate	Amount
1	Bush hogging of Powerline Easement - Pricing as agreed upon in Amendment 4 of our existing agreement with Tisons Landing.	2,375.00	2,375.00
All work is complete. Please remit payment immediately.		<b>Total</b>	\$2,375.00



**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	8/1/2025	\$804.00

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

00000000130252001000000029560200000008040008

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 8/11/2025 Invoice 295602B PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2025	Water Management - Monthly		\$804.00	\$0.00	\$804.00
Please remit payment for this month's invoice.					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				<b>Credits</b>	\$0.00
				<b>Adjustment</b>	\$0.00
					<b>AMOUNT DUE</b>

**Total Account Balance including this invoice:**

\$804.00

**This Invoice Total:**

\$804.00

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

**Customer #:** 724857

**Portal Registration #:** 95B1B593

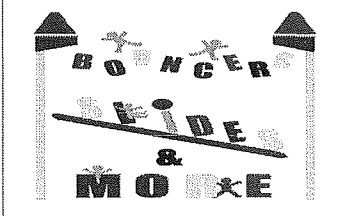
**Customer E-mail(s):** tcessna@gmssf.com

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

**Corporate Address**

4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256

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

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		<b>Invoice</b> Date: August 9th, 2025 Invoice Number: 09092025.09		
<u>Name / Address</u> Attn: Liz Myers Tison's Landing CDD 16529 Tison's Bluff Jacksonville, FL 32218		<b>Additional Details:</b> 1p-3p and bring three hoses and a 4-way splitter  Date: 8/5/25 Approved; Elizabeth Myers-hesford GL Code: Special Events				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>SubTotal</u>	<u>Extended</u>
1	Foam Cannon	1	\$500.00			\$1,000.00
2	Laser Tag	1	\$500.00			
3	16' Blue	1	\$300.00			
4	19' Avalanche	1	\$375.00			
5	Generator	1	\$100.00			
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<b>Comments:</b>		<b>Subtotal</b>				\$1,000.00
		<b>Sales Tax (0.0%)</b>				N/A
		<b>Total</b>				\$1,000.00



# Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
3-Jul	Circle K	320.572.49400	\$ 19.35	Bags of Ice for Event
7-Jul	BJ's Fuel		\$ 39.13	reimbursed the District through PayPal receipt included
9-Jul	Dollar General	320.572.5200	\$ 11.02	Toilet Paper
15-Jul	Constant Contact	320.572.49400	\$ 39.90	contract expired 7/14/25 new monthly charge
28-Jul	USPS	310.513.4200	\$ 10.48	Postage
2-Aug	Amazon	320.572.49400	\$ 193.10	Back to School Event
Total on Report			312.98	

**Instructions:**

Go online and print your credit card statement from the online banking service, or you can typically save the statement as a pdf.

Scan all your receipts in PDF format

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

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

S TL ULTRA 8 ROLL T 13100301755 \$10.25  
Tax: \$10.25 @ 7.5% \$0.77  
Balance to pay \$11.02  
MasterCard \$11.02

Mastercard

Type: CONTACTLESS

MID: \*\*\*\*\*27013

TOTAL PURCHASE

\*\*\*\*\*1064

Auth Code: 01138Q

TID: \*\*\*\*6000

\$11.02

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

STORE  
19780

TILL  
1

TRANS.  
64007

DATE  
07-11-25 3:16 PM

Your cashier was: HENRIETTA



99902197800010640075









# UNITED STATES POSTAL SERVICE

YULEE  
463063 STATE ROAD 200  
YULEE, FL 32097-9998  
www.usps.com

07/28/2025

01:55 PM

## TRACKING NUMBERS

9589 0710 5270 3272 7913 83

TRACK STATUS OF ITEMS WITH THIS CODE  
(UP TO 25 ITEMS)



## TRACK STATUS BY TEXT MESSAGE

Send tracking number to 28777 (2USPS)  
Standard message and data rates may apply

## TRACK STATUS ONLINE

Visit <https://www.usps.com/tracking>  
Text and e-mail alerts available

## PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.78
Jacksonville, FL 32218			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Wed 07/30/2025			
Certified Mail®			
Tracking #:			\$5.30
9589 0710 5270 3272 7913 83			
Return Receipt			
Tracking #:			\$4.40
9590 9402 9436 5069 7433 72			
Total			\$10.48
Grand Total:			\$10.48
Credit Card Remit			\$10.48
Card Name: MasterCard			
Account #: XXXXXXXXXX1064			
Approval #: 029589			
Transaction #: 208			
AID: A0000000041010		Contactless	
AL: Mastercard			

TO REPORT AN ISSUE

Visit <https://emailus.usps.com>

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1-800-ASK-USPS

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information other than what is provided on  
USPS.com.

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Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device.



or call 1-800-410-7420.

FN: 119780-0497  
Receipt #: 840-53200036-1-9294897-2  
erk: 7





### Final Details for Order #114-2567194-5784215

Order Placed: July 28, 2025

Amazon.com order number: 114-2567194-5784215

Order Total: \$193.10

#### Business order information

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

**GL code:** 59010 Pass Thru-DSD, DPGF, Fac

**Billable / Non-Billable:** Non-Billable

**Cost center:** Northeast

#### Shipped on July 28, 2025

Items Ordered	Price
1 Of: Adorox 144 Pack Assorted Colors - Plastic Handheld Pencil Sharpener for Classroom, School, Office, Kids' Party Favors & Art Supplies Sold by: Adorox ( <a href="#">seller profile</a> ) Business Price Condition: New	\$14.99
1 Of: Pencil Pouch for 3 Ring Binder, 100 Packs Zipper Pencil Pouch Bulk in 10 Colors, Pencil Case for Binder with Clear Window for School, Home and Office Sold by: Shylizard ( <a href="#">seller profile</a> ) Business Price Condition: New	\$94.99
2 Of: 360 Pack #2 Pencils Bulk, Back to School Supplies, Sharpened Number 2 HB Yellow Pencils for School Classroom College Essentials Teacher Office Accessories, Writing, Drawing, Sketching, with Erasers Sold by: Dongyang Ltd ( <a href="#">seller profile</a> ) Condition: New	\$20.99

#### Shipping Address:

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

#### Shipping Speed:

FREE Prime Delivery

Item(s) Subtotal:	\$151.96
Shipping & Handling:	\$0.00
Promotion applied:	-\$2.10
	-----
Total before tax:	\$149.86
Sales Tax:	\$0.00
	-----

**Total for This Shipment: \$149.86**

-----

#### Shipped on July 29, 2025

Items Ordered	Price
1 Of: Blue Summit Glue Sticks Bulk Classroom, Small Size 0.28oz Gluesticks Bulk for Classroom and Kids, Clear and Washable, 10 0 Total Sold by: Franklin Creative Solutions LLC ( <a href="#">seller profile</a> )	\$23.75

Business Price Condition: New	
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	<div>Item(s) Subtotal: \$23.75</div> <div>Shipping &amp; Handling: \$0.00</div> <div>-----</div> <div>Total before tax: \$23.75</div> <div>Sales Tax: \$0.00</div> <div>-----</div> <div><b>Total for This Shipment: \$23.75</b></div> <div>-----</div>
<b>Shipping Speed:</b> FREE Prime Delivery	

Shipped on August 2, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Color Swell Bulk Pink Erasers - 108 Pack of Neon and Pink Erasers - Perfect for Offices, Classroom, Kids, Students, Families, and Donations</i>	\$19.49
Sold by: Color Swell ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	
<b>Shipping Address:</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	<div>Item(s) Subtotal: \$19.49</div> <div>Shipping &amp; Handling: \$0.00</div> <div>-----</div> <div>Total before tax: \$19.49</div> <div>Sales Tax: \$0.00</div> <div>-----</div> <div><b>Total for This Shipment: \$19.49</b></div> <div>-----</div>
<b>Shipping Speed:</b> FREE Prime Delivery	

Payment information	
<b>Payment Method:</b> MasterCard   Last digits: 1064	Item(s) Subtotal: \$195.20
<b>Billing address</b> Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Shipping & Handling: \$0.00
	Promotion applied: -\$2.10
	-----
	Total before tax: \$193.10
	Estimated Tax: \$0.00
	-----
	<b>Grand Total: \$193.10</b>
<b>Credit Card transactions</b>	MasterCard ending in 1064: August 2, 2025: \$193.10

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



[Print](#)

**Billing Activity**

*Tisons Landing CDD*  
*Attn: Elizabeth Myers-Hesford LCAM*  
*16529 Tisons Bluff Road*  
*Jacksonville FL 32218*  
*US*  
*P.: 904 757 1547*

*Today's Date: 08/13/2025*  
*User Name:*

**Billing Activity from 06/01/2025 to 08/13/2025**

Date	Description	Charge Amount	Credit Amount
07-15-2025 02:44:48 PM	Payment - Credit Card (MasterCard) *****1064		\$39.90
07/14/2025	Invoice #1752479118	\$62.00	
06/14/2025	Invoice #1749886692	\$52.70	

**Billing questions?** [Contact Support](#)  
Constant Contact - 890 Winter St - Waltham, MA 02451 US



**From:** [contact@yellowblufflanding.com](mailto:contact@yellowblufflanding.com) on behalf of [Yellow Bluff Landing](#)  
**To:** [Elizabeth A. Myers](#); [Timothy C. Harden](#)  
**Subject:** [YELLOW BLUFF LANDING]: You've got a new order: #3529  
**Date:** Wednesday, August 13, 2025 9:19:52 AM

---

## YELLOW BLUFF LANDING

# New order: #3529

You've received a new order from Elizabeth Myers-Hesford:

### Order summary

[Order #3529](#) (August 13, 2025)



Pay Reservation Invoice

×1

\$39.13

---

Subtotal: \$39.13

**Total: \$39.13**

Payment method: PayPal

---

### Customer note

Payment for personal expense

---

### Billing address

Elizabeth Myers-Hesford  
Vesta property Services  
17100 Eagle Bend Blvd  
Jacksonville, FL 32226  
[9047083507](#)  
[elizmyer@yahoo.com](mailto:elizmyer@yahoo.com)

**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
19884	07/31/2025	\$1,860.98	08/30/2025	Net 30	

Approved by Tim Harden

Please code to 320.538.46203

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Commercial Turf &amp; Ornamental Se Services</b>	Monthly installment for Turf and ornamental services	1	1,610.98	1,610.98
		Additional Bermuda Turf Applications.	1	250.00	250.00

BALANCE DUE

**\$1,860.98**

001.320.53800.46203 \$1610.98

001.320.53800.46203 \$250 add bermuda turf appl



**Service Invoice**

**Today's Date:** 7/31/2025

**Date of Service:** Friday, 8/22/2025

**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 \* 20 participants = \$700

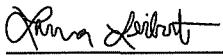
001.320.57200.49400 Sip n paint event

INVOICE #YBL05

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

Customer Signature: Elizabeth Myers-Hesford

Date: 08/13/25

Artist Signature: 

Date: 7/31/2025

Approved: Elizabeth Myers-Hesford

Date: 8/13/25

GL Code: 320.572.49400

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

# INVOICE

DATE	INVOICE #
8/13/2025	52941

**BILL TO:**

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

Approved by Tim Harden      Please code to 320.538.35000

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: 16529 TISONS BLUFF ROAD, JAX 32218  AS QUOTED: - REPLACED CONTROL BOX (7.5 HP)	1,550.00	1,550.00
We accept cash, check, and all major cards (3% credit/debit card processing fee applies)		<b>Total</b>	\$1,550.00
All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate. All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$1,550.00

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

# Invoice

Date	Invoice #
8/3/2025	9495

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

Approved by Tim Harden

Please code to 320.538.46200

Terms	Due Date	Project
Net 30	9/2/2025	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- July, 2025 Service	4,795.50		4,795.50
It is our pleasure to serve your lawn and landscaping needs!		<b>Current Charges</b> \$4,795.50		

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

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

## Credit Card Expense Tracker

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

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
7.7.25	Johnson Fleet and Farm	320.538.46000	\$ 5.34	Hardware
7.7.25	USPS	320.572.46000	\$ 8.95	Postage for warranty documents
7.9.25	Custom Cushions	320.572.46000	\$ 100.00	Fabric for pool lounge chair
7.9.25	Custom Cushions	320.572.46000	\$ 100.00	Fabric for pool lounge chair
7.15.25	Amazon	320.572.46000	\$ 63.30	Fitness mats for the gym
7.28.25	Custom Cushions	320.572.46000	\$ 100.00	Fabric for pool lounge chair
7.28.25	Custom Cushions	320.572.46000	\$ 100.00	Fabric for pool lounge chair
7.29.25	Amazon	320.572.46000	\$ 42.99	Swings for swing set
7.30.25	Lowes	320.538.46000	\$ 41.98	Security socket set
7.30.25	Lowes	320.538.46000	\$ 19.14	Low voltage wiring
8.2.25	Crystal Clean Appliance	320.572.46000	\$ 210.19	Valve for refrigerator
<b>Total on Report</b>			791.89	



# JOHNSON FLEET AND FARM

Rt 27 US Highway 17 S

Yulee FL 32097

Phone 904 761 1117

## INVOICE

Invoice No. 1016842



JOHNSON FLEET AND FARM

Sold To Cash Sale

YULEE FL 32097

Date	Cashier	Payment Terms	Purchase Order	Source Document	Customer #	
07/07/25 16:16:56	rick rogers	CASH			CASH	
Line	Qty	Item No.	Description	List	Price	Extended
001	1 EACH	MISC	Misc	4.99	4.99	\$4.99
Payment:	Method	Amount				

Non Taxable SubTot	0.00
Taxable SubTotal	4.99
Sales Tax	0.35
Total	5.34
Total Due	0.00

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

0.00

Merchant Copy

Page: 1 of 1



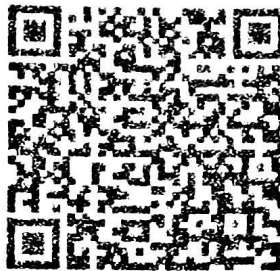
YULEE  
463063 STATE ROAD 200  
YULEE, FL 32097-9998  
www.usps.com

07/07/2025

04:08 PM

TRACKING NUMBERS  
9589 0710 5270 1297 1951 31

TRACK STATUS OF ITEMS WITH THIS CODE  
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE  
Send tracking number to 28777 (2USPS)  
Standard message and data rates may apply

TRACK STATUS ONLINE  
Visit <https://www.usps.com/tracking>  
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.73
Orlando, FL 32859			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Thu 07/10/2025			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 1297 1951 31			
Return Receipt			\$4.10
Tracking #:			
9590 9402 9436 5069 7452 53			
Affixed Postage			-\$0.73
Affixed Amount: \$0.73			
Total			\$8.95

Grand Total: \$8.95

Credit Card Remit

Timothy C. Harden

From: orders@patioslings.com  
Sent: Wednesday, July 9, 2025 3:12 PM  
To: Timothy C. Harden  
Subject: PatioSlings.com Order Invoice 1q98kyhh

www.patioslings.com

Order Number: 1q98kyhh |

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

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 23-1/2   Back: 23   Length: 48] BACK SIZES: [Top: 21-3/8   Bottom: 21-1/2   Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

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

Timothy C. Harden

From: orders@patioslings.com  
Sent: Wednesday, July 9, 2025 3:08 PM  
To: Timothy C. Harden  
Subject: PatioSlings.com Order Invoice 986229f1

www.patioslings.com

Order Number: 986229f1 |

Billing Address

Timothy Harden  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218  
9046126668

Shipping Address

Timothy Harden  
16578 Yellow Bluff Rd  
Jacksonville, FL 32218  
9046126668

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

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



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

<b>Order date:</b> July 14, 2025	<b>Ship to:</b> Timothy Harden 16578 YELLOW BLUFF RD JACKSONVILLE, FL 32226-1159 United States	<b>GL code:</b> 51010 Repairs & Maintenance
<b>Purchase Order #:</b>		<b>Cost center:</b> Northeast
<b>Order #:</b> 113-1433631-2236209		<b>Location:</b> DSD - Tison's Landing
<b>Date shipped:</b> July 15, 2025		<b>Custom info:</b> Non-Billable

Shipment details

Item description	Qty	Item price	Item subtotal
CAP Barbell Folding Exercise Mat – Durable, Anti-Tear, Thick Padding for Fitness, Aerobics, Gymnastics & Home Workouts. 72"L x 24"W x 2"Thick. BLACK (SKU: B0D9MWTQ9K) Condition: New Sold by: Amazon.com Services, Inc Gift message: "; "	2	\$29.44	\$58.88
Item subtotal			\$58.88
Shipping & handling			\$0.00
Sales tax			\$4.42
<b>Total</b>			<b>\$63.30</b>

Return or replace your item

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

**From:** orders@patioslings.com  
**Sent:** Monday, July 28, 2025 3:40 PM  
**To:** Timothy C. Harden  
**Subject:** PatioSlings.com Order Invoice 2jca5xyj

**Order Number: 2jca5xyj |**

Timothy Harden  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218  
9046126668

Timothy Harden  
16578 Yellow Bluff Rd  
Jacksonville, FL 32226  
9046126668

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 23   Back: 23   Length: 48] BACK SIZES: [Top: 20-3/4   Bottom: 21-1/4   Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

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

Timothy C. Harden

From: orders@patioslings.com  
Sent: Monday, July 28, 2025 3:42 PM  
To: Timothy C. Harden  
Subject: PatioSlings.com Order Invoice h3z55saw

www.patioslings.com

Order Number: h3z55saw |

Billing Address

Timothy Harden  
16529 Tisons Bluff Rd  
Jacksonville, FL 32218  
9046126668

Shipping Address

Timothy Harden  
16578 Yellow Bluff Rd  
Jacksonville, FL 32226  
9046126668

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 23-1/4   Back: 23   Length: 48] BACK SIZES: [Top: 21-1/4   Bottom: 21-1/2   Length: 32-1/2] Fabric: Blue Jacquard	\$95.00
Subtotal			\$95.00
Shipping Total			\$5.00
Grand Total			\$100.00



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

<b>Order date:</b> July 29, 2025	<b>Ship to:</b>	<b>GL code:</b> 51010 Repairs & Maintenance
<b>Purchase Order #:</b>	Timothy Harden	<b>Cost center:</b> Northeast
<b>Order #:</b> 113-7724096-2045840	16578 YELLOW BLUFF RD	<b>Location:</b> DSD - Tison's Landing
<b>Date shipped:</b> July 29, 2025	JACKSONVILLE, FL 32226-1159	<b>Custom info:</b> Non-Billable
	United States	

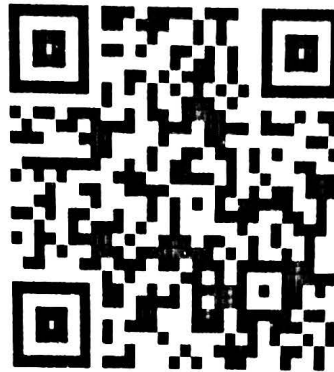
Shipment details

Item description	Qty	Item price	Item subtotal
Jungle Gym Kingdom Swings for Outdoor Swing Set - Pack of 2 Swing Seat Replacement Kits with Heavy Duty Chains - Backyard Swingset Playground Accessories for Kids (Green) (SKU: JGM-TOG-SwSeat-66inGrn2pk) Condition: New Sold by: Eagle Ventures C LLC Gift message: ""	1	\$39.99	\$39.99
Item subtotal			\$39.99
Shipping & handling			\$2.99
Promos & discounts			-\$2.99
Sales tax			\$3.00
<b>Total</b>			<b>\$42.99</b>

Return or replace your item

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





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#: FSTLAN03 1099618 TRANS#: 991100305 07-30-25

313149 16-GA PRIMARY WIRE RED 25	6.63
313146 16-GA PRIMARY WIRE BLACK	6.63
204380 3/4 SCH 40 PVC CONDUIT 5-	4.54

SUBTOTAL:	17.80
TOTAL TAX:	1.34
INVOICE 72991 TOTAL:	19.14
M/C:	19.14

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

EST. POINTS EARNED: 17\*

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

- SALE -

SALES#: S2472CJ1 2237134 TRANS#: 903917489 07-30-25

TE#: 500722764

TAX EXEMPTION #: 500722764

1178860 WIHA 32-PC SECURITY GOBOX 41.98

SUBTOTAL: 41.98

INVOICE 72433 TOTAL: 41.98

M/C: 41.98

M/C XXXXXXXXXXXXXXX3184 XXXX XXXXXX

CHIP REFID:247202433242 07/30/25 11:46:34

TVR: 0000008000

AID: A00000000041010 TSI: E800

2472 02 07/30/25 11:46:56 REF#: 433

END OF REPORT

9:04

📶 23



squareup.com/r/r6!



## Crystal Clean Appliance Repair

# \$115.19

REFUND

### ORIGINAL PURCHASE

Custom Amount \$210.19

**Total** **\$210.19**

MasterCard 3184 Aug 2 2025 at 9:17 AM  
(Contactless) Auth code: 00215Q



### REFUND

Amount Refunded **-\$115.19**  
Reason: Part n/a

MasterCard 3184 Aug 6 2025 at 1:33 PM



#bJKg



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

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

Page: 1  
07/31/2025  
Account No: 80-12113M  
Statement No: 194465

Attn: PATTI POWERS

TISON'S LANDING CDD

Fees

		Hours
07/07/2025		
GEW	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR JULY 10, 2025 MEETING OF BOARD OF SUPERVISORS	0.50
07/10/2025		
GEW	PREPARE FOR AND ATTEND (VIA TELEPHONE) BOARD OF SUPERVISORS MEETING	1.60
07/11/2025		
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
07/15/2025		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	PREPARE SECOND AMENDMENT TO SERVICE AGREEMENT WITH AGROW PRO	0.80
07/16/2025		
MJP	REVISIONS TO SECOND AMENDMENT TO SERVICE AGREEMENT WITH AGROW PRO	0.30
07/22/2025		
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
07/23/2025		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GAF	FURTHER REVISION TO SECOND AMENDMENT TO SERVICE AGREEMENT TO REFLECT UPDATED PROPOSAL	0.30
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30
07/24/2025		
MJP	REVISE SECOND AMENDMENT TO SERVICE AGREEMENT	

TISON'S LANDING CDD

TISON'S LANDING CDD

Page: 2  
07/31/2025  
Account No: 80-12113M  
Statement No: 194465

		Hours	
	WITH AGROW PRO	0.20	
07/30/2025			
GAF	RECEIPT AND REVIEW DRAFT AGENDA FOR AUGUST 14, 2025 MEETING OF BOARD OF SUPERVISORS	0.30	
MJP	CORRESPONDENCE TO DISTRICT MANAGER AND RECEIVE REPLY	0.20	
	For Current Services Rendered	5.60	1,316.00

Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GABRIELLA A. FERNANDEZ	ASSOCIATES	2.80	\$195.00	\$546.00
GINGER E. WALD	PARTNERS	2.10	275.00	577.50
MICHAEL J. PAWELCZYK	PARTNERS	0.70	275.00	192.50

Previous Balance	\$550.50
------------------	----------

Total Current Work	1,316.00
--------------------	----------

Payments

07/18/2025	PAYMENT RECEIVED - THANK YOU	-550.50
------------	------------------------------	---------

Balance Due	<u>\$1,316.00</u>
-------------	-------------------

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

**Envera**

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

**Invoice**

Invoice Number <b>758703</b>	Date <b>08/01/2025</b>
Customer Number <b>400423</b>	Due Date <b>09/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		08/01/2025	09/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - [REDACTED]				
1.00	Passive Standard Camera 09/01/2025 - 09/30/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 09/01/2025 - 09/30/2025	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
8/1/2025	758703	Monitoring Services	\$130.61	\$130.61

**Envera**

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

**Invoice**

Invoice Number <b>758703</b>	Date <b>08/01/2025</b>
Customer Number <b>400423</b>	Due Date <b>09/01/2025</b>

Net Due: \$130.61

Amount Enclosed: 130.61

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

**Envera**

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

**Invoice**

Invoice Number <b>758704</b>	Date <b>08/01/2025</b>
Customer Number <b>400423</b>	Due Date <b>09/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		08/01/2025	09/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - [REDACTED], [REDACTED], [REDACTED]				
1.00	Active Video Monitoring 09/01/2025 - 09/30/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 09/01/2025 - 09/30/2025	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
8/1/2025	758704	Monitoring Services	\$288.21	\$288.21

**Envera**

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

**Invoice**

Invoice Number <b>758704</b>	Date <b>08/01/2025</b>
Customer Number <b>400423</b>	Due Date <b>09/01/2025</b>

Net Due: \$288.21

Amount Enclosed: 288.21

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802



**Envera**

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

**Invoice**

Invoice Number <b>758705</b>	Date <b>08/01/2025</b>
Customer Number <b>400423</b>	Due Date <b>09/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		08/01/2025	09/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - [REDACTED]				
1.00	Passive Standard Camera 09/01/2025 - 09/30/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 09/01/2025 - 09/30/2025	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
8/1/2025	758705	Monitoring Services	\$229.27	\$229.27

**Envera**

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

**Invoice**

Invoice Number <b>758705</b>	Date <b>08/01/2025</b>
Customer Number <b>400423</b>	Due Date <b>09/01/2025</b>

Net Due: \$229.27

Amount Enclosed:

229.27

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

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802



**Envera**

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

**Invoice**

Invoice Number <b>758706</b>	Date <b>08/01/2025</b>
Customer Number <b>400423</b>	Due Date <b>09/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		08/01/2025	09/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Active Video Monitoring 09/01/2025 - 09/30/2025	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 09/01/2025 - 09/30/2025	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 09/01/2025 - 09/30/2025	1.00	\$75.00	\$75.00
Subtotal:				<b>\$1086.71</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				<b>\$1086.71</b>

Date	Invoice #	Description	Amount	Balance Due
8/1/2025	758706	Monitoring Services	\$1086.71	<b>\$1086.71</b>

**Envera**

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

**Invoice**

Invoice Number <b>758706</b>	Date <b>08/01/2025</b>
Customer Number <b>400423</b>	Due Date <b>09/01/2025</b>

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

Approved by Tim Harden

Please code to 320.538.46000

# Invoice

DATE

08/18/2025

Inv # 1322

TO

Tisons Landing CDD Attn Mr Harden

ADDRESS

16529 Tisons Bluff Road

Jacksonville FL 32218

IN ACCOUNT WITH

stucco repair

Agreed Amount

\$ 1,473. 29

Additonal unforeseen cost

\$ 287. 94

Cement board trim top  
and bottom, New paint 2  
colors as old was no good.

Stocco Repair

Payable to :

Everetts Custom Renovations  
LLC

Thank You

Total Due

\$ 1761. 23

## Tiziana Cessna

---

**From:** Elizabeth A. Myers <emyers@vestapropertyservices.com>  
**Sent:** Wednesday, August 20, 2025 12:26 PM  
**To:** Tiziana Cessna  
**Subject:** Refund for cancelled rental  
**Attachments:** CDD - Keyfob.pdf

Good afternoon,

Please issue a check to Shaundrielle Granger in the amount of \$145.00. She stopped by the Amenity Center this morning and cancelled her rental in October.

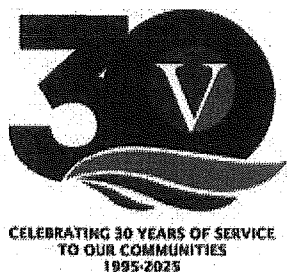
Shaundrielle Granger

16268 Stanis Court

Jacksonville, FL 32218

Let me know if you have any questions.

Warm regards,



Your Community.  
Our Commitment.

### Elizabeth Myers-Hesford

Community Manager

O. 904 757 1547

C. 904 884 7786

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

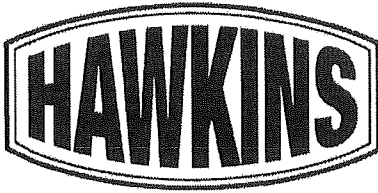


[Careers](#) | [Request Proposal](#)



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Original



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

## INVOICE

Total Invoice	<b>\$912.00</b>
Invoice Number	7159918
Invoice Date	8/7/25
Sales Order Number/Type	4901634 SL
Branch Plant	74
Shipment Number	5874822

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

Please code to 320.572.46500

Approved by Tim Harden

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
9/6/25	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	300.0000	GA	\$3.0000	GA	2,901.0 LB	\$900.00
		1 LB BLK (Mini-Bulk)		300.0000	GA			2,901.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate

Sales Tax

Invoice Total

**\$912.00**

0 %

**\$0.00****No Discounts on Freight**

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

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

**CHECK REMITTANCE:**

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

**WIRING CONTACT INFORMATION:**

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

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

**FINANCIAL INSTITUTION:**

US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

Account Name: Hawkins, Inc.

Account #: 180120759469

ABA/Routing #: 091000022

Swift Code#: USBKUS44IMT

Type of Account: Corporate Checking

**ACH PAYMENTS:**

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

**CASH IN ADVANCE/EFT PAYMENTS:**

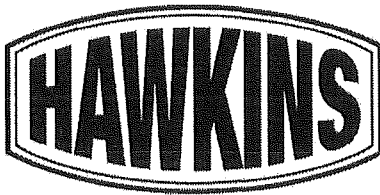
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

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

Job# 1544564

Original



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

# INVOICE

Total Invoice	<b>\$270.00</b>
Invoice Number	7165360
Invoice Date	8/13/25
Sales Order Number/Type	4907785 SL
Branch Plant	74
Shipment Number	5882748

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 #
9/12/25	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	86.0000	GA	\$3.0000	GA	831.6 LB	\$258.00
		1 LB BLK (Mini-Bulk)		86.0000	GA			831.6 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate

Sales Tax

0 %

\$0.00

Invoice Total

**\$270.00****No Discounts on Freight**

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

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

**CHECK REMITTANCE:**

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

**WIRING CONTACT INFORMATION:**

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

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

**FINANCIAL INSTITUTION:**

US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

Account Name: Hawkins, Inc.

Account #: 180120759469

ABA/Routing #: 091000022

Swift Code#: USBKUS44IMT

Type of Account: Corporate Checking

**ACH PAYMENTS:**

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

**CASH IN ADVANCE/EFT PAYMENTS:**

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

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

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

Job# 1569396



Tallahassee, FL 32308  
2498 Centerville Rd.

Invoice

Invoice #: 77517  
Invoice Date: 08/14/2025  
Completed: 08/18/2025  
Terms: Due On Receipt  
Bid#:   
Service Ticket: 77517  
  
16529 Tisons Bluff Rd

Bill to:

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

[Click Here to Pay Online!](#)

Approved by Tim Harden

Please code to 320.572.34502

HiTechFlorida.com

Description	Qty	Rate	Amount
10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL			
Minimum Service Call Charge	1.00	\$95.00	95.00
Sales Tax			0.00

Tech Resolution Note:

WCT Arrived on site went to equipment closet and powered cycled the access panel by unplugging the battery and the power plug and the plugging it all back into amp. Tested both the main pool gate and the gym door. Told maintenance man what he needed to

do if it ever happens again. Tested my fob at both door. Had maintenance guy test his stall not working called Joe to see if anything changed on the system. He said it not beeping its most likely a bad card grabbed a new one and beeped and we programmed it for him to use. Took his fob and shook it and there was rattling in it.  
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	\$95.00
Payments	\$0.00
Balance Due	\$95.00



## Invoice

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

**Invoice #** 427675  
**Date** 08/01/2025  
**Terms**  
**Due Date** 08/31/2025  
**Memo** Monthly Fees

### Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager	1	8,517.50	8,517.50
Pool maintenance	1	2,762.50	2,762.50
Field management and administration	1	3,098.25	3,098.25
Janitorial Supplies	1	338.17	338.17
Janitorial maintenance	1	2,758.25	2,758.25
Website fee	1	250.00	250.00
Facility/Pool Monitors	1	1,146.08	1,146.08

**Total** 18,870.75

## *SIXTH ORDER OF BUSINESS*



**SMALL PROJECT AGREEMENT  
(Painting of the Social Room and Gym 2025)**

**THIS SMALL PROJECT AGREEMENT** is made and entered into this 25 day of September, 2025 (the “Agreement”), by and between:

**TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Jacksonville, Duval County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”), and

and

**TOP COAT PAINTING SERVICES, LLC**, a Florida limited liability company, whose principal and mailing address is, 1117 Dawnlight Road, Jacksonville, Florida 32218 (the “Contractor”).

**RECITALS**

**WHEREAS**, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District is the owner of a clubhouse facility located within the boundaries of the District at 16529 Tison’s Bluff Road, Jacksonville, FL 32218 (the “Clubhouse”); and

**WHEREAS**, it has been determined that the Clubhouse’s social room and gym require painting, as detailed in the Proposal (the “Project”), and the District desires to hire a licensed contractor to complete the Project; and

**WHEREAS**, the District has received and has determined it to be in the best interests of the District to contract with Contractor to complete the Project in accordance with this Agreement and Contractor’s Quote dated September 12, 2025 (the “Proposal”), which Proposal is attached hereto and made part hereof as Exhibit A; and

**WHEREAS**, the Board of Supervisors of the District at its meeting of September 11, 2025, authorized the proper District officials to enter into this Agreement with Contractor; and

**WHEREAS**, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to complete the Project.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

## SECTION 2. DUTIES

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and in the Proposal. Prior to starting work, the Contractor shall provide the District Manager of the District with a list of all paints used for the Project, which list shall include the manufacturer, the type of paint, the color, and the color identifying number.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards. Contractor shall further be fully and solely responsible for the following:

1. Utilizing the proper and appropriate paint and materials for the Project to achieve the warranty requirements herein and therein, with the exception of the color, which is to be selected by the District, and specifically using **SHERWIN WILLIAMS CASHMERE PAINT** as the paint product selected by the District
2. Selecting and utilizing for the Project the appropriate means, manner and methods consistent with or better than industry standards; manufacturer's specifications; and to achieve the warranty requirements herein, all in accordance with the Proposal;
3. Repair any damaged stucco, wood, or other surfaces of the walls and prepare all portions of the Project Areas for painting in accordance with the Proposal; and
4. Prepare surfaces to be painted and paint in strict accordance with the Proposal of the selected paint manufacturer for that particular selected paint.

C. Contractor shall report to the District Manager or his or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, and in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

G. All stages, ladders, and other materials shall be secured at the end of each work day. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own

cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. To the extent applicable to this Agreement, Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

N. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

O. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

### SECTION 3. COMPENSATION.

Upon Contractor's completion of the Project described in this Agreement, District agrees to compensate the Contractor in a total amount not to exceed **FIVE THOUSAND SEVEN HUNDRED AND 00/100 (\$5,700.00) DOLLARS** (the "Contract Amount") (See Exhibit A). It is understood and agreed that District shall be responsible, at cost, for any permit fees required by Duval County (the "County"), any municipality, or other governing entity or agency having jurisdiction thereof (if any).

The compensation schedule shall be as follows:

<b>PROJECT</b>	<b>PAYMENT</b>
Initial Payment – Upon execution of this Agreement	\$2,850.00
Final Payment – Completion of Punch List Items, touch up, etc.	\$2,850.00
<b>TOTAL:</b>	<b>\$5,700.00</b>

Payment of the final payment toward the contract amount set forth above will be made upon completion of the work necessary to complete the Project and after the Project has passed final inspection by the District, and any other applicable permitting agencies. Payment for any approved Additional Costs or approved Extra Work shall be made upon completion of the same and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule.

**SECTION 4. EXAMINATION OF SITE.** The Contractor agrees that he shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and has satisfied himself from his own personal knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, monuments, other District structures, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

**SECTION 5. INDEPENDENT CONTRACTOR.** This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

**SECTION 6. TERM AND TIME FOR PERFORMANCE.** This Agreement shall commence upon signature and shall continue until the scope of work described herein is completed. The Project

shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities, and no later than November 1st, 2025, weather permitting. The parties acknowledge that the estimated time to complete the project is \_\_\_\_\_ ( 7 ) days. Additional Work may be added to this Agreement through the approval of an amendment to this Agreement, providing for a description of the additional work, the compensation to be paid to the Contractor, for such Additional Work, and the timeframe in which such Additional Work must be completed. This Agreement replaces any other Agreements for similar services between the District and Contractor.

#### **SECTION 7. INDEMNIFICATION.**

A. Contractor shall indemnify and hold harmless the District and its officers, agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

B. In any and all claims against the District or any of its officers, agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or in any other statute.

**SECTION 8. ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**SECTION 9. RECOVERY OF COSTS AND FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

**SECTION 10. CANCELLATION/TERMINATION.** The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior to Contractor's initiating work under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure to cure the non-compliance.

**SECTION 11. WARRANTY.** The Contractor warrants its work against defects in materials or workmanship for a period of two (2) years from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. The warranty herein is in addition to any manufacturer's warranties on the improvements, materials, or equipment installed as part of the Project.

**SECTION 12. INSURANCE.**

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.
- f. Pollution Damage.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **Tison's Landing Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

### **SECTION 13. CHANGES IN WORK.**

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement.

Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless the requirements of subsection B of this section are satisfied.

#### **SECTION 14. REMEDIES FOR DELAY.**

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the City or County's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

#### **SECTION 15. NOTICES.**

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

**DISTRICT:**                      **Tison's Landing Community Development District**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

**With copy to:**                **District Counsel**  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

**CONTRACTOR:**              **Top Coat Painting Services, LLC**  
1117 Dawnlight Road  
Jacksonville, Florida 32218  
Attention: Manager



Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

## **SECTION 16. PUBLIC RECORDS.**

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the

possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GOVERNMENTAL MANAGEMENT SERVICES –  
FLORIDA, LLC  
475 WEST TOWN PLACE, SUITE 114  
ST. AUGUSTINE, FLORIDA 32092  
TELEPHONE: (904) 940-5850  
EMAIL: [chogge@gmsnf.com](mailto:chogge@gmsnf.com)**

**SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES.** It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

**SECTION 18. ENTIRE AGREEMENT.** This instrument, including its incorporated exhibits, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**SECTION 19. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

**SECTION 20. ASSIGNMENT.** Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

**SECTION 21. APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

**SECTION 22. CONFLICTS.** To the extent that there is conflict with respect to any provisions of this Agreement or the Proposal, the provision of the main body of the Agreement shall govern over the Proposal.

**SECTION 23. ACCEPTANCE OF PROPOSAL.** District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Exhibit A.

**SECTION 24. VENUE.** In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Duval County, Florida.

**SECTION 25. E-VERIFY.** The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

**SECTION 26. RESPONSIBLE VENDOR DETERMINATION.** Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

**SECTION 27. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION.** Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business

activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.

B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:

1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

**SECTION 28. CONVICTED VENDOR LIST.** Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

## **SECTION 29. PROTECTION OF PROPERTY AND PUBLIC.**

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Work is being performed, from sunset to

sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished Work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Work within twenty-four (24) hours.

**SECTION 30. ANTI-HUMAN TRAFFICKING AFFIDAVIT.** Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**TISON'S LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
  
9A989FE97A6A46D...


DocuSigned by:  
  
56F4EA4BE86G47F...

Print name: Daniel Laughlin  
Secretary/Assistant Secretary

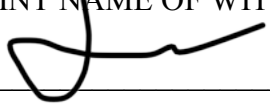
Print name: Monica Timmons  
Chairman/Vice-Chairman

26th day of September, 2025

WITNESSES: (not needed if this instrument is executed via DocuSign in accordance with the requirements of Chapter 688, F.S.)

  
\_\_\_\_\_

Jazline Garcia  
[PRINT NAME OF WITNESS]

  
\_\_\_\_\_

Joshua Cedeno  
[PRINT NAME OF WITNESS]

(CORPORATE SEAL)

**CONTRACTOR:**

**TOP COAT PAINTING SERVICES,  
LLC, a Florida limited liability company**

By:   
Jazline Garcia

Print name: Jazline Garcia

Title: Co-Owner

25 day of September, 2025



**EXHIBIT A**  
**PROPOSAL**



TopCoat Service Agreement

1. **THE PARTIES.** This Painting Contract (the “Agreement”) made on 9/12/2025, is by and between:

Contractor: Top Coat Painting Services LLC (the “Contractor”), and

Client: Timothy Harden with an address of 16529 Tison's Bluff Rd Jacksonville FL 32218 (the “Client”).

The Contractor and the Client are each referred to as a “Party” and, collectively, as the “Parties” and agree as follows:

2. **TERM.** The term of this Agreement shall commence on , and terminate upon the completion of services

3. The Contractor agrees to provide the following to the Client hereinafter known as the “Services.”:

Item	Price	Qty	Subtotal
Social Room Painting Walls	\$2350.00	1	\$2,350.00
	One Time		
Social Room Knockdown Ceiling Repair & Painting	\$1,275.00	1	\$1,275.00
	One Time		
Social Room Painting Trim & 4 Doors	\$950.00	1	\$950.00
	One Time		
Gym Painting Walls	\$675.00	1	\$675.00
	One Time		

Item	Price	Qty	Subtotal
Gym Painting Trim & Doors	\$450.00	1	\$450.00
	One Time		

Subtotal	\$5,700.00
Amount due	\$5,700.00

- \*all paint and materials included.

4. **PAYMENT AMOUNT.** The Client agrees to pay the Contractor the above referenced price. Hereinafter known as the "Compensation" and is in exchange for the completion of the Services by the Contractor.
5. **DEPOSIT.** The Client agrees to pay 50% of the total price as the Deposit due within 24 hours of agreement. Final payment due with 24 hours of commencement of project final walk-through is completed.
6. **PAYMENT METHOD.** The Client shall pay the Deposit and the Compensation within 24 hours of the invoice going out. ACH Debit/Saving no fee CC/Debit Card Fee 3%
7. **EXPENSES.** The Contractor shall be **Responsible for ALL expenses.** The Contractor shall be responsible for all expenses related to providing the Services under this Agreement.
8. **OPTION TO TERMINATE.** Both Parties shall have up to 3 days PRIOR to Services start date to terminate.
9. **INSPECTION OF SERVICES.** Any Compensation shall be subject to the Client inspecting the completed Services provided by the Contractor. If any of the Services performed by the Contractor pursuant to this Agreement are defective or incomplete, the Client shall have the right to notify the Contractor, at which time the Contractor shall promptly correct such work within a reasonable time. The Contractor agrees that they shall perform the Services in compliance with the policies, standards, and regulations of the Client and in accordance of local, state, and federal laws, and to the best of their abilities.
10. **WARRANTY.** The Contractor warrants that all labor performed shall be free from defects in workmanship for a period of **two (2) years** from the date of completion. During the warranty period, the Contractor will, at no additional cost to the Client, repair or touch up any areas where defects in workmanship are identified, provided such defects are not the result of normal wear and tear, structural shifts, water intrusion, misuse, neglect, or damage caused by others outside the Contractor's control. Materials are covered solely by the manufacturer's warranty. This warranty is limited to labor provided by the Contractor under this Agreement and excludes any consequential or incidental damages. All warranty claims must be submitted by the Client in writing within the warranty period.
11. **TIME IS OF THE ESSENCE.** The Contractor acknowledges that time is of the essence in regard to the performance of all Services.
12. **INDEPENDENT CONTRACTOR STATUS.** The Contractor, under the code of the Internal Revenue Service (IRS), is an independent contractor and neither the Contractor or their employees or contract personnel are, or shall be deemed, the Client's employees. In its capacity as an independent contractor, the Contractor agrees and represents that:

- The Contractor has the right to perform Services for others during the term of this Agreement;
  - The Contractor has the sole right to control and direct the means, manner, and method by which the Services required under this Agreement will be performed;
  - The Contractor shall select the routes taken, starting and ending times, days of work, and the order in which work will be performed;
  - The Contractor has the right to hire assistants as subcontractors or to use employees to provide the Services under this Agreement;
  - Neither the Contractor nor the Contractor's employees or personnel shall be required to wear any uniforms provided by the Client;
  - The Services required by this Agreement shall be performed by the Contractor or the Contractor's employees or personnel, and the Client will not hire, supervise, or pay assistants to help the Contractor;
  - Neither the Contractor nor the Contractor's employees or personnel shall receive any training from the Client for the professional skills necessary to perform the Services required by this Agreement; and
  - Neither the Contractor nor the Contractor's employees or personnel shall be required by the Client to devote full time to the performance of the Services required by this Agreement.
12. **SAFETY.** The Contractor shall be solely responsible for protecting its employees, sub-Contractors, material suppliers, and all other persons from risk of death, injury, or bodily harm arising from or in any way related to the Services or the site where Services are being performed (the "Work Site"). In addition, Contractor agrees to act in accordance with the rules and regulations administered by federal law and OSHA. The Contractor shall be solely responsible and liable for any penalties, fines, or fees incurred.
13. **GOVERNING LAW.** This Agreement shall be governed under the laws where the Services are provided.
14. **DEFAULT.** Client is responsible for fulfilling Compensation to Contractor in full at the completion of Services. If Compensation is not fulfilled in full then Contractor will file and place a Lien on Clients property until Compensation is satisfied in full.
15. **SEVERABILITY.** This Agreement shall remain in effect in the event a section or provision is unenforceable or invalid. All remaining sections and provisions shall be deemed legally binding unless a court administers that any such provision or section is invalid or unenforceable, thus, limiting the effect of another provision or section. In such case, the affected provision or section shall be enforced as so limited.
16. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties to its subject matter and supersedes all prior agreements, representations, and understandings of the Parties. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by the Parties.

IN WITNESS WHEREOF, the Parties have signed and duly executed this Agreement on the dates identified below.

**CLIENT:**

**Date:**

**Print Name: Timothy Harden**

# Signature Certificate

Reference number: 9F84ADAE-CA30-4F67-8243-2524C9DF005E

Sent on September 12, 2025 3:02 PM UTC

Signed By

Signature

Timothy Harden

tharden@vestapropertiesservies.com

Viewed: September 12, 2025 3:06 PM UTC

Signed: September 12, 2025 3:07 PM UTC



IP address: 2601:344:c081:9c90:def1:7199:b1f:c03

Location: Jacksonville, US

Document completed by all parties on  
September 12, 2025 3:07 PM UTC