TISON'S LANDING
Community Development District

NOVEMBER 13, 2025

AGENDA

Tison's Landing
Community Development District

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

November 6, 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, November 13, 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 – Update on the Fiscal Year 2025 Goals & Objectives
  D. Amenity Manager – Report
  E. Field Operations Manager
    1. Consideration of Proposals to Add Handrail
    2. Consideration of Proposals for Chemical Controllers

V. Approval of Consent Agenda
  A. Minutes of the October 9, 2025 Meeting
  B. Financial Statements
  C. Check Register

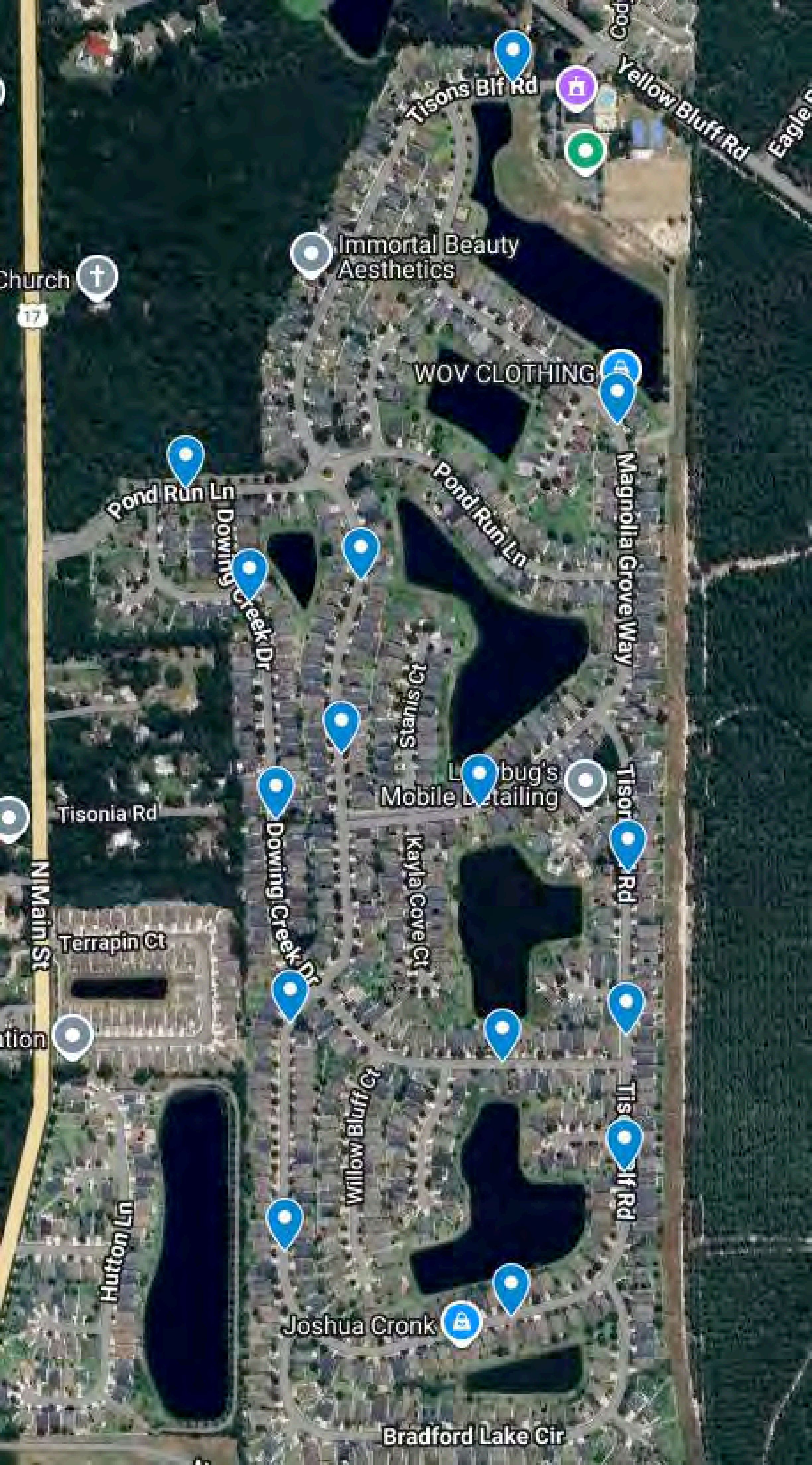
VI. Supervisor Requests

VII. Audience Comments

VIII. Next Scheduled Meeting – Thursday, December 11, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218

IX. Adjournment

THIRD ORDER OF BUSINESS



Tisons Blf Rd
Yellow Bluff Rd
Immortal Beauty
Aesthetics
Church
17
WOV CLOTHING
Pond Run Ln
Dowing Creek Dr
Pond Run Ln
Magnolia Grove Way
Stanis Ct
Tisonia Rd
Dowing Creek Dr
Kayla Cove Ct
N Main St
Terrapin Ct
Willow Bluff Ct
Hutton Ln
Joshua Cronk
Bradford Lake Cir

FOURTH ORDER OF BUSINESS

C.

Tison's Landing Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least eight regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of six board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________

Print Name:_________________________________

Tison's Landing Community Development District

District Manager:____________________________ Date:________________

Print Name:_________________________________

Tison's Landing Community Development District

D.

YELLOW BLUFF LANDING

Amenity Manager's Report

Prepared For

Tisons Landing CDD

for the month of

November

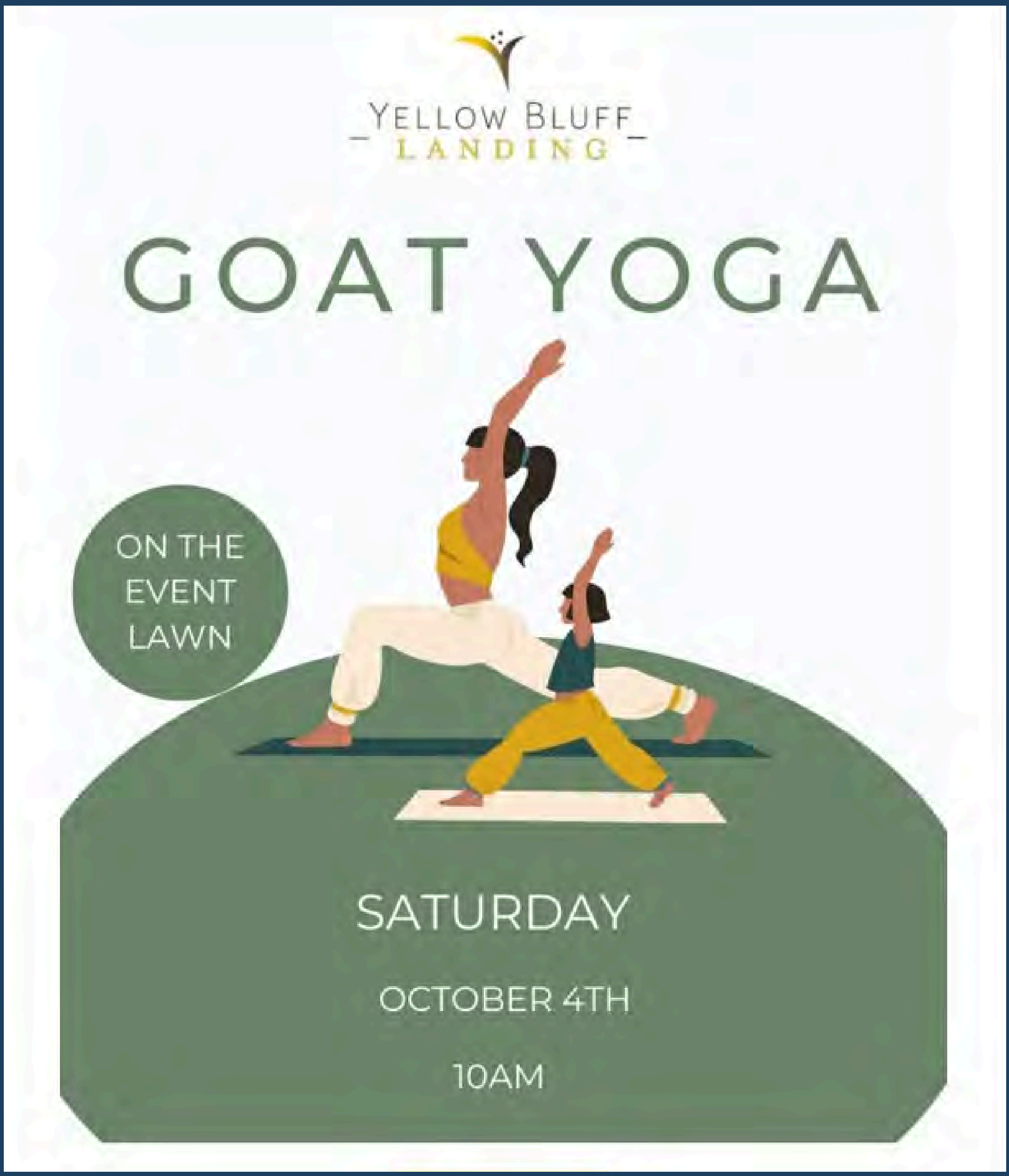
2025

Respectfully submitted by Tim Harden and Elizabeth Myers-Hesford

PAST EVENTS

Date : October 4th 2025 at 10am

Event: GOAT YOGA

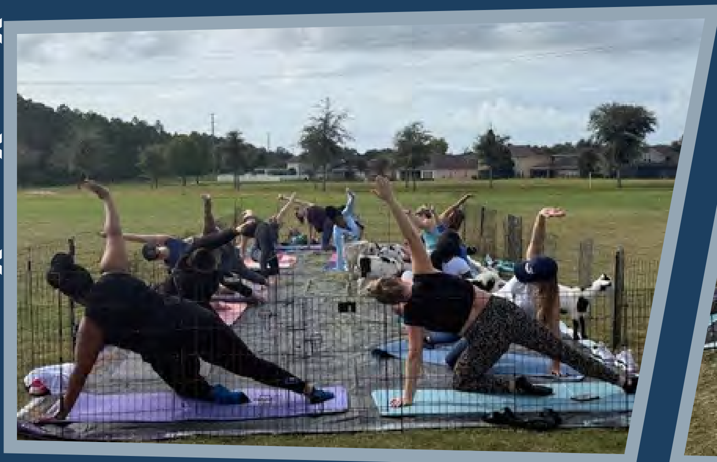


PAST EVENTS

Date : Ocotber 25th 2025 4pm to 6pm

Event: Toy Story Halloween

PHOTOS FROM GOAT YOGA



PHOTOS FROM HALLOWEEN

UPCOMING EVENTS

Date : December 6th from 11am to 1pm

Event: Breakfast with Santa

UPCOMING EVENTS

Date : December 12th from 7pm to 10pm

Event: Adult Christmas Party

MANAGER'S NOTES:

As we move into the season of gratitude and celebration, I wanted to share a brief update.

The HOA is honored to be hosting our Annual Military Appreciation Dinner this month. This continues to be one of the most meaningful events we offer each year, as we pause to recognize, thank, and celebrate the men, women and their families in our community who have served our country.

In December, my focus will shift to finalizing and executing two signature holiday events — our community Breakfast with Santa and our Adult Christmas Party. These gatherings are always special opportunities to bring neighbors together, build fellowship, and end the year with joy.

Thank you for your continued support, feedback, and partnership.

Warmest wishes to each of you and your families for a blessed holiday season.

Installation of new sump pump in pool pump coffin

ion

Staff noticed that the pump was not working that removes water from the spray feature pump cavity which is below grade. A new pump was purchased, plumbed and tested to ensure the pump cavity is staying dry.

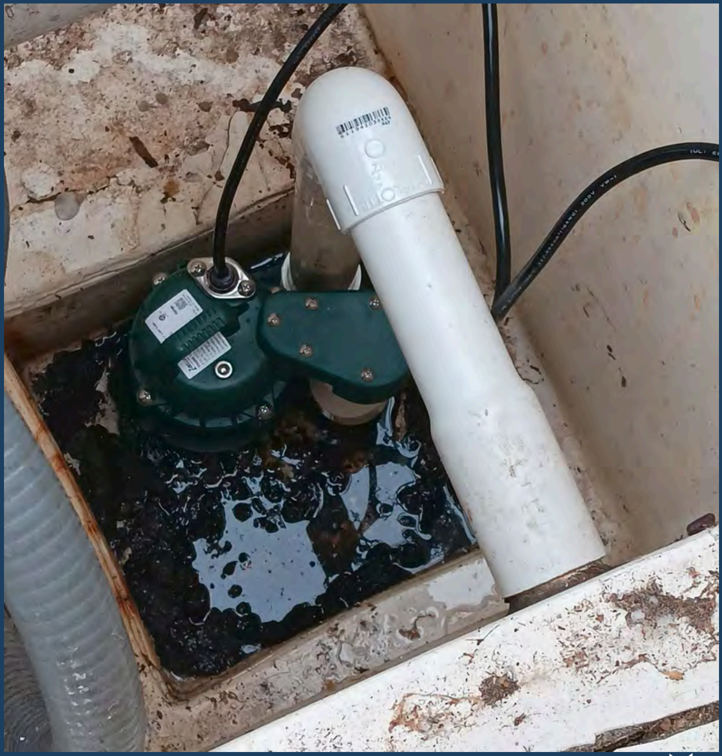


Photo switch installation

Staff noticed that a spot light on the sign at the Yellow Bluff entrance was staying on in the daytime. The photocell was replaced so that the light will only comes on when it gets dark.

SPRAY FEATURE RAILS INSTALLED

Staff installed the new rails fabricated by Viking Welding.

Pic of new rails

Pic of old netting

LEAK IN MAIN POOL

The main pool is getting dirt in it on a daily basis. There is also a depression that has openned up next to the filter coffin. These circumstances indicate that there is a leak on the suction side of the pump. We had another leak like this about eighteen months ago. Staff will be digging up the area to confirm that this is the case. We will secure some estimates for repairing the leak by the time of the November Board meeting

REPAIR OF TRIP HAZARD

Alpha Foundations was hired, with Board approval, to correct a trip hazard outside of the front gate. Someone attending a resident event about a month ago fell while attempting to pass from the stairs to the front gate. Alpha Foundations drilled holes in the concrete and injected expanding foam underneath to raise the concrete slab and level it with the surrounding concrete walkway.

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

Vesta

Vested in your community.

E.

1.

Timothy C. Harden

From: Mike Hamill <hotstickmobileweldingllc@yahoo.com>
Sent: Wednesday, October 29, 2025 1:14 PM
To: Timothy C. Harden
Subject: Re: Tisons Landing

I would say right about $4500/tax depending on finish you want and also I am pricing for aluminum so there's no worry of rusting etc.
I can also give references etc and I also am certified/insured/and workers comp
Sent from my iPhone

> On Oct 29, 2025, at 11:39 AM, Timothy C. Harden <tharden@vestapropertyservices.com> wrote:
>
> That would be great. I am here until 2:30pm. Address is 16529 Tisons Bluff Rd, Jacksonville 32218.
>
> Thanks,
> Tim
> 904-612-6668
>
> ---
>
> **From:** Mike Hamill <hotstickmobileweldingllc@yahoo.com>
> **Sent:** Wednesday, October 29, 2025 11:37 AM
> **To:** Timothy C. Harden <tharden@vestapropertyservices.com>
> **Subject:** Re: Tisons Landing
>
> Are you on site I can swing by
> Sent from my iPhone
>
>> On Oct 29, 2025, at 9:59 AM, Timothy C. Harden
>> <tharden@vestapropertyservices.com> wrote:
>>
>> Mike,
>>
>> Yes, they would need to be ADA compliant. I would like them to go full length. It would definitely be preferable for them to match what is already onsite.
>>
>> Thanks,
>> Tim
>>
>> ---
>>
>> **From:** Mike Hamill <hotstickmobileweldingllc@yahoo.com>
>> **Sent:** Wednesday, October 29, 2025 9:52 AM
>> **To:** Timothy C. Harden <tharden@vestapropertyservices.com>
>> **Subject:** Re: Tisons Landing

Would love the opportunity to do this work for yall.
Would you like them to match existing and then also will they go full length and do they need to meet ada?
Sent from my iPhone

On Oct 29, 2025, at 8:58 AM, Timothy C. Harden <tharden@vestapropertyservices.com> wrote:

Good morning. I manage the amenity center at Yellow Bluff Landing. I am looking for estimates to install rails going up the steps to the facility. There are three steps over a twenty foot distance. I would like rails on both sides. I am attaching a picture for your review. Let me know if you are interested in this job.

Thanks,

<image001.png>

Your Community. Our Commitment.

Tim Harden, CPO
Operations Manager
C. 904-612-6668

Vesta Property Services
245 Riverside Dr, Suite 300,
Jacksonville, FL 32202
www.VestaPropertyServices.com

Careers | Request Proposal

-

<pic of front steps.jpg>

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.

Vesta Property Services
245 Riverside Dr, Suite 300,
Jacksonville, FL

QUOTE #	092925
QUOTE DATE	09/29/2025

DESCRIPTION	AMOUNT
Labor/materials: Aluminum 1.5" tubing Fabricate and install 2-20' aluminum railings with ADA compliant ends. Core drill and anchor with cement after powder coating.	2,400.00
Powder coating 2-20' rails.	1,240.00
TOTAL	**$3,640.00**

Thank you

TERMS & CONDITIONS

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

2.

ESTIMATE

Tisons Landing

2 MR2 Precision Controllers

CES an Aquafinity company

Order #	329333
Date	10/23/25
Consultant	Matt L Stiles
WQA	Kenneth
Billing Terms	Credit Card
Customer PO #	Price Quote

Proposed To

Tisons Landing
Tim Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Ship To

Yellow Bluff Landing Amenity Center
Tim Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Phone: **Fax:**

Courier Service

FedEx Ground

Order Description

Pool: DOH# 16-60-01363
96592 gallons
Flow Rate: 510gpm

IWF:DOH# 16-60-01364
7063 gallons
Flow Rate: 100gpm

Order Items

Line Item Code	Description	Quantity	Unit Price	Item Total
CJB MR2	**CES Precision Control, MR2, ORP/pH Package, BECSysBackplate Vertical Mount**	2	2,698.00	5,396.00

CES Precision Control, MR2, ORP/pH Package
High Resolution Control of Oxidant and pH levels
Demand Based Proportional Feed and Failsafe Circuits
pH Interlock of Oxidant Feed for Failsafe and Protection
Auxilary 3rd relay for probe clean, dual pH, or DSBM booster mode, or alarm
Probe Cell Assembly vertically mounted
Digital Temp display with programmable alarms
In-line Rotary Flowswitch for added safety
Temperature Sensor Included
Factory 5-year Factory Electronics Warranty

INST-CL1	CL1 Chemistry Controller Install	2		

Standard Installation of Level 1 Chemistry Controller by licensed factory trained technician including sample stream tubing for flow cell (25 ft maximum run). One year warranty on workmanship.
*No wall penetrations included
*Electrical By Others

PSU-CL1	CL1 Chemistry Controller Professional Commissioning & Operator Training	2		

Professional Commissioning & Operator Training on Level 1 Chemistry Controller by Factory Certified Technician. Includes configuring control system for the specific application, warranty registration, and on-site Factory Warranty Administration. Training on control system per Operator Training Checklist.

CES an Aquafinity company

ESTIMATE

Tisons Landing

2 MR2 Precision Controllers

Order #	329333
Date	10/23/25
Consultant	Matt L Stiles
WQA	Kenneth
Billing Terms	Credit Card
Customer PO #	Price Quote

Proposed To

Tisons Landing
Tim Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Ship To

Yellow Bluff Landing Amenity Center
Tim Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Phone: **Fax:**

Courier Service

FedEx Ground

JB 736-2633	**Enclosure Hinged, Clear Cover, 19 x 15 x 7 (Horizontal Mount)**	2	452.25	904.50

Enclosure Hinged, Clear Cover, 19 x 15 x 7
For Horizontally Mounted Control Systems such as
CES Precision Control MR1, MR2, BECSys2, or BECSys3.
Required on outdoor installations, optional on indoor pump rooms.

DRILL	Vent Installation for Enclosures	2		
CB Start-Up Manual	**CES Treatment Package Start Up Manual**	1		

CES Treatment Package Start Up Manual
Includes: Equipment Manuals, Start up & Warranty Paperwork,
MSDS sheets for all major chemicals & test kit reagents,
Laminated instruction charts, Chemical Dosage Chart, Personalized log sheets,
Operations & maintenance sheet, and Pool Chemistry Dosing Calculator.
Delivered to and reviewed with owner's rep by CES Start-up Technician.

Temporary Tariff Fee	**Temporary Manufacturer Tariff**	1	115.40	115.40
CB ISU	**Installation, less electric**	1	480.00	480.00

Installation and Factory Start-up of treatment equipment. Includes parts and labor for installation. Electrical work, permits (if applicable) by others. Includes final review, CES training manual, full system and maintenance training per CES Operator Training Checklist, and on-site Warranty Administration. One year warranty on all installation workmanship.

Building Department Permits are Not Included and, if specified as being provided, will be charged as an additional cost.

ESTIMATE

Tisons Landing
2 MR2 Precision Controllers

CES an Aquafinity company

Order #	329333
Date	10/23/25
Consultant	Matt L Stiles
WQA	Kenneth
Billing Terms	Credit Card
Customer PO #	Price Quote

Proposed To

Tisons Landing
Tim Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Ship To

Yellow Bluff Landing Amenity Center
Tim Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Phone: **Fax:**

Courier Service

FedEx Ground

Additional Information

Shipping is Estimated
Electric is not Included

Please click link below to digitally accept this prospoal

Proposal Acceptance

Subtotal	6,895.90
Adjustment	0.00
Total	6,895.90
Shipping	101.45
Tax	0.00
Grand Total	6,997.35
Payments	0.00
Payment Due	**0.00**

Signature **Date**

We are pleased to submit the above package for your consideration.

1. Orders by credit card will incur a 3.5% processing fee.
2. Please complete and return the delivery schedule if attached to this package, it is designed to help coordinate delivery dates that best coincide with your construction and draw schedules.
3. It is your responsibility to provide the required permits, bonds and acceptable electrical connections. Proof of these requirements must be presented to CES on demand.
4. You may incur restocking fees if you choose to return any items included in this package to CES. Restocking fees vary per manufacturer.
5. Any changes to this order must be made in writing to CES.
6. Freight charges are estimates only and the actual freight costs may be different at time of shipping.
7. If capital dollars are not readily available, you may acquire this package through a lease or rent to own arrangement pending lending source approvals.
8. Payment terms are subject to the credit agreement you have on file with CES.

This estimate is valid for 30 days from the above date after which the estimate may be subject to change.

Your signature above is considered your acceptance of this proposal and is subject to all terms and conditions of your credit arrangement with CES.
THANK YOU!

Timothy C. Harden

From: Hydra Pools and Pavers <hydrapoolsfl@gmail.com>
Sent: Thursday, October 30, 2025 6:45 PM
To: Timothy C. Harden
Subject: Re: Estimate for chemical feeders

Good Afternoon,

We can get this replaced for you. The replacement cost is $5,850 for a comparable unit. It will be the new, more modern, version of this model. The unit will take 4-6 days for delivery to my office. Let me know if you have any questions. We can knock this out as soon as the unit arrives. We would need a 50% deposit and 50% upon completion. The new Hayward model is much better than and more resilient. We can also switch brands if you would like, but I don't think it would be worth changing brands. The new Hayward is a good unit. Let me know what you think.

Thank you and have a great day
Nick McAbee
Hydra Pools and Pavers
www.HydraPoolsandPavers.com
904-495-5386
7104 Merrill Road
Jacksonville, Florida 32277
BR JAX LLC
FL Lisc. CPC1458924
FL Lisc. CGC1532619

On Tue, Oct 28, 2025 at 9:30 AM Timothy C. Harden <tharden@vestapropertyservices.com> wrote:

> Nick,
>
> I have attached a picture of the current controller. This was installed two and a half years ago, and it has been garbage from the start. The flow switch is a wheel which turns. This wheel is easily clogged by sand or other debris. The controller almost always reads “no flow” even when the flow meter shows the proper flow. It is a Hayward CAT 2000 model. I want something that will do a better job then what I currently have.
>
> Thanks,
>
> Tim

From: Hydra Pools and Pavers <hydrapoolsfl@gmail.com>
Sent: Monday, October 27, 2025 8:49 PM
To: Timothy C. Harden <tharden@vestapropertyservices.com>
Subject: Re: Estimate for chemical feeders

Yes sir. Would be happy to take care of it for you. Can you please text me a picture of the controller that you would like replaced. I'll get some prices put together for you. 904-495-5386

Thank you

Nick McAbee

Hydra Pools and Pavers

www.HydraPoolsandPavers.com

904-495-5386

7104 Merrill Road

Jacksonville, Florida 32277

BR JAX LLC

FL Lisc. CPC1458924

FL Lisc. CGC1532619

On Mon, Oct 27, 2025 at 12:18 PM Timothy C. Harden <tharden@vestapropertyservices.com> wrote:

> Good afternoon. I need to replace the chemical controller on the splash feature pool at Tisons Landing. Let me know if you would like to provide a proposal for this project.
>
> Thanks,

Your Community.
Our Commitment.

Tim Harden, CPO

Operations Manager

C. 904-612-6668

Vesta Property Services

245 Riverside Dr, Suite 300,
Jacksonville, FL 32202

www.VestaPropertyServices.com

Careers | Request Proposal

-

ESTIMATE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com

Bill to
Tisons Landing
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Estimate details

Estimate no.: 1488
Estimate date: 11/04/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**POOL PARTS**	CJB BECSYS3 CONTROLLER ORP/PH	1	$4,983.80	$4,983.80
2.	**STENNER 45M5**	CL STENNER 120V 50GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	1	$850.48	$850.48
3.	**STENNER 45M2**	PH STENNER 120V 10GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	1	$884.72	$884.72
4.	**LABOR**	INSTALLATION/REPAIR LABOR, PER HOUR	1.5	$150.00	$225.00

Total **$6,944.00**

Accepted date

Accepted by

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, October 9, 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 *by phone*	District Counsel
Tim Harden	Field Operations Manager
Dana Harden	Regional Manager
Reggie Gaffney	City Council Member
Roshanda Jackson	City Commissioner
Dana Moore	City of Jacksonville Traffic Engineering

The following is a summary of the discussions and actions taken at the October 9, 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 **Continued Discussion of Speed Hump Installation**

Mr. Gaffney cautioned that the Board should make sure the entire community is aware of the intention to install speed humps as there are a lot of people that are against them. The next step in the process, if the Board decides to proceed, is for the city's traffic engineering department to perform an onsite inspection. Mr. Gaffney stated that there would be a contribution from the council to install the speed humps, and the amount would be determined over the next week or two.

Ms. Moore stated that the legislative code defines the process for getting speed bumps installed. The three main requirements are a public meeting, approval from 75% of the affected property owners, and for the community to share the cost of the installation. Following this meeting, two notifications will be sent to the affected property owners, and they will have 60 days to respond. Non-responsive letters are counted as a yes vote. Once an invoice is sent to the community for the remaining cost of the installation, the community has 60 days to pay the invoice. Once all those steps are completed, the city will get final confirmation of whether the project is approved and the installation will then commence with the time of completion estimated between two to three months. Each speed hump will cost $4,000. Signs will also have to be installed at each entrance at $140 per sign. The city recommends 14 total speed humps for a cost of $57,736.

A resident commented that it will be an expensive project, but she likes the speed humps in Pine Lake.

Marisol Felix stated that there needs to be one or two speed bumps added on Tisons Bluff between Dowing.

Delores Baker stated that Magnola Grove Way also has a speeding issue and there's currently no speed humps proposed there. She also commented that there are a lot of cars parked on the street on Pond Run, so she questions whether speed bumps are necessary on that street.

Mr. Laughlin stated that currently there is enough money in the capital reserve fund to cover the speed hump installation.

David Gsell commented that the speed limit says 30 mph, however that is 44 feet per second, which means you're passing a house every second. There is a disconnect on the speed limit and what the expectations are.

Mr. Laughlin stated that the speed limit will also be looked at during this process.

Kaye Washington stated that the speeding in and out of the community is an issue and needs to be corrected immediately in addition to lowering the speed limit as low as it can get. She also commented that she would love a speed hump on Willow Bluff Court.

Ryan Ketelhut asked if the entire community would receive the letters from the city if speed humps are placed at the entrance and exit.

Ms. Moore responded that only the owners whose homes are close to the proposed speed hump locations will be notified.

Mr. Gaffney asked if the community could choose a phased approach by just installing a few speed humps to see how effective it is and installing more later if need be.

Ms. Moore responded that a phased approach is an option, although not recommended.

Ms. Schaffer asked about the possibility of the city installing cameras that capture the license plate of speeders.

Ms. Moore responded that the city has not yet accepted that project.

A resident commented that parking on the sidewalks is an issue and residents are not able to walk safely. He also commented that it sounds like the number of proposed speed humps needs to be doubled.

Ms. Moore stated that sidewalk parking can be reported on the www.myjax.com website for parking enforcement to step in.

Mr. Laughlin stated that the Board will work on the map of proposed speed hump locations and will follow up with the city.

FOURTH 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

Mr. Laughlin stated that he would report back on the fiscal year 2025 goals and objectives.

D. Amenity Manager – Report

A copy of the amenity and operations report was included in the agenda package for the Board's review.

E. Field Operations Manager

1. Consideration of Proposals for Adding Pickets to the Splash Feature

Mr. Harden presented three proposals for replacing the splash pad netting with aluminum pickets for longevity. The proposals range from $1,650 to $4,837.50.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve the proposal from Viking Welding and Fabrication totaling $1,650 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

2. Consideration of Proposal for Replacing the Gym A/C Unit

Mr. Harden informed the Board there are multiple leaks in the coils on the gym air conditioning unit. Three proposals for replacing the unit were provided for the Board's consideration. The proposals range from $8,955 to $10,027.97. Mr. Harden noted Thompson Electric and Air provides the best warranty at six years.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons to approve the proposal from Bowers Air Solutions totaling $8,955 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

Lastly, Mr. Harden informed the Board there are some tripping hazards that need to be addressed and presented two proposals for concrete repairs. He noted Alpha Foundations provides a five-year warranty..

On MOTION by Ms. Alford seconded by Ms. Timmons to approve the proposal from Alpha Foundations totaling $3,538.09 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 Approval of Consent Agenda

A. Minutes of the September 11, 2025 Board of Supervisors Meetings

B. Financial Statements

C. Check Register

Copies of the minutes, financial statements, and check register totaling $51,009.25 were included in the agenda package for the Board's review. Mr. Laughlin noted the motion box on page two should be revised to say the goals and objectives are approved rather than the meeting schedule.

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

SIXTH ORDER OF BUSINESS Ratification of Agreement with Top Coat Painting Services, LLC

Mr. Laughlin reminded the Board this is the agreement for the interior painting that was approved at the last meeting.

On MOTION by Ms. Timmons seconded by Ms. Alford to ratify the agreement with Top Coat Painting Services, LLC 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 Supervisor Requests

Ms. Waldhauer asked staff to get cost estimates to install handrails going down the stairs at the front of the amenity center.

EIGHTH ORDER OF BUSINESS Audience Comments

A resident asked how long it will take to get with the city about the speed humps.

Mr. Laughlin responded that he will be speaking with them as soon as possible but he imagines it will take a few months for the entire process to be completed.

NINTH ORDER OF BUSINESS Next Scheduled Meeting – Thursday, November 13, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Timmons seconded by Ms. 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.

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Tison's Landing

Community Development District

Unaudited Financial Reporting

September 30, 2025

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Tison's Landing

Community Development District

Combined Balance Sheet

September 30, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 19,151	$ -	$ -	$ 19,151
Capital Reserve Account	-	-	387	387
Accounts Receivable	465	-	-	465
Investments:				
State Board Administration (SBA)	516,605	-	125,041	641,646
Series 2016-1				
Reserve	-	149,668	-	149,668
Revenue	-	83,945	-	83,945
Redemption	-	3	-	3
Series 2016-2				
Reserve	-	43,761	-	43,761
Prepayment	-	318	-	318
Prepaid Expenses	34,357	-	-	34,357
Deposits	4,202	-	-	4,202
Total Assets	**$ 574,781**	**$ 277,696**	**$ 125,428**	**$ 977,904**
Liabilities:				
Accounts Payable	$ 22,131	$ -	$ 2,850	$ 24,981
Total Liabilites	**$ 22,131**	**$ -**	**$ 2,850**	**$ 24,981**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 34,357	$ -	$ -	$ 34,357
Deposits	4,202	-	-	4,202
Restricted for:				
Debt Service	-	277,696	-	277,696
Assigned for:				
Capital Reserve Fund	-	-	122,578	122,578
Unassigned	514,090	-	-	514,090
Total Fund Balances	**$ 552,650**	**$ 277,696**	**$ 122,578**	**$ 952,923**
Total Liabilities & Fund Balance	$ 574,781	$ 277,696	$ 125,428	$ 977,904

Tison's Landing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - On Roll	$ 854,540	$ 854,540	$ 856,498	$ 1,959
Clubhouse Income	2,000	2,000	11,277	9,277
Interest Income	10,000	10,000	29,680	19,680
Other Income	-	-	343	343
Total Revenues	**$ 866,540**	**$ 866,540**	**$ 897,798**	**$ 31,258**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 8,000	$ 4,000
PR-FICA	918	918	612	306
Engineering	3,000	3,000	1,145	1,855
Attorney	15,000	15,000	11,900	3,101
Annual Audit	3,200	3,200	3,200	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	1,200	550	650
Dissemination Agent	1,000	1,000	1,350	(350)
Trustee Fees	3,725	3,725	3,717	8
Management Fees	45,000	45,000	45,000	-
Information Technology	1,600	1,600	1,600	0
Website Maintenance	1,600	1,600	1,600	0
Telephone	350	350	226	124
Postage & Delivery	1,000	1,000	15	985
Insurance General Liability	11,733	11,733	10,910	823
Printing & Binding	2,000	2,000	346	1,654
Legal Advertising	2,500	2,500	1,478	1,022
Other Current Charges	1,000	1,000	785	215
Office Supplies	500	500	0	500
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 110,001**	**$ 110,001**	**$ 95,109**	**$ 14,892**
Operations & Maintenance				
Community Operations				
Insurance (Property)	$ 24,738	$ 24,738	$ 22,201	$ 2,537
Field Management & Administration (Vesta)	37,179	37,179	37,179	-
Security Off Duty (JSO)	2,500	2,500	1,342	1,158
Security Camera Monitoring (Envera)	16,377	16,377	9,778	6,599
Landscape Maintenance (LawnBoy)	59,690	59,690	53,088	6,602
Landscape Mulch	15,000	15,000	5,100	9,900
Landscape Fertilization (Agro Pro)	19,332	19,332	20,082	(750)
Irrigation Repairs and Maintenance	10,000	10,000	5,950	4,051
Landscape Repairs and Maintenance	7,000	7,000	8,268	(1,268)
Lake Maintenance (The Lake Doctor)	11,428	11,428	9,648	1,780
Utilities-Cable (Comcast)	1,680	1,680	1,480	200
Utilities-Electric (JEA)	1,800	1,800	1,172	628
Utilities-Irrigation (JEA)	30,000	30,000	13,400	16,600
Community Repairs and Maintenance	20,000	20,000	6,612	13,388
Community Operations Contingency	5,000	5,000	-	5,000
Capital Improvement Plan	22,500	22,500	-	22,500
Subtotal Community Operations Expenditures	**$ 284,224**	**$ 284,224**	**$ 195,299**	**$ 88,925**

Tison's Landing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Amenity Operations Expenditures				
Amenity Manager (Vesta)	$ 102,210	102,210	$ 102,210	$ -
Pool Maintenance (Vesta)	33,150	33,150	33,150	-
Janitorial Maintenance (Vesta)	33,099	33,099	33,099	-
Janitorial Supplies (Vesta)	4,058	4,058	4,058	(0)
Amenity Website (Vesta)	3,000	3,000	3,000	-
Seasonal Office Staffing (Vesta)	13,753	13,753	13,753	-
Security Camera Monitoring (Envera/High-Tech)	13,761	13,761	12,979	782
Pool Chemicals (Hawkins)	15,000	15,000	18,591	(3,591)
License / Permit Fees	600	600	525	75
Utilities-Cable (Comcast)	6,600	6,600	6,127	473
Utilities-Electric (JEA)	17,410	17,410	10,998	6,412
Utilities-Water/Sewer (JEA)	12,000	12,000	16,772	(4,772)
Refuse Service (Republic Services)	7,200	7,200	9,065	(1,865)
Pest Control	1,000	1,000	985	15
Amenity Repairs and Maintenance	15,400	15,400	15,125	275
Fitness Equipment Maintenance	1,000	1,000	2,181	(1,181)
Special Events	23,500	23,500	20,632	2,868
Amenity Supplies	5,000	5,000	1,898	3,102
Amenity Operations Contingency	2,000	2,000	62	1,938
Capital Outlay	-	-	6,243	(6,243)
Subtotal Amenity Operations Expenditures	**$ 309,740**	**$ 309,740**	**$ 311,453**	**$ (1,713)**
Total Operations & Maintenance	**$ 593,964**	**$ 593,964**	**$ 506,752**	**$ 87,213**
Total Expenditures	**$ 703,966**	**$ 703,966**	**$ 601,861**	**$ 102,105**
Excess (Deficiency) of Revenues over Expenditure	$ 162,574	$ 162,574	$ 295,937	$ 133,363
Other Financing Sources/(Uses):				
Capital Reserve - Transfer Out	(162,574)	(162,574)	$ (162,574)	-
Total Other Financing Sources/(Uses)	**$ (162,574)**	**$ (162,574)**	**$ (162,574)**	**$ -**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 133,363**	**$ 133,363**
Fund Balance - Beginning	$ -		$ 419,287	
Fund Balance - Ending	**$ -**		**$ 552,650**	

Tison's Landing

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	$ 3,353	$ 3,353	$ 6,972	$ 3,619
Total Revenues	**$ 3,353**	**$ 3,353**	**$ 6,972**	**$ 3,619**
Expenditures:				
Christmas Décor	$ -	$ -	$ 9,640	$ (9,640)
Well Motor	-	-	12,640	(12,640)
Kiddie Pool	-	-	79,708	(79,708)
Chairs/Tables	-	-	12,788	(12,788)
Paint social/gym rooms	-	-	2,850	(2,850)
Miscellaneous Services	52,000	52,000	801	51,199
Total Expenditures	**$ 52,000**	**$ 52,000**	**$ 118,427**	**$ (66,427)**
Excess (Deficiency) of Revenues over Expenditure	**$ (48,647)**	**$ (48,647)**	**$ (111,455)**	**$ (62,808)**
Other Financing Sources/(Uses)				
Capital Reserve - Transfer In	$ 162,574	$ 162,574	$ 162,574	$ -
Total Other Financing Sources (Uses)	**$ 162,574**	**$ 162,574**	**$ 162,574**	**$ -**
Net Change in Fund Balance	**$ 113,927**	**$ 113,927**	**$ 51,119**	**$ (62,808)**
Fund Balance - Beginning	$ 95,340		$ 71,459	
Fund Balance - Ending	**$ 209,267**		**$ 122,578**	

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 September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues:				
Special Assessments - On Roll	$ 381,936	$ 381,936	$ 382,811	$ 875
Interest Income	7,500	7,500	17,078	9,578
Total Revenues	**$ 389,436**	**$ 389,436**	**$ 399,889**	**$ 10,453**
Expenditures:				
Series 2016A-1				
Interest - 11/01	$ 51,417	$ 51,417	$ 51,417	$ -
Interest - 05/01	51,417	51,417	51,417	-
Principal - 05/01	195,000	195,000	195,000	-
Series 2016A-2				
Interest - 11/01	$ 18,213	18,213	18,213	-
Special Call - 11/01	-	-	5,000	(5,000)
Interest - 05/01	18,213	18,213	18,095	118
Principal - 05/01	45,000	45,000	45,000	-
Special Call - 05/01	-	-	50,000	(50,000)
Total Expenditures	**$ 379,259**	**$ 379,259**	**$ 434,141**	**$ (54,883)**
Excess (Deficiency) of Revenues over Expenditure	$ 10,177	$ 10,177	$ (34,253)	$ (44,430)
Net Change in Fund Balance	**$ 10,177**	**$ 10,177**	**$ (34,253)**	**$ (44,430)**
Fund Balance - Beginning	$ 148,125		$ 311,948	
Fund Balance - Ending	**$ 158,302**		**$ 277,696**	

Tison's Landing

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	$ -	$ 41,582	$ 796,706	$ 5,525	$ 2,670	$ 4,227	$ 2,985	$ -	$ 2,804	$ -	$ -	$ -	$ 856,498
Clubhouse Income	-	1,185	385	-	-	2,050	1,722	690	2,405	835	205	1,800	11,277
Interest Income	1,513	1,265	1,986	3,439	3,020	3,170	2,933	2,862	2,604	2,516	2,359	2,013	29,680
Other Income	-	-	-	-	-	-	136	-	-	-	207	-	343
Total Revenues	**$ 1,513**	**$ 44,032**	**$ 799,078**	**$ 8,965**	**$ 5,689**	**$ 9,446**	**$ 7,776**	**$ 3,552**	**$ 7,812**	**$ 3,351**	**$ 2,771**	**$ 3,813**	**$ 897,798**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ (400)	$ 1,000	$ 1,000	$ -	$ 1,000	$ 1,000	$ 800	$ 1,000	$ 800	$ 800	$ -	$ 1,000	$ 8,000
PR-FICA	(31)	77	77	-	77	77	61	77	61	61	-	77	612
Engineering	-	-	845	-	-	-	-	-	-	-	-	300	1,145
Attorney	500	930	679	500	1,307	1,530	1,297	1,329	551	1,316	972	991	11,900
Annual Audit	-	-	-	3,200	-	-	-	-	-	-	-	-	3,200
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	550	550
Dissemination Agent	183	83	83	83	83	83	333	83	83	83	83	83	1,350
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	3,717	3,717
Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
Information Technology	133	133	133	133	133	133	133	133	133	133	133	133	1,600
Website Maintenance	133	133	133	133	133	133	133	133	133	133	133	133	1,600
Telephone	8	19	-	18	11	-	21	41	29	26	16	37	226
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	6	346
Legal Advertising	-	200	-	203	104	104	104	104	233	104	-	325	1,478
Other Current Charges	24	53	13	-	29	82	151	88	76	105	99	66	785
Office Supplies	-	0	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 17,824**	**$ 6,381**	**$ 6,852**	**$ 8,027**	**$ 6,631**	**$ 6,907**	**$ 6,829**	**$ 6,782**	**$ 5,890**	**$ 6,540**	**$ 5,280**	**$ 11,168**	**$ 95,109**

Tison's Landing

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Community Operations													
Insurance (Property)	$ 22,201	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,201
Field Management & Administration (Vesta)	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098	3,098	37,179
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	648	9,778
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	4,424	53,088
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	1,861	20,082
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	372	8,268
Lake Maintenance (The Lake Doctor)	804	804	804	804	804	804	804	804	804	804	804	804	9,648
Utilities-Cable (Comcast)	123	123	123	123	123	123	123	123	123	123	123	123	1,480
Utilities-Electric (JEA)	102	103	115	133	101	106	90	89	87	81	80	85	1,172
Utilities-Irrigation (JEA)	1,331	992	1,110	1,094	1,118	953	678	1,146	1,250	1,100	1,369	1,260	13,400
Community Repairs and Maintenance	-	330	412	1,138	309	294	249	1,083	596	66	1,781	353	6,612
Community Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 35,331**	**$ 14,741**	**$ 14,051**	**$ 13,444**	**$ 13,844**	**$ 12,433**	**$ 12,788**	**$ 13,399**	**$ 20,495**	**$ 15,633**	**$ 16,111**	**$ 13,028**	**$ 195,299**
Amenity Operations Expenditures													
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	$ 8,518	$ 102,210
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	2,763	33,150
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	2,758	33,099
Janitorial Supplies (Vesta)	338	338	338	338	338	338	338	338	338	338	338	338	4,058
Amenity Website (Vesta)	250	250	250	250	250	250	250	250	250	250	250	250	3,000
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	1,146	13,753
Security Camera Monitoring (Envera/High-Te	1,147	1,147	1,147	1,147	1,147	1,147	1,147	270	1,147	1,147	1,242	1,147	12,979
Pool Chemicals (Hawkins)	925	783	738	439	959	1,413	1,206	1,635	2,612	3,708	1,638	2,535	18,591
License / Permit Fees	-	-	-	-	-	-	-	-	525	-	-	-	525
Utilities-Cable (Comcast)	504	504	504	513	513	513	513	513	513	513	513	513	6,127
Utilities-Electric (JEA)	937	828	945	754	689	948	834	896	930	1,044	1,181	1,014	10,998
Utilities-Water/Sewer (JEA)	4,380	1,465	174	182	199	1,491	494	2,717	1,139	1,376	1,499	1,654	16,772
Refuse Service (Republic Services)	569	968	565	729	731	736	199	1,469	744	984	919	450	9,065
Pest Control	50	50	50	50	50	50	50	-	335	150	50	100	985
Amenity Repairs and Maintenance	987	316	419	3,573	158	1,319	628	631	2,674	725	855	2,841	15,125
Fitness Equipment Maintenance	-	330	-	-	600	-	-	-	200	-	200	851	2,181
Special Events	3,084	876	1,974	423	324	1,787	2,694	1,512	592	1,772	2,220	3,372	20,632
Amenity Supplies	354	94	15	34	100	122	100	290	310	22	79	379	1,898
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	62	-	62
Capital Outlay	-	-	4,490	-	-	-	-	-	-	-	1,753	-	6,243
Subtotal Amenity Expenditures	**$ 28,708**	**$ 23,134**	**$ 26,792**	**$ 23,617**	**$ 21,243**	**$ 25,298**	**$ 23,637**	**$ 25,705**	**$ 27,493**	**$ 27,213**	**$ 27,983**	**$ 30,629**	**$ 311,453**
Total Operations & Maintenance	**$ 64,039**	**$ 37,876**	**$ 40,844**	**$ 37,061**	**$ 35,087**	**$ 37,731**	**$ 36,426**	**$ 39,104**	**$ 47,988**	**$ 42,845**	**$ 44,093**	**$ 43,657**	**$ 506,752**
Total Expenditures	**$ 81,863**	**$ 44,257**	**$ 47,696**	**$ 45,088**	**$ 41,718**	**$ 44,638**	**$ 43,254**	**$ 45,886**	**$ 53,877**	**$ 49,385**	**$ 49,374**	**$ 54,825**	**$ 601,861**
Excess (Deficiency) of Revenues over Exper	$ (80,351)	$ (225)	$ 751,382	$ (36,123)	$ (36,029)	$ (35,191)	$ (35,479)	$ (42,333)	$ (46,065)	$ (46,035)	$ (46,603)	$ (51,012)	$ 295,937
Other Financing Sources/Uses:													
Capital Reserve - Transfer Out	$ -	$ -	$ (162,574)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (162,574)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ (162,574)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (162,574)**
Net Change in Fund Balance	**$ (80,351)**	**$ (225)**	**$ 588,808**	**$ (36,123)**	**$ (36,029)**	**$ (35,191)**	**$ (35,479)**	**$ (42,333)**	**$ (46,065)**	**$ (46,035)**	**$ (46,603)**	**$ (51,012)**	**$ 133,363**

Tison's Landing

Community Development District

Long Term Debt Report

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

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

Tison's Landing

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Duval County

Fiscal Year 2025

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

ON ROLL ASSESSMENTS

						allocation in %	69.11%	30.89%	100.00%
Date	*Distribution*	*Gross Amount*	*Discoumt/ (Penalty)*	*Commission*	*Property Appraiser*	*Net Receipts*	*O&M Portion*	*2016A-1& A-2 Debt Service*	*Total*
11/06/24	10/15-10/31/24	$ 3,477.38	$ 163.39	$ 67.27	$ 48.72	$ 3,198.00	$ 2,210.17	$ 987.83	$ 3,198.00
11/15/24	11/01-11/10/24	24,163.95	966.57	470.91	341.00	22,385.47	15,470.81	6,914.66	22,385.47
11/21/24	11/11-11/17/24	12,545.75	484.77	244.84	177.29	11,638.85	8,043.72	3,595.13	11,638.85
11/29/24	11/18-11/24/24	24,725.62	948.79	482.67	349.52	22,944.64	15,857.26	7,087.38	22,944.64
12/05/24	11/25-12/04/24	118,164.59	4,726.64	2,268.76	1,701.57	109,467.62	75,654.11	33,813.51	109,467.62
12/10/24	11/25-12/04/25	1,110,746.52	44,409.33	21,326.74	15,995.06	1,029,015.39	711,162.29	317,853.10	1,029,015.39
12/19/24	12/05-12/15/24	15,396.80	567.55	301.04	217.99	14,310.22	9,889.93	4,420.29	14,310.22
01/06/25	12/16-12/31/24	4,494.58	134.84	88.50	64.09	4,207.15	2,907.60	1,299.55	4,207.15
01/30/25	01/01-01/15/25	4,013.82	88.82	79.68	57.69	3,787.63	2,617.67	1,169.96	3,787.63
02/06/25	01/16-01/31/25	4,084.88	81.70	81.26	58.85	3,863.07	2,669.80	1,193.27	3,863.07
03/19/25	03/01-03/16/25	6,360.46	23.05	128.65	93.16	6,115.60	4,226.55	1,889.05	6,115.60
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
	TOTAL	**$ 1,336,731.20**	**$ 52,473.05**	**$ 25,716.51**	**$ 19,232.54**	**$ 1,239,309.10**	**$ 856,498.27**	**$ 382,810.83**	**$ 1,239,309.10**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**

C.

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT

Check Register

GENERAL FUND

Date	*check #'s*		*Amount*
9/1 - 9/30/25	3908-3929	$	72,228.85
	TOTAL CHECKS	**$**	**72,228.85**

Date	*ACH*		*Amount*
9/1 - 9/30/25	80008-80013	$	7,671.04
	TOTAL ACH	**$**	**7,671.04**
	TOTAL	**$**	**79,899.89**

CAPITAL RESERVE FUND

Date	*check #'s*		*Amount*
9/1 - 9/30/25	n/a		
	TOTAL	**$**	**-**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/03/25	00256	9/03/25	2025-605	202508	320-57200-46000		*	357.00		
			REPLACED WATER FILTER							
						ALDRIDGE&SONS PLUMBING CONSTRCTORS			357.00	003908
9/03/25	00101	8/27/25	35852	202508	320-57200-46900		*	200.00		
			AUG 25 PREVENTATIVE MAINT							
						ALLWAYS IMPROVING LLC			200.00	003909
9/03/25	00004	9/01/25	470	202509	310-51300-34000		*	3,750.00		
			SEP 25 - MGMT FEES							
		9/01/25	470	202509	310-51300-49500		*	133.33		
			SEP 25 - WEBSITE ADMIN							
		9/01/25	470	202509	310-51300-35100		*	133.33		
			SEP 25 - IT							
		9/01/25	470	202509	310-51300-31200		*	83.33		
			SEP 25 - DISSEMINATION							
		9/01/25	470	202509	310-51300-42500		*	6.00		
			SEP 25 - COPIES							
		9/01/25	470	202509	310-51300-41000		*	36.94		
			SEP 25 - TELEPHONE							
						GOVERNMENTAL MANAGEMENTS SERVICES			4,142.93	003910
9/03/25	00206	8/25/25	7179800	202508	320-57200-46500		*	456.00		
			AZONE-EPA REG NO. 7870-1							
						HAWKINS, INC.			456.00	003911
9/03/25	00186	9/01/25	429536	202509	320-57200-34502		*	60.00		
			SEP 25 - ACCESS CONTR SYS							
						HI-TECH SYSTEMS ASSOCIATES			60.00	003912
9/03/25	00052	8/31/25	9538	202508	320-53800-46200		*	4,424.00		
			AUG 25- LAWN MAINT							
		8/31/25	9538	202508	320-53800-46201		*	240.00		
			ADD WEEDS MGMT							
		8/31/25	9538	202508	320-53800-46201		*	131.50		
			MONTHLY MOW							
						LAWNBOY LAWN SERVICES, INC.			4,795.50	003913
9/03/25	00064	8/21/25	63299275	202508	320-53800-46202		*	50.00		
			AUG 25 - PEST CONTROL SVC							
						NADER'S PEST RAIDERS			50.00	003914
9/03/25	00137	9/01/25	303953B	202509	320-53800-46800		*	804.00		
			SEP 25 - WATER MGMT							
						THE LAKE DOCTORS, INC.			804.00	003915

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/09/25	00161	8/31/25	20000	202508	320-53800-46203		*	1,610.98		
			AUG 25 COMM TURF/ORNAMENT							
		8/31/25	20000	202508	320-53800-46203		*	250.00		
			ADD BERMUDA TURF APPL							
						AGROWPRO INC.			1,860.98	003916
9/09/25	00012	9/04/25	25-05099	202509	310-51300-48000		*	103.50		
			BOARD OF SUPERVISORS MTG							
		9/04/25	25-05100	202509	310-51300-48000		*	117.50		
			NOT OF ANNUAL SCH OF MTGS							
						DAILY RECORD + OBSERVER LLC			221.00	003917
9/09/25	00013	9/04/25	28105	202509	310-51300-31600		*	550.00		
			SR2016 A1/A2 FYE 7/31/25							
						GRAU AND ASSOCIATES			550.00	003918
9/09/25	00206	9/04/25	7188530	202509	320-57200-46500		*	777.00		
			AZONE-EPA REG NO. 7870-1							
						HAWKINS, INC.			777.00	003919
9/09/25	00257	8/26/25	0540491-	202509	320-57200-43200		*	450.19		
			SEP 25 - WASTE SERVICES							
						WM CORPORATE SERVICES, INC			450.19	003920
9/22/25	00081	8/31/25	195077	202508	310-51300-31500		*	971.50		
			LEGAL SV THRU 8/31/25							
						BILLING,COCHRAN,LYLES,MAURO & RAMSE			971.50	003921
9/22/25	00034	9/19/25	29629	202509	300-15500-10000		*	32,932.00		
			INSURANCE FY 2026							
						EGIS INSURANCE ADVISORS, LLC			32,932.00	003922
9/22/25	00227	9/22/25	09222025	202509	300-15500-10000		*	1,000.00		
			MECHANICAL BULL 10/25/25							
						FLORIDA PARTY WORKS LLC			1,000.00	003923
9/22/25	00206	9/10/25	7193895	202509	320-57200-46500		*	468.00		
			AZONE-EPA REG NO. 7870-1							
		9/15/25	7199442	202509	320-57200-46500		*	342.00		
			AZONE-EPA REG NO. 7870-1							
						HAWKINS, INC.			810.00	003924
9/22/25	00064	5/20/25	61948291	202505	320-53800-46202		*	50.00		
			MAY 25 - PEST CONTROL SVC							
						NADER'S PEST RAIDERS			50.00	003925

*** CHECK DATES 09/01/2025 - 09/30/2025 *** 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	CHECK #
9/22/25	00250	8/19/25	0023	202508	300-15500-10000		*	425.00		
			GOAT YOGA 10/4/25							
						SHEEHAN HOMESTEAD LLC			425.00	003926
9/22/25	00157	9/01/25	428166	202509	320-57200-45105		*	8,517.50		
			SEP 25 - AMENITY MANAGER							
		9/01/25	428166	202509	320-57200-46400		*	2,762.50		
			SEP 25 - POOL MAINTENANCE							
		9/01/25	428166	202509	320-53800-34400		*	3,098.25		
			SEP 25 - FIELD MGMT							
		9/01/25	428166	202509	320-57200-46602		*	338.17		
			SEP 25 - JANITORIAL SUPP							
		9/01/25	428166	202509	320-57200-46601		*	2,758.25		
			SEP 25 - JANITORIAL MAINT							
		9/01/25	428166	202509	320-57200-49510		*	250.00		
			SEP 25 - WEBSITE ADMIN							
		9/01/25	428166	202509	320-57200-34450		*	1,146.08		
			SEP 25 - POOL MONITORS							
						VESTA PROPERTY SERVICE INC.			18,870.75	003927
9/24/25	00215	9/19/25	09192025	202509	320-57200-49400		*	2,395.00		
						JACKSONVILLE PARTY COMPANY			2,395.00	003928
9/24/25	00064	9/22/25	63727903	202509	320-53800-46202		*	50.00		
			SEP 25 - PEST CONTROL SVC							
						NADER'S PEST RAIDERS			50.00	003929
						TOTAL FOR BANK A		72,228.85		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS / VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/09/25	00030	8/25/25	84957412	202509	320-57200-41050	TV/INTERNET 9/4-10/3/25	*	512.84		
		8/28/25	84957412	202509	320-53800-41050	INTERNET 9/2-10/1/25	*	123.35		
						COMCAST (AUTO PAY)			636.19	080008
9/09/25	00015	8/29/25	89708215	202508	320-53800-43000	ELECTRIC 7/29-8/27/25	*	79.78		
		8/29/25	89708215	202508	320-57200-43000	ELECTRIC 7/29-8/27/25	*	1,180.54		
		8/29/25	89708215	202508	320-53800-43100	IRRIGATION 7/28-8/26/25	*	1,369.43		
		8/29/25	89708215	202508	320-57200-43100	SEWER 7/31-8/29/25	*	957.06		
		8/29/25	89708215	202508	320-57200-43100	WATER 7/31-8/29/25	*	541.84		
						JEA (AUTO PAY)			4,128.65	080009
9/09/25	00077	8/16/25	0687-001	202508	320-57200-43200	8/13 CONTAINER REMOVAL	*	180.71		
						REPUBLIC SERVICES #687 (AUTO PAY)			180.71	080010
9/28/25	99999	9/28/25	VOID	202509	000-00000-00000	VOID CHECK	C	.00		
						******INVALID VENDOR NUMBER******			.00	080011
9/28/25	00152	9/03/25	55693990	202508	300-36900-10000	WF CASH BACK D HARDEN CC	*	60.10-		
		9/03/25	55693990	202508	300-36900-10000	WF CASH BACK	*	146.65-		
		9/03/25	55693990	202508	320-57200-49400	BACK TO SCHOOL	*	104.93		
		9/03/25	55693990	202508	320-57200-49400	DRAFT PARTY	*	18.99		
		9/03/25	55693990	202508	320-57200-49100	CONSTANT CONTACT SUBSCR	*	62.00		
		9/03/25	55693990	202508	320-57200-60000	REFRIG SOCIAL ROOM	*	1,752.96		
		9/03/25	55693990	202508	320-57200-49400	PAINT AND SIP EVENT	*	40.44		
		9/03/25	55693990	202508	320-57200-49400	PAINT AND SIP EVENT	*	37.17		
		9/03/25	55693990	202508	320-57200-49400	PAINT AND SIP EVENT	*	26.83		
		9/03/25	55693990	202508	320-57200-49400	PAINT AND SIP EVENT	*	30.85		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/03/25	55693990	202508	320-57200-49400 PAINT AND SIP EVENT		*	44.06		
		9/03/25	55693990	202508	320-57200-49400 HOME SCHOOL EVENT		*	9.99		
		9/03/25	55693990	202508	320-57200-49400 HOME SCHOOL EVENT		*	56.99		
		9/03/25	55693990	202508	320-57200-49400 CANVA SUBSCRIPTION		*	119.99		
		9/03/25	55693990	202508	320-57200-52000 B2B OFFICE EQIPMENT PROT		*	42.99		
		9/03/25	55693990	202508	320-57200-49400 PAINT AND SIP EVENT		*	29.40		
						WELLS FARGO CREDIT CARD (AUTO PAY)			2,170.84	080012
9/23/25	00152	9/03/25	55693990	202508	320-53800-46000 FENCE TIES AND VENTS		*	20.25		
		9/03/25	55693990	202508	320-57200-46000 REFUND REFRIGERATOR REP		*	115.19-		
		9/03/25	55693990	202508	320-57200-46000 POOL LIFT CHAIR BATTERY		*	353.68		
		9/03/25	55693990	202508	320-57200-46000 AC ADAPTER FOR POOL LIFT		*	59.49		
		9/03/25	55693990	202508	320-57200-52000 TOILET PAPER		*	36.42		
		9/03/25	55693990	202508	320-57200-46000 FABRIC FOR POOL LOOUNG CH		*	200.00		
						WELLS FARGO CREDIT CARD (AUTO PAY)			554.65	080013

TOTAL FOR BANK Z 7,671.04

TOTAL FOR REGISTER 79,899.89

INVOICE

Aldridge & Sons Plumbing Contractors, Inc
PO Box 600921
Jacksonville, FL 32260-0921

admin@aldridgesonsplumbing.com
+1 (904) 287-3855

Approved by Tim Harden   Please code to 320.572.46000

Bill to
Tisons Landing CDD
C/O Vesta Property Services
16529 Tisons Bluff Rd
Jacksonville FL 32218

Ship to
Tisons Landing CDD
C/O Vesta Property Services
16529 Tisons Bluff Rd
Jacksonville FL 32218

Invoice details
Invoice no.: 2025-60575
Terms: Net 30
Invoice date: 09/03/2025
Due date: 10/03/2025

Service Technician: George Silverdahl

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/29/2025	**14 Plumbing Commercial**	TICKET: We have one fountain on the back patio and two fountains in the gym. I am attaching pictures. The patio fountain is an Elkay model LVRCGRN8WS_1D, serial # 200851681. The gym fountains are model LZSTL8WSLP, serial # 200613465			
2.		**14 Plumbing Commercial**	Replaced 2 Elkay water fountain filter, one at the patio and one in the gym	1	$357.00	$357.00

Total **$357.00**

Note to customer
THANKS, ANITA

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com

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

Approved by Tim Harden

Please code to 320.572.46900

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

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

Invoice details
Invoice no.: 35852
Terms: Net 15
Invoice date: 08/27/2025
Due date: 09/11/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 44276 - AUGUST PREVENTATIVE MAINTENANCE			
2.	**PM**		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Tison's Landing SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 5x Strength Unit and 2x Bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical and 1x Recumbent Bike. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical components. SEE BELOW	1	$200.00	$200.00

ISSUES FOUND
1. Precor Treadmill TRM 811/835/865/885 sn: AGNBG21170023 belt beginning to show signs of wear and beginning to fray. Should replace belt and flip deck. SEE PREVIOUS PM
2. Precor Treadmill TRM 811/835/865/885 sn: AGNBG21170024 belt damaged and fraying at seam. Appears to be from someone standing on rear roller cap while in motion. Should replace belt
3. DHZ Fitness Smith machine left side cable broken. Should replace with FPI and clean rods and bearings and repack with grease to eliminate squeak since bearings are unavailable.
4. ALL OTHER UNITS TEST CORRECT

Total	**$200.00**

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 470
Invoice Date: 9/1/25
Due Date: 9/1/25
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 - September 2025 340		3,750.00	3,750.00
Website Administration - September 2025 495		133.33	133.33
Information Technology - September 2025 351		133.33	133.33
Dissemination Agent Services - September 2025 312		83.33	83.33
Copies 425		6.00	6.00
Telephone 410		36.94	36.94

Total	$4,142.93
Payments/Credits	$0.00
Balance Due	$4,142.93

Original

HAWKINS

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

INVOICE

Total Invoice	**$456.00**
Invoice Number	7179800
Invoice Date	8/25/25
Sales Order Number/Type	4919970 SL
Branch Plant	74
Shipment Number	5898442

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 #
9/24/25	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	148.0000	GA	$3.0000	GA	1,431.2 LB	$444.00
		1 LB BLK (Mini-Bulk)		148.0000	GA			1,431.2 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
or call 612-331-6910 to get it setup on your account.

Tax Rate	Sales Tax	Invoice Total
0 %	$0.00	**$456.00**

No Discounts on Freight

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

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

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

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

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

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

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

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

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

www.hawkinsinc.com

Job# 1618806

Hi-Tech System
ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #:	429536
Invoice Date:	09/01/2025
Completed:	09/01/2025
Terms:	Due on Aging Date
Bid#:	

Bill to:

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

16529 Tisons Bluff Rd

Click Here to Pay Online!

Approved by Tim Harden

Please code to 320.538.34502

001.320.57200.34502

HiTechFlorida.com

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

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

Total	$60.00
Payments	$0.00
Balance Due	$60.00

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

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
8/31/2025	9538

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	9/30/2025	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- August, 2025 Service	4,795.50		4,795.50

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

Current Charges $4,795.50

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

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

Service Slip/Invoice

Nader's Pest Raiders
an Arrow Exterminators® company

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

INVOICE: 63299275
DATE: 08/21/2025
ORDER: 63299275

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

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

Approved by Tim Harden

Please code to 320.538.46202

Work Date	Time	Target Pest	Technician		Time In
08/21/2025	11:16 AM		WDBROWN	Warren Brown	

Purchase Order	Terms	Last Service	Map Code		Time Out
		08/21/2025		Lic:JE311826	

Service	Description	Price
CPC-MONTHLY	*Pest Control Service*	$50.00

IPM interior and exterior of amenity center including kitchen, gym, and bathrooms.
Inspecting and treated as needed

Treated exterior foundation areas, treated exterior, soft, landscaping areas,

Do not touch any of the treated areas at any time until dry

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

AMOUNT DUE **$50.00**

WmBrn

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

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

VISA MasterCard

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

ACCOUNT NUMBER	DATE	BALANCE
724857	9/1/2025	$804.00

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

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

00000000130252001000000030395300000008040008

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

TISONS LANDING COMMUNITY DEV 16529 Tisons Bluff Road, Jacksonville, Fl Jacksonville, FL 32218
Invoice Due Date 9/11/2025 **Invoice 303953B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2025	Water Management - Monthly		$804.00	$0.00	$804.00

Please remit payment for this month's invoice.

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits $0.00
Adjustment $0.00
AMOUNT DUE

Total Account Balance including this invoice: $804.00

This Invoice Total: $804.00

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

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

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

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

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	Aug 20	-$123.35
Balance forward		**$0.00**
Regular monthly charges	Page 3	$123.35
Taxes, fees and other charges		$0.00
New charges		**$123.35**
Amount due		**$123.35**

Your bill explained

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

320 538 41050

Thanks for paying by Automatic Payment

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

Need help?

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

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

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

Electronic payment will be applied Sep 19, 2025

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

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 cuts 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 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	Aug 17	-$512.84
Balance forward		**$0.00**
Regular monthly charges	Page 3	$506.35
Taxes, fees and other charges	Page 3	$6.49
New charges		**$512.84**
Amount due		**$512.84**

Thanks for paying by Automatic Payment

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

Need help?

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

Your bill explained

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

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number	**8495 74 120 0906133**
Automatic payment	Sep 16, 2025
Please pay	**$512.84**

Electronic payment will be applied Sep 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
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Go paperless and say goodbye to clutter
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Additional billing information

More ways to pay:

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

Comcast Business App
Download the Comcast Business App

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

Regular monthly charges $506.35

Comcast Business		**$490.35**
TV services		**$124.10**
TV Standard Business Video.	$114.95	
Service Discount	-$55.00	
Service To Additional TV With TV Box and Remote. Qty 2 @ $9.95 each	$19.90	
TV Box + Remote	$2.70	
Broadcast TV Fee	$37.10	
Regional Sports Fee	$4.45	
Internet services		**$304.85**
Unreturned Equipment Modem.	$24.95	
Static IP - 5	$24.95	
Business Internet 150	$254.95	
Voice services		**$61.40**
Voice Line Business Voice.	$44.45	
Equipment Fee Voice.	$16.95	

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

What's included?

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

TV: Keep your employees informed and customers entertained

Voice Numbers: (904)757-1547

Visit business.comcast.com/myaccount for more details

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

Taxes, fees and other charges $6.49

Other charges		**$6.49**
Federal Universal Service Fund	$3.85	
Regulatory Cost Recovery	$2.64	

Additional information

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

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

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

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	$79.78		$1,086.92
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	$79.78	$0.00	$1,086.92
Electric	8970821539	16529 TISONS BLUFF ROAD	06221889	$936.93	$827.92	$945.42	$754.16	$689.35	$947.82	$833.53	$895.55	$929.52	$1,043.58	$1,180.54		$9,984.32
Electric Total		001.320.57200.43000		$936.93	$827.92	$945.42	$754.16	$689.35	$947.82	$833.53	$895.55	$929.52	$1,043.58	$1,180.54	$0.00	$9,984.32

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	$57.84		$331.98
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	$284.02	$261.72	$315.24	$292.94	$279.56	$110.09	$57.84	$53.01	$62.68	$57.84	$57.84		$1,832.78
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	$72.34		$889.92
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	$19.47	$19.47	$19.47	$19.47	$19.47	$39.09	$39.77	$43.36	$43.36	$21.79	$222.09		$506.81
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	$502.56	$19.47	$23.39	$19.47	$19.47	$92.25	$86.83	$144.80	$164.12	$154.46	$154.46		$1,381.28
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	$87.79	$83.33	$96.71	$87.79	$83.33	$62.63	$43.36	$72.34	$77.17	$72.34	$53.01		$819.80
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	$176.98	$154.69	$145.77	$163.61	$145.77	$101.32	$77.17	$86.83	$18.20	$18.20	$72.34		$1,160.88
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	$19.47	$127.93	$172.53	$159.15	$154.69	$78.87	$53.01	$149.63	$168.95	$154.46	$154.46		$1,393.15
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	$58.71	$43.01	$43.01	$43.01	$39.09	$92.25	$62.68	$270.40	$338.03	$260.73	$251.07		$1,501.99
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	$141.31	$141.31	$127.93	$150.23	$132.39	$91.66	$67.51	$106.15	$130.31	$130.31	$139.97		$1,359.08
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	$18.20		$223.17
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	$115.81		$840.75
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	$1,369.43	$0.00	$12,241.59

Budget	Vendor/ACCT #	Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	$3,366.86	$1,109.34	$108.92	$115.50	$128.67	$952.03	$685.63	$1,705.99	$735.89	$881.66	$957.06		$10,747.55
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	$541.84		$4,932.99
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	$1,498.90	$0.00	$15,680.54
Inspection fees/backflow fees		001.320.538.43100		$ (101.17)												($101.17)
Pool fill credit		001.320.538.43101								$ (952.03)						($952.03)
Re-Billed		001.320.538.43101								$ 389.05						$389.05
GRAND TOTAL				$6,749.44	$3,388.84	$2,343.86	$2,162.69	$2,108.47	$3,497.39	$2,095.09	$4,848.71	$3,405.68	$3,600.40	$4,128.65	$0.00	$38,329.22
		last year		$5,241.28	$5,725.50	$3,833.67	$3,996.14	$3,916.37	$3,962.72	$3,726.51	$4,090.50	$3,535.27	$3,683.75	$3,815.27	$3,919.13	$52,618.19
		increase/(decrease)		$1,508.16	($2,336.66)	($1,489.81)	($1,833.45)	($1,807.90)	($465.33)	($1,631.42)	$758.21	($129.59)	($83.35)	$313.38	($3,919.13)	($14,288.97)

				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	-	-	-	10,000.00		$27,000.00
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	10,000.00		$380,000.00
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	13,000.00		$167,000.00
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	-	-	-	-	-	5,000.00	6,000.00	7,000.00	70,000.00	1,000.00	44,000.00		$133,000.00
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	30,000.00		$265,000.00
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	17,000.00	16,000.00	19,000.00	17,000.00	16,000.00	11,000.00	7,000.00	13,000.00	14,000.00	13,000.00	9,000.00		$152,000.00
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	-	-	13,000.00		$225,000.00
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	30,000.00		$354,000.00
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	50,000.00		$286,000.00
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	29,000.00	29,000.00	26,000.00	31,000.00	27,000.00	17,000.00	12,000.00	20,000.00	25,000.00	25,000.00	27,000.00		$268,000.00
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	220,000.00		$345,000.00
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	495,000.00	152,000.00	-	1,000.00	3,000.00	155,000.00	102,000.00	305,000.00	112,000.00	141,000.00	156,000.00		$1,622,000.00
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	495,000.00	152,000.00	-	1,000.00	3,000.00	155,000.00	102,000.00	305,000.00	112,000.00	141,000.00	156,000.00		$1,622,000.00
				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	768,000.00	-	5,850,000.00

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

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

TISONS LANDING CDD

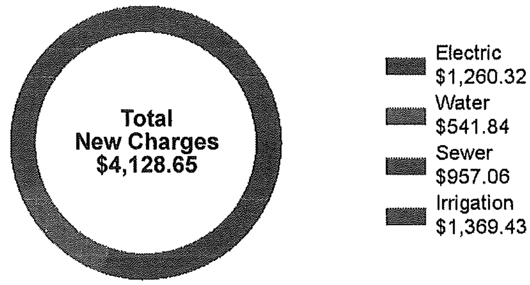
Account #: 8970821539 Bill Date: 08/29/25 Cycle: 04	**Amount Due** **$4,128.65** Do not pay. AutoPay will process your payment on 09/22/25.

TOTAL SUMMARY OF CHARGES

Electric	$	1,260.32
Water		541.84
Sewer		957.06
Irrigation		1,369.43
Total New Charges	**$**	**4,128.65**

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

Previous Balance	$	3,600.40
Payment(s) Received		-3,600.40
Balance Before New Charges		0.00
New Charges		4,128.65
Do not pay. AutoPay will process your payment on 09/22/25.	**$**	**4,128.65**



MESSAGES

To keep your HVAC system running efficiently, remember to inspect your outdoor unit(s). Clean any leaves and debris you find around it.

Remember to follow your watering days. To confirm your days assigned by SJRWMD and learn more visit jea.com/wateringdays.

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

Additional information on reverse side. →

JEA

SCAN TO PAY ONLINE

☐ 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: **08/29/25**

Do not pay. AutoPay will process your payment on 09/22/25.	TOTAL AMOUNT PAID
$4,128.65	

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

Visit jea.com to:

Pay Your Bill | Manage Your Alerts | Transfer Service | Report or View Outages

Email Us | Update Your Information | Learn About Rates | Understand Your Bill

STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

Account # 8970821539 **Tel:** ___ - ___ - ____

Address:

City: **State:** **Zip Code:** -

E-mail:

JEA

Phone: (904) 665-6000 Online: jea.com **TISONS LANDING CDD**

Account #: 8970821539
Bill Date: 08/29/25
Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
15635 TISONS BLUFF RD	I	**$57.84**	Irrigation 1 - Commercial	07/28/25 - 08/26/25	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			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
99209661	29	27	Regular	10000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
15681 TISONS BLUFF RD	I	**$57.84**	Irrigation 1 - Commercial	07/28/25 - 08/26/25	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			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
99462033	29	31	Regular	10000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16123 TISONS BLUFF RD	I	**$72.34**	Irrigation 1 - Commercial	07/28/25 - 08/26/25	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			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83726295	29	1198	Regular	13000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16151 DOWING CREEK DR	I	**$222.09**	Irrigation 1 - Commercial	07/28/25 - 08/26/25	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)		173.52			
City of Jacksonville Franchise Fee		6.47			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
74534584	29	2296	Regular	44000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16211 DOWING CREEK DR	I	**$154.46**	Irrigation 1 - Commercial	07/28/25 - 08/26/25	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			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
74458033	29	8006	Regular	30000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16303 HUNTERS HOLLOW TL	I	**$53.01**	Irrigation 1 - Commercial	07/28/25 - 08/26/25	Commercial Irrigation Service
Detail Charges: Basic Monthly Charge		17.67			
Tier 1 Consumption (1 - 7 Kgal @ $3.49 kgal)		24.43			
Tier 2 Consumption (> 7 Kgal @ $4.69 kgal)		9.37			
City of Jacksonville Franchise Fee		1.54			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
67370633	21	5779	Regular	7000 GAL
514110306	8	2	Regular	2000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16316 MAGNOLIA GROVE WY	I	$72.34	Irrigation 1 - Commercial	07/28/25 - 08/26/25	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			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
99461977	29	13	Regular	13000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16331 TISONS BLUFF RD	I	$154.46	Irrigation 1 - Commercial	07/28/25 - 08/26/25	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			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514107089	29	273	Regular	30000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16343 TISONS BLUFF RD	I	$251.07	Irrigation 1 - Commercial	07/31/25 - 08/26/25	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)		201.66			
City of Jacksonville Franchise Fee		7.31			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
67370632	19	502	Regular	36000 GAL
514109738	7	14	Regular	14000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16356 MAGNOLIA GROVE WY APT IR01	I	$139.97	Irrigation 1 - Commercial	07/28/25 - 08/26/25	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)		93.79			
City of Jacksonville Franchise Fee		4.08			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
99461978	29	77	Regular	27000 GAL

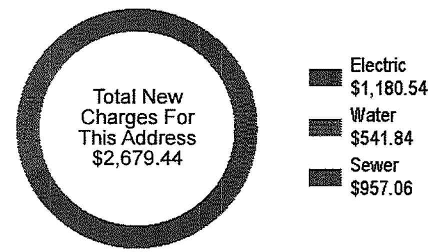
Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16365 N MAIN ST APT SG01	E	$79.78	Commercial - Electric	07/29/25 - 08/27/25	General Service
Detail Charges: Basic Monthly Charge		23.00			
Energy Charge ($0.0667 per kWh)		32.15			
Tax Exempt Fuel Cost ($0.03715 per kWh)		17.91			
Taxable Fuel Cost ($0.00511 per kWh)		2.46			
City of Jacksonville Franchise Fee		2.27			
Gross Receipts Tax		1.99			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
24074025	29	44329	Regular	482 KWH

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	**E**	**$1,180.54**	Commercial - Electric	07/29/25 - 08/27/25	General Service

Detail Charges:	
Basic Monthly Charge	23.00
Energy Charge ($0.0667 per kWh)	670.00
Tax Exempt Fuel Cost ($0.03715 per kWh)	373.17
Taxable Fuel Cost ($0.00511 per kWh)	51.33
City of Jacksonville Franchise Fee	33.53
Gross Receipts Tax	29.51

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22968209	29	45555	Regular	10045 KWH
22968209	29	29.84	Regular	29.84 KW



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	**W**	**$541.84**	Commercial - Water/Sewer	07/31/25 - 08/29/25	Commercial Water Service

Detail Charges:	
Basic Monthly Charge	48.70
Water Consumption Charge	477.36
City of Jacksonville Franchise Fee	15.78

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	29	6482	Regular	156000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	**S**	**$957.06**	Commercial - Water/Sewer	07/31/25 - 08/29/25	Commercial Sewer Service

Detail Charges:	
Basic Monthly Charge	167.90
Sewer Usage Charge	761.28
City of Jacksonville Franchise Fee	27.88

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	29	6482	Regular	156000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
261 BRADFORD LAKE CR	**I**	**$18.20**	Irrigation 1 - Commercial	07/28/25 - 08/26/25	Commercial Irrigation Service

Detail Charges:	
Basic Monthly Charge	17.67
City of Jacksonville Franchise Fee	0.53

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81523391	29	4490	Regular	0 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
79 BRADFORD LAKE CR	**I**	**$115.81**	Irrigation 1 - Commercial	07/28/25 - 08/26/25	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

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83974232	29	2614	Regular	22000 GAL

REPUBLIC SERVICES

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	0687-001555836
Invoice Date	August 16, 2025
Previous Balance	$738.43
Payments/Adjustments	-$738.43
Current Invoice Charges	**$180.71**

Total Amount Due	Payment Due Date
$180.71	**September 05, 2025**

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 08/05	5555555	-$738.43

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Container Removal 08/13	Elizabeth Myers	1.0000	$110.00	$110.00
Receipt Number 45908				
Total Fuel/Environmental Recovery Fee				$44.45
Total Franchise - Local				$26.26
CURRENT INVOICE CHARGES				**$180.71**

REPUBLIC SERVICES

8619 Western Way
Jacksonville FL 32256-036060

Return Service Requested

Thank You For Choosing Paperless

Total Enclosed

Total Amount Due	**$180.71**
Payment Due Date	**September 05, 2025**
Account Number	**3-0687-0002027**
Invoice Number	**0687-001555836**

☐ For Billing Address Changes, Check Box and Complete Reverse.

Make Checks Payable To:

CDD OFFICES
TIZIANA CESSNA
5385 N NOB HILL RD
SUNRISE FL 33351-4761

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

30687000202700000015558360000180710000180717

UNDERSTANDING YOUR BILL
Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES
Visit Republicservices.com/customer-support/fee-disclosures

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

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

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

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

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20000	08/31/2025	$1,860.98	09/30/2025	Net 30	

Approved by Tim Harden

Please code to 320.538.46203

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

BALANCE DUE **$1,860.98**

001.320.53800.46203

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 4, 2025
Date

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

Serial # 25-05099D **PO/File #**

$103.50
Payment Due

Notice of Board of Supervisors Meeting

$103.50
Publication Fee

Tison's Landing Community Development District

103.50
Amount Paid

Case Number

Publication Dates 9/4

County 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.

If your payment is being mailed, please reference Serial # 25-05099D on your check or remittance advice.

001.310.51300.48000

Your notice was published on both *jaxdailyrecord.com* and *floridapublicnotices.com.*

'erms: 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, September 11, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

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

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

Daniel Laughlin
District Manager

Sep. 4 00 (25-05099D)

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 4, 2025
Date

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

Serial # 25-05100D **PO/File #**

$117.50
Payment Due

Notice of Annual Schedule of Meetings

$117.50
Publication Fee

Tison's Landing Community Development District

117.50
Amount Paid

Case Number

Publication Dates 9/4

County 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.

If your payment is being mailed, please reference Serial # 25-05100D on your check or remittance advice.

001.310.51300.48000

Your notice was published on both *jaxdailyrecord.com* and *floridapublicnotices.com.*

'erms: 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 ANNUAL SCHEDULE OF MEETINGS TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

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

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, or by visiting the District's website at www.TisonsLandingCDD.com.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours 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 Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered 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

Sep. 4 00 (25-05100D)

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Tison's Landing Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Invoice No. *28105*
Date *09/04/2025*

SERVICE	**AMOUNT**
Project: Arbitrage - Series 2016 A1/A2 FYE 7/31/25	
Arbitrage Services	
Arbitrage	$ 550.00
Subtotal:	550.00
Total	550.00
Current Amount Due	$ 550.00

001.310.51300.316000

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
550.00	0.00	0.00	0.00	0.00	550.00

Payment due upon receipt.

Original

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

INVOICE

Total Invoice	**$777.00**
Invoice Number	7188530
Invoice Date	9/4/25
Sales Order Number/Type	4929243 SL
Branch Plant	74
Shipment Number	5910335

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 #
10/4/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	255.0000	GA	$3.0000	GA	2,465.9 LB	$765.00
		1 LB BLK (Mini-Bulk)		255.0000	GA			2,465.9 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

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

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

001.320.57200.46500

Tax Rate	Sales Tax	Invoice Total
0 %	$0.00	$777.00

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

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

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

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

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

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

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

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www.hawkinsinc.com

Job# 1661689

INVOICE

Customer ID:	**33-09788-93001**
Customer Name:	TISONS LANDING CDD
Service Period:	09/01/25-09/30/25
Invoice Date:	08/26/2025
Invoice Number:	0540491-4034-3

How to Contact Us	Your Payment is Due	Your Total Due
Visit wm.com/MyWM Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat. **Customer Service: (904) 879-2301**	**Sep 25, 2025** If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of $5, or such late charge allowed under applicable law, regulation or contract.	**$450.19** If payment is received after 09/25/2025: **$ 461.44**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
0.00		0.00		0.00		450.19		**450.19**

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.

001.320.57200.43200

Please detach and send the lower portion with payment - - - (no cash or staples)

WASTE MANAGEMENT INC. OF FLORIDA
STATELINE HAULING
PO BOX 3020
MONROE, WI 53566-8320
(904) 879-2301

Invoice Date	Invoice Number	Customer ID *(Include with your payment)*
08/26/2025	0540491-4034-3	**33-09788-93001**
Payment Terms	**Total Due**	**Amount**
Total Due by 09/25/2025	$450.19	450.19
If Received after 09/25/2025	$461.44	

403400033097889300100540491000000450190000045019 7

0025810 01 AB 0.64 **AUTO T8 0 7237 33351-476185 -C04-P25835-I1 I0290C79

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

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

0025810-0000001-0028623

027-0046771-4034-7

Printed on recycled paper.

DETAILS OF SERVICE

Details for Service Location: **Customer ID: 33-09788-93001**
Tisons Landing Cdd, 16525 Tisons Bluff Rd, Jacksonville FL 32218

Description	Date	Ticket	Quantity	Amount
Delivery DE:1-4F1	08/05/25	674457	1.00	100.00
Ticket Total				**100.00**
Prorated charges for New Service - 4 Yard Dumpster 1X Week	08/05/25		1.00	105.34
Effective from 08/05/25 through 08/31/25				0.00
4 Yard Dumpster 1X Week	09/01/25		1.00	120.95
Energy Surcharge				49.99
Administrative Charge				8.50

GREENER WAYS TO PAY

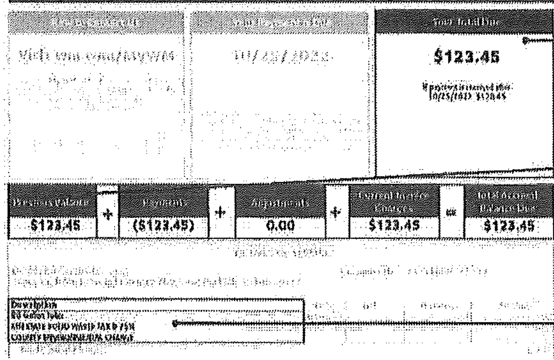
Please choose one of these sustainable payment options:

AutoPay
Set up recurring payments with us at wm.com/myaccount

Online
Use wm.com for quick and easy payments

By Phone
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE



1. Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
2. Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
3. Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ **Check Here to Change Contact Info**

List your new billing information below. For a change of service address, please contact WM.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ **Check Here to Sign Up for Automatic Payment Enrollment**

If I enroll in Automatic Payment services, I authorize **WM** to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying **WM** at **wm.com** or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

0025810-0000001-0028623

Customer ID: 33-09788-93001
Customer Name: TISONS LANDING CDD
Service Period: 09/01/25-09/30/25
Invoice Date: 08/26/2025
Invoice Number: 0540491-4034-3

DETAILS OF SERVICE - continued

Details for Service Location: **Customer ID: 33-09788-93001**
Tisons Landing Cdd, 16525 Tisons Bluff Rd, Jacksonville FL 32218

Description	Date	Ticket	Quantity	Amount
DUVAL CM 17% FRANCHISE FEE				65.41
Total Current Charges				**450.19**

0025810-0000002-0028624

Printed on recycled paper.

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

08/31/2025

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

Account No: 80-12113M
Statement No: 195077

Attn: PATTI POWERS

TISON'S LANDING CDD

Fees

			Hours
08/01/2025	SCC	REVIEW FILE RE: POTENTIAL ADDITIONAL AGENDA ITEMS FOR AUGUST 14, 2025 MEETING OF BOARD OF SUPERVISORS	0.20
08/05/2025	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
	GAF	CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30
	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER	0.20
08/06/2025	GAF	CORRESPONDENCE TO DISTRICT MANAGER	0.20
08/07/2025	GAF	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR AUGUST 14, 2025 MEETING OF BOARD OF SUPERVISORS	0.50
08/14/2025	GAF	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT MANAGER	0.20
08/19/2025	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
	GAF	RESEARCH DONATION, SALE, AND DESTRUCTION OF SURPLUS PROPERTY IN RESPONSE TO MANAGER INQUIRY	0.30
	GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
08/20/2025	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20

			Hours	
	GAF	PREPARE RESOLUTION DECLARING CERTAIN PROPERTY (REFRIGERATOR) AS SURPLUS PROPERTY	1.00	
	GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20	
	GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20	
	GAF	FURTHER CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30	
08/27/2025				
	GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20	
08/28/2025				
	GAF	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 9/11/25 MEETING OF BOARD OF SUPERVISORS	0.30	
		For Current Services Rendered	4.90	971.50

Recapitulation

Timekeeper	Title	Hours	Rate	Total
GABRIELLA A. FERNANDEZ	ASSOCIATES	4.70	$195.00	$916.50
SCOTT C. COCHRAN	PARTNERS	0.20	275.00	55.00

	Previous Balance	$1,316.00
	Total Current Work	971.50

Payments

08/26/2025	PAYMENT RECEIVED - THANK YOU	-1,316.00
	Balance Due	$971.50

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

INVOICE

Egis Insurance & Risk Advisors

Customer	Tisons Landing Community Development District
Acct #	295
Date	09/19/2025
Customer Service	Kristina Rudez
Page	1 of 1

Tisons Landing Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Payment Information	
Invoice Summary	$ 32,932.00
Payment Amount	
Payment for:	Invoice#29629
100125553	

Thank You

Please detach and return with payment

Customer: Tisons Landing Community Development District

Invoice	Effective	Transaction	Description	Amount
29629	10/01/2025	Renew policy	Policy #100125553 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	32,932.00

RECEIVED SEP 19 2025

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 32,932.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors (321)233-9939
P.O. Box 748555
Atlanta, GA 30374-8555 accounting@egisadvisors.com

Date
09/19/2025

INVOICE

09842
Florida Party Works LLC
825 Gatepark Drive #4 .
Daytona Beach Florida 32114
386-562-8442

Client :Tisons Landing CDD 16529 Tisons Bluff Road Jacksonville, FL 32218

Mechanical Bull with operator / October 25 2025 Event / Tisons Landing 16529 Tisons Bluff Road Jacksonville Florida 32218

Total Charge	1000.00

Thank You , We appreciate your business !

001.300.15500.10000
mechanical bull

Original

HAWKINS

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

INVOICE

Total Invoice	**$342.00**
Invoice Number	7199442
Invoice Date	9/15/25
Sales Order Number/Type	4938348 SL
Branch Plant	74
Shipment Number	5922186

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 #
10/15/25	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	110.0000	GA	$3.0000	GA	1,063.7 LB	$330.00
		1 LB BLK (Mini-Bulk)		110.0000	GA			1,063.7 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

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

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or call 612-331-6910 to get it setup on your account.

Tax Rate	Sales Tax	Invoice Total
0 %	$0.00	**$342.00**

No Discounts on Freight

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

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

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

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

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

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

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

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CASH IN ADVANCE/EFT PAYMENTS:
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www.hawkinsinc.com

Job# 1703108

Original

INVOICE

HAWKINS

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

Total Invoice	**$468.00**
Invoice Number	7193895
Invoice Date	9/10/25
Sales Order Number/Type	4934778 SL
Branch Plant	74
Shipment Number	5917521

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 #
10/10/25	Net 30	PPD Origin	HWTG			382

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1.000	41930	Azone - EPA Reg. No. 7870-1	N	152.0000	GA	$3.0000	GA	1,469.8 LB	$456.00
		1 LB BLK (Mini-Bulk)		152.0000	GA			1,469.8 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

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or call 612-331-6910 to get it setup on your account.

Tax Rate	Sales Tax	Invoice Total
0 %	$0.00	**$468.00**

No Discounts on Freight
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NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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

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

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

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

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

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

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www.hawkinsinc.com

Job# 1685492

Service Slip/Invoice

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

INVOICE:	61948291
DATE:	05/20/2025
ORDER:	61948291

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

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

Approved by Tim Harden Please code to 320.538.46202

Work Date	Time	Target Pest	Technician		Time In
05/20/2025	10:20 AM		WDBROWN	Warren Brown	

Purchase Order	Terms	Last Service	Map Code		Time Out
		05/20/2025		Lic:JE311826	

Service	Description	Price
CPC-MONTHLY	Pest Control Service	$50.00

IPM interior and exterior of amenity center including kitchen, gym, and bathrooms.
Inspected and treated all doorways, treated entryways, treated exterior foundation, areas, treated exterior, soft landscaping areas, treated Park areas, treated around trash being areas, treated eaves, treated breezeway areas stairway areas, treated soil foundation areas

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

AMOUNT DUE **$50.00**

Warren

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

INVOICE

Sheehan Homestead
44065 Cushman Road, FL, FL 32011, UNITED STATES
Sheehanhomestead@gmail.com

Invoice No#: 0023
Invoice Date: Aug 19, 2025
Due Date: Oct 4, 2025

Scan.Pay.Go

$425.00 USD

AMOUNT DUE

BILL TO
Tisons Landing CDD
16529 Tisons Bluff
Jacksonville, FL 32218

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT($)
1	Goat Yoga Tisons Landing CDD 16529 Tisons Bluff Road Jacksonville,FL 32218 Goat Yoga Event- October 4, 2025 at 10am	1	$425.00	$425.00

Subtotal	$425.00
TOTAL	**$425.00 USD**

NOTES TO CUSTOMER

50% deposit required upon receipt ($275), final payment due on delivery

001.320.57200.49400 Goat Yoga
send check to Tisons CDD

Vesta

Invoice

Invoice #	428166
Date	09/01/2025
Terms	
Due Date	09/30/2025
Memo	Monthly Fees

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

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

Credit Card Expense Tracker

District: Tisons Landing CDD
Cardholder: Tim Harden
Month: **Aug-25**

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
8.5.25	Lowes	320.538.46000	$ 20.25	fence ties and vents
8.6.25	Crystal Clean Appliance	320.572.46000	$ (115.19)	Refund of refrigerator repair
8.14.25	Amazon	320.572.46000	$ 353.68	pool lift chair battery
8.19.25	Amazon	320.572.46000	$ 59.49	AC Adapter for pool lift chair battery
8.20.25	Amazon	320.572.46000	$ 36.42	Toilet Paper
8.25.25	Custom Cushions	320.572.46000	$ 100.00	Fabric for pool lounge chair
8.25.25	Custom Cushions	320.572.46000	$ 100.00	Fabric for pool lounge chair
		Total on Report	554.65	

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#: FSTLAN05 2591589 TRANS#: 98275056 08-05-25

92165 ALUMINUM FENCE TIES 30-CT	8.88
752505 MF 16 X 8IN ALM BRN UNDER	4.98
752506 MF 16 X 8-IN WHITE UNDERE	4.98

SUBTOTAL:	18.84
TOTAL TAX:	1.41
INVOICE 88385 TOTAL:	20.25
M/C:	20.25

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

EST. POINTS EARNED: 18*

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

****

9:04

squareup.com/r/r6!

Crystal Clean Appliance Repair

$115.19

REFUND

ORIGINAL PURCHASE

Custom Amount	$210.19
Total	**$210.19**
MasterCard 3184 (Contactless)	Aug 2 2025 at 9:17 AM Auth code: 00215Q

REFUND

Amount Refunded Reason: Part nla	**-$115.19**
MasterCard 3184	Aug 6 2025 at 1:33 PM

#bJKg

amazon business

Packing slip

For customer support visit Amazon.com/contact-us

Order date: August 14, 2025
Purchase Order #:
Order #: 113-0985313-0253042
Date shipped: August 14, 2025

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

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

Shipment details

Item description	Qty	Item price	Item subtotal
S.R.Smith 1001495 Intelligent Control Lift Battery, Beige (SKU: 1001495) Condition: New Sold by: Poolweb	1	$349.00	$349.00

Item subtotal	$349.00
Shipping & handling	$0.00
Promos & discounts	$20.00
Sales tax	$24.68
Total	**$353.68**

Return or replace your item

Visit Amazon.com/returns

Have feedback on how we packaged your order? Tell us at Amazon.com/packaging

amazon business

Packing slip

For customer support visit Amazon.com/contact-us

Order date: August 18, 2025
Purchase Order #:
Order #: 113-6342641-9707405
Date shipped: August 18, 2025

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

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

Shipment details

Item description	Qty	Item price	Item subtotal
AC/DC Adapter Compatible with S.R. Smith SR Smith Part # 1001495 SR1001495 24V 0.4A LiftOperator Battery Pool & SPA Accessories Lift Operator 24 Volt 2.4A 7.0A Power Supply Cord Charger PSU (SKU: HH-48V0.4A-5525#220518) Condition: New Sold by: TATMALL	1	$48.37	$48.37

Item subtotal	$48.37
Shipping & handling	$7.49
Sales tax	$3.63
Total	**$59.49**

Return or replace your item

Visit Amazon.com/returns

Have feedback on how we packaged your order? Tell us at Amazon.com/packaging

amazon business

Packing slip

For customer support visit Amazon.com/contact-us

Order date: August 20, 2025
Purchase Order #:
Order #: 113-7587890-0845808
Date shipped: August 20, 2025

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

GL code: 51003 Housekeeping Janitorial
Cost center: Northeast
Location: DSD - Tison's Landing
Custom info: Non-Billable

Shipment details

Item description	Qty	Item price	Item subtotal
Angel Soft Toilet Paper, 48 Mega Rolls = 192 Regular Rolls, Soft and Strong Toilet Tissue (SKU: B09NW8PNH8) Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	$33.88	$33.88

Item subtotal	$33.88
Shipping & handling	$0.00
Sales tax	$2.54
Total	**$36.42**

Return or replace your item

Visit Amazon.com/returns

Have feedback on how we packaged your order? Tell us at Amazon.com/packaging

Timothy C. Harden

From:	orders@patioslings.com
Sent:	Monday, August 25, 2025 1:42 PM
To:	Timothy C. Harden
Subject:	PatioSlings.com Order Invoice f7s1bs27

www.patioslings.com

Order Number: f7s1bs27 |

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 | Back: 22-7/8 | Length: 48] BACK SIZES: [Top: 20-5/8 | Bottom: 21-3/8 | 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, August 25, 2025 1:44 PM
To:	Timothy C. Harden
Subject:	PatioSlings.com Order Invoice kpqze5mn

www.patioslings.com

Order Number: kpqze5mn |

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: 21 | Back: 20-3/4 | Length: 45] BACK SIZES: [Top: 20-3/4 | Bottom: 20-3/4 | Length: 32-1/2] Fabric: Blue Jacquard	$95.00

Subtotal	$95.00
Shipping Total	$5.00
Grand Total	$100.00

Jacksonville PARTY COMPANY	The Jacksonville Party Company 115 Industrial Loop N. Orange Park, FL 32073	Invoice Date: September 19th, 2025 Invoice No.: 09192025.12

Name / Address	Additional Details: All items_will be set up at a minimum of 30 mins prior to the start time of 7p, and gaming will be for three hours. Delivery address will be 16529 Tison's Bluff, 32218
Attn: Liz Myers-Hesford	
Tison's Landing CDD	
16529 Tison's Bluff	
Jacksonville, FL 32218	
904-708-3507	

	Description	Quantity	Rate	Discount	Subtotal	Extended
1	Black Jack Table (dealer & supplies)	3	$315.00			$2,395.00
2	Roulette Table (dealer & supplies)	1	$425.00			
3	Craps Table (dealer & supplies)	1	$525.00			
4	Poker Table (dealer & supplies)	1	$315.00			
5	Raffle Package	1	$250.00			
6	Delivery, Setup, Take Down & Removal	1	$350.00			
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Signature & Date				
	Subtotal			$2,395.00
	7.50%			n/a
	Total			$2,395.00

001.320.57200.49400 gambeling

Service Slip/Invoice

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

INVOICE:	63727903
DATE:	09/22/2025
ORDER:	63727903

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

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

Approved by Tim Harden

Please code to 320.538.46202

Work Date	Time	Target Pest	Technician		Time In
09/22/2025	09:56 AM		WDBROWN	Warren Brown	

Purchase Order	Terms	Last Service	Map Code		Time Out
		09/22/2025		Lic:JE311826	

Service	Description	Price
CPC-MONTHLY	Pest Control Service	$50.00

IPM interior and exterior of amenity center including kitchen, gym, and bathrooms.
Inspected and treated as needed

Do not touch any of the treated areas until dry

Thanks for choosing Naders Pest Raiders

SUBTOTAL	$50.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$50.00
AMOUNT DUE	**$50.00**

TECHNICIAN SIGNATURE

Jim
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Credit Card Expense Tracker

District: Tisons Landing CDD
Cardholder: Elizabeth Myers
Month: **Sept 2025**

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
08/10/2025	Krispy Kreme	320.572.49400	104.93	Back to School Event
08/11/2025	Amazon	320.572.49400	18.99	Draft Party
08/14/2025	Constant Contact	320.572.49100	62.00	Subscription
08/15/2025	Best Buy	320.572.49100	1752.96	Refrigerator for Social Room
08/18/2025	Aldi	320.572.49400	40.44	Paint and Sip Event
08/19/2025	Amazon	320.572.49400	29.40	Paint and Sip Event
08/20/2025	Amazon	320.572.49400	9.99	Home school Event
08/20/2025	Wal Mart	320.572.49400	37.17	Paint and Sip Event
08/20/2025	Aldi	320.572.49400	26.83	Paint and Sip Event
08/20/2025	Publix	320.572.49400	30.85	Paint and Sip Event
08/20/2025	BJ's	320.572.49400	44.06	Paint and Sip Event
08/21/2025	Amazon	320.572.49400	56.99	Home school Event
08/25/2025	Canva	320.572.49400	119.99	subscription
8/28/2025	Amazon	320.572.52000	42.99	Refund will be issued
		Total on Report	2,377.59	

Instructions:

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

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

Host: Antonio 08/10/2025
Cashier:
146 12:21 PM
40010

Area: Drive Thru

Original Glazed Dozen (7 @14.99)	104.93
Subtotal	104.93
Total Tax	0.00

Drive Thru Total
104.93

Mastercard #XXXXXXXXXXXX1064 104.93
Auth:01083Q

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

--- Check Closed ---

ALDI
Store #115
15325 Max Leggett Pkwy No.200
Jacksonville, FL
https://help.aldi.us
Your cashier today was Jason

335344	Small Eco-Bags	0.49	NB
356502	Blackberries	2.39	FA
356502	Blackberries	2.39	FA
356604	Raspberries	2.89	FA
356604	Raspberries	2.89	FA
262137	Stuffed Olives	2.69	FA
280146	ButterCookieChoc	1.99	FA
280146	ButterCookieChoc	1.99	FA
280146	ButterCookieChoc	1.99	FA
382447	Explore/Retreat	4.89	FA
474219	Flatbread Crackers	2.19	FA

Mastercard 26.83
***************1064 OTHER
08/20/25 09:40 Ref/Seq # 874150
Trace # 874150
Auth # 02009Q
AID A0000000041010
TVR 0000000001
IAD 0310A04001220000000000000000000000
00FF
TSI E800 ARC 000 EntryMode 07
++APPROVED++

SUBTOTAL	26.79
B-Taxable @7.500%	0.04
A-Taxable @0.00%	0.00
AMOUNT DUE	26.83
T O T A L	**$ 26.83**
11 ITEMS	
Credit Card	$ 26.83

*5406 L755/005/019 08/20/25 09:40AM
****

BJ's

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

Club:231 Reg:91 Trans:48
Cashier:531538 08/20/25 09:53am
****
*** NON-MEMBER ***
****

8048001520	BACARDI W175	18.99 T
8954044932	MALIBU 1.75	21.99 T
**** SUBTOTAL		40.98
FL 7.5% Tax		3.08
**** TOTAL		44.06

************1064 ENTRY: H
Purchase 00 APPROVED
AUTH 02002Q
TERMINAL NUMBER 78073023191
08/20/25 09:53am 231 91 48 531538
Mastercard
AID: A0000000041010

MasterCard 44.06
CHANGE 0.00
Date of Birth = xx/xx/xx KEYED
TOTAL ITEMS= 2

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

M E M B E R C O P Y

0820231910048

Publix.

Duval Station Centre
731 Duval Station Rd Ste 4
Jacksonville, FL 32218-0804
(904) 696-3093
Store Manager: Jonathan Thorwart

Simply Orange Pulp Free	F	5.29
Tropicana Pineappl Mng	FT	
1 @ 2 for $6.00		3.00
You saved: $0.69		
Master Mix Grenadn Syrup	FT	3.69
You saved: $0.50		
Simply Orange Pulp Free	F	5.29
Tropicana Pineappl Mng	FT	
1 @ 2 for $6.00		3.00
You saved: $0.69		
Tropicana Pineappl Mng	FT	
1 @ 2 for $6.00		3.00
You saved: $0.69		
Tropicana Pineappl Mng	FT	
1 @ 2 for $6.00		3.00
You saved: $0.69		

Subtotal	29.67
Sales Tax 7.5% - T	1.18
Total	30.85
Credit	30.85
Change	0.00

****

SAVINGS: $3.26

****

MasterCard: *1064
Credit Card $30.85
Auth/Trace: 02073Q/056429 Purchase
Reference: 007407591022 Ctls
A0000000041010
Mastercard

08/20/2025 09:22AM
Thank you for shopping at store 0019
Your cashier today was Flora A..
1910, 0105, 212

Publix Super Markets, Inc.

Give us feedback @ survey.walmart.com
Thank you! ID #:7V0CFS192S43

Walmart

WM Supercenter
904-751-5552 Mgr. ANNAMARIE
13227 CITY SQUARE DR
JACKSONVILLE FL 32218
ST# 03702 OP# 009003 TE# 03 TR# 03613

ITEMS SOLD 8
TC# 6868 8760 8698 2197 6611

BELG SNACK	031142006680	F	6.46	N
BELG SNACK	031142006680	F	6.46	N
BELG SNACK	031142006680	F	6.46	N
DILL	818042022150	F	1.78	N
PICKLES	818042022150	F	1.78	N
BLUEBERRIES	009300003340	F	3.18	N
TOMATO GRAPE	769197300060	F	4.48	N
	751666776050	F	6.57	N

SUBTOTAL	37.17
TOTAL	37.17
MCARD TEND	37.17
CHANGE DUE	0.00

MASTERCARD- 1064 I 1 APPR#02057Q
37.17 TOTAL PURCHASE
REF # U317tr007988
AID A0000000041010
TERMINAL # 56258793
*No Signature Required
08/20/25 09:01:24

Low prices You Can Trust...

amazon.com

Final Details for Order #114-2845178-0327408

Order Placed: August 11, 2025
Amazon.com order number: 114-2845178-0327408
Order Total: $18.99

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

Shipped on August 11, 2025

Items Ordered	**Price**
1 of: *Fantasy Football Draft Board 2025 Kit - Color Rush Labels & Draft Board* Sold by: The Football DR (seller profile) Business Price Condition: New	$18.99

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

Shipping Speed:
Standard Shipping

Item(s) Subtotal:	$18.99
Shipping & Handling:	$0.00

Total before tax:	$18.99
Sales Tax:	$0.00

Total for This Shipment:	**$18.99**

Payment information

Payment Method:
MasterCard | Last digits: 1064

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

Item(s) Subtotal:	$18.99
Shipping & Handling:	$0.00

Total before tax:	$18.99
Estimated Tax:	$0.00

Grand Total:	**$18.99**

Credit Card transactions MasterCard ending in 1064: August 11, 2025: $18.99

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

amazon.com

Final Details for Order #114-2426004-5324258

Order Placed: August 20, 2025
Amazon.com order number: 114-2426004-5324258
Order Total: **$9.99**

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

Shipped on August 20, 2025

Items Ordered	**Price**
1 of: *Thinkday 6 Pieces Pre Drawn Canvas for Painting 8 x 10 Inch Pre Drawn Stretched Canvas Positive Affirmations Back to School Paint Kit for Kids Valentines Classroom Paint Activity Party Favors(Animal)* Sold by: Qiatruqua (seller profile) Condition: New	$9.99

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

Shipping Speed:
Delivery in fewer trips to your address

Item(s) Subtotal:	$9.99
Shipping & Handling:	$0.00

Total before tax:	$9.99
Sales Tax:	$0.00

Total for This Shipment:	**$9.99**

Payment information

Payment Method:
MasterCard | Last digits: 1064

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

Item(s) Subtotal:	$9.99
Shipping & Handling:	$0.00

Total before tax:	$9.99
Estimated Tax:	$0.00

Grand Total:	**$9.99**

Credit Card transactions MasterCard ending in 1064: August 20, 2025: $9.99

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

Order Summary

Order placed August 20, 2025 Order # 114-3873843-7128206

Ship to

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

Payment method

Mastercard ending in 1064

View related transactions

Order Summary

Item(s) Subtotal:	$56.99
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Total before tax:	$56.99
Estimated tax to be collected:	$0.00
Grand Total:	**$56.99**

Placed by	Elizabeth Myers
GL Code	59010 Pass Thru-DSD, DPFG, Fac
Cost center	Northeast
Location	DSD - Tison's Landing
Billable / Non-Billable	Non-Billable

Delivered August 21

Your package was left near the front door or porch.

Ireer 12 Set Kids Paint Party Set 8 x 10 Sip and Paint Kit Include 12 Printed Pre Drawn Canvas, Easels, Palettes, Apron 36 Brushes for DIY Art Back to School Party Birthday(Inspirational)

Sold by: Yuoail

Return or replace items: Eligible through September 20, 2025

$56.99

amazon.com

Final Details for Order #114-5668024-4877824

Order Placed: August 18, 2025
Amazon.com order number: 114-5668024-4877824
Order Total: $29.40

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

Shipped on August 18, 2025

Items Ordered	Price
1 of: *CAMKYDE 50 Pcs French Fries Holder, 12oz Disposable Paper French Fry Cups Charcuterie Cups for all Occasions (12oz)* Sold by: CAMKYDE (seller profile) Condition: New	$8.98
1 of: *Brown Kraft Butcher Paper Roll - 18 Inch x 100 Feet - USA Made - Food-Grade Paper for Wrapping and Smoking Meat, BBQ, Gr* *illing, Perfect Brisket Crust - Durable, Unbleached, Uncoated & Unwaxed* Sold by: Bryco Goods (seller profile) Condition: New	$12.97
1 of: *500PCS Cocktail Picks Kit, 4 Styles Fancy Toothpicks for Appetizers, 3 Sizes Long Bamboo Skewers, Decorative Wooden Cock* *tail Sticks for Party Supplies Food Drinks Fruit Charcuterie Boards Accessories* Sold by: Vicuna R (seller profile) Business Price Condition: New	$7.45

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$29.40
Shipping & Handling:	$0.00

Total before tax:	$29.40
Sales Tax:	$0.00

Total for This Shipment:	**$29.40**

Payment information

Payment Method:
MasterCard | Last digits: 1064

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

Item(s) Subtotal:	$29.40
Shipping & Handling:	$0.00

Total before tax:	$29.40
Estimated Tax:	$0.00

Grand Total:	**$29.40**

Credit Card transactions	MasterCard ending in 1064: August 18, 2025: $29.40

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

From: Amazon.com
To: Elizabeth A. Myers
Subject: Refund on order 114-2241528-4733853
Date: Tuesday, September 9, 2025 6:02:05 PM

You don't often get email from payments-messages@amazon.com. Learn why this is important

Hello,

We're writing to let you know we processed your refund of $42.99 for your Order 114-2241528-4733853 from Asurion, LLC.

This refund is for the following item(s):

Item: ASURION 4 Year B2B Office Equipment Protection Plan ($175 - $199.99)
Quantity: 1
ASIN: B0D178H7D1
Reason for refund: Customer return

Here's the breakdown of your refund for this item:
Item Refund: $42.99

We'll apply your refund to the following payment method(s):

MasterCard Credit Card [expiring on 10/2027]: $42.99

We've processed a refund for the above order in the amount of $42.99. The refund should appear on your account in 2-3 days if issued to a credit card.
Refunds issued to a bank account typically take 7-10 days to reflect on the account balance.

Have questions about our refund policy?
Visit our Help section for more information:

http://business.amazon.com/abredir/refunds

We look forward to seeing you again soon.

Sincerely,

Amazon.com
We're Building Earth's Most Customer-Centric Company

http://business.amazon.com/abredir

Note: this e-mail was sent from a notification-only e-mail address that cannot accept incoming e-mail. Please do not reply to this message.