

TISON'S LANDING
Community Development District

JANUARY 8, 2026

AGENDA

Tison's Landing Community Development District

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

January 1, 2026

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, January 8, 2026 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. Acceptance of the Fiscal Year 2025 Audit
- V. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager
 1. Proposal for Pressure Washing
 2. Proposal for Concrete Coating
- VI. Approval of Consent Agenda
 - A. Minutes of the November 13, 2025 Meeting
 - B. Financial Statements
 - C. Check Register

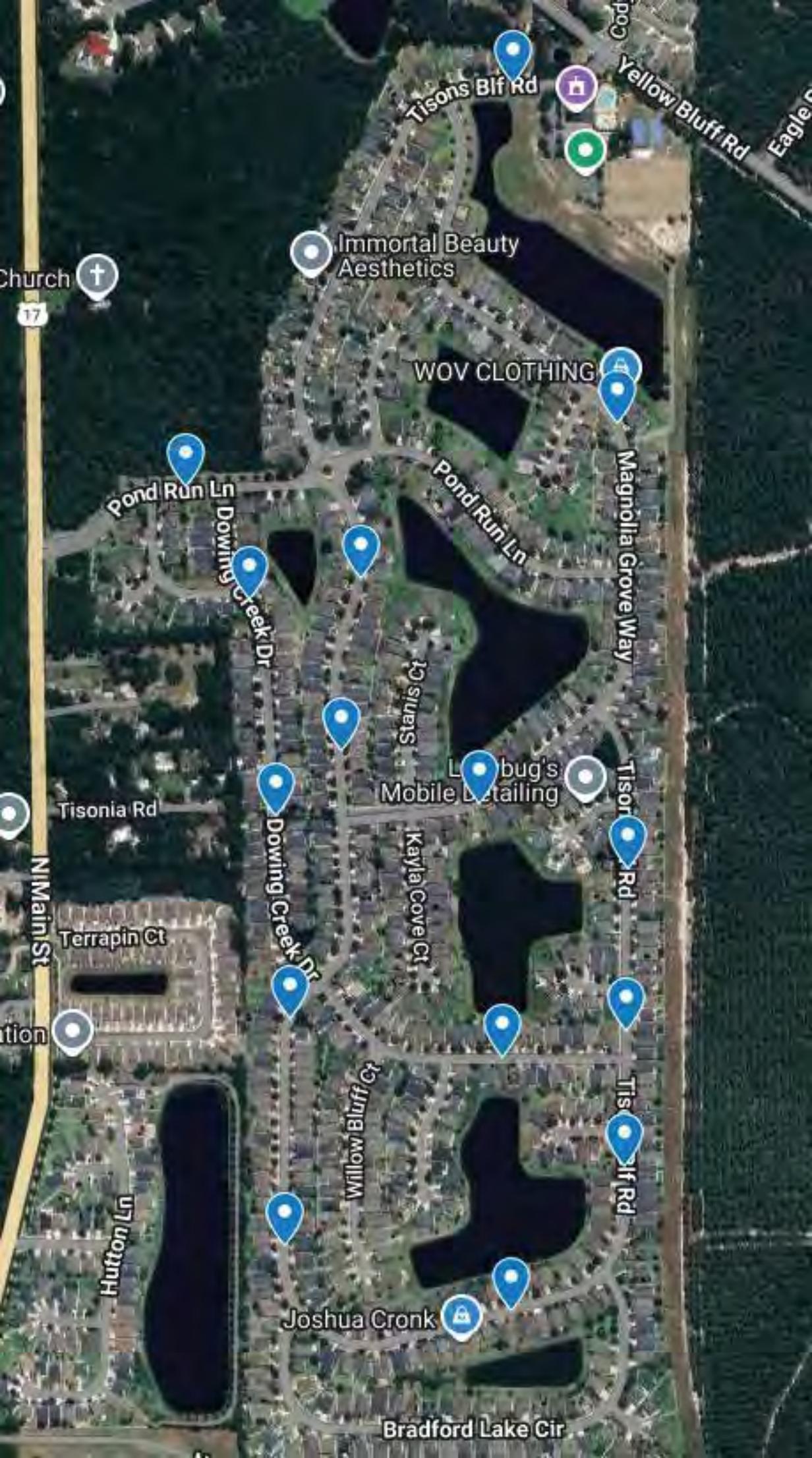
VII. Supervisor Requests

VIII. Audience Comments

IX. Next Scheduled Meeting – Thursday, February 12, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison’s Bluff Road, Jacksonville, Florida 32218

X. Adjournment

THIRD ORDER OF BUSINESS



Tison Blf Rd

Yellow Bluff Rd

Eagle

Church

Immortal Beauty Aesthetics

WOV CLOTHING

Pond Run Ln

Pond Run Ln

Magnolia Grove Way

Dowling Creek Dr

Stamps Ct

bug's Mobile Detailing

Tison Rd

Tisonia Rd

N Main St

Terrapin Ct

Kayla Cove Ct

Dowling Creek Dr

Tison Blf Rd

Hutton Ln

Willow Bluff Ct

Joshua Cronk

Bradford Lake Cir

FOURTH ORDER OF BUSINESS

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 2, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

December 2, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tison's Landing Community Development District, Duval County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,783,552.
- The change in the District's total net position in comparison with the prior fiscal year was \$104,971, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$952,921, an increase of \$150,228 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, assigned for capital reserves, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 977,902	\$ 825,304
Capital assets, net of depreciation	9,397,879	9,739,105
Total assets	<u>10,375,781</u>	<u>10,564,409</u>
Deferred outflows of resources	15,801	17,137
Liabilities, excluding long-term liabilities	78,935	80,636
Long-term liabilities	3,529,095	3,822,329
Total liabilities	<u>3,608,030</u>	<u>3,902,965</u>
Net Position		
Net investment in capital assets	5,884,585	5,933,913
Restricted	223,740	253,922
Unrestricted	675,227	490,746
Total net position	<u>\$ 6,783,552</u>	<u>\$ 6,678,581</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,239,309	\$ 1,165,729
Interest revenue	17,078	20,883
General revenues		
Miscellaneous	11,620	10,084
Unrestricted investment earnings	36,652	34,241
Total revenues	<u>1,304,659</u>	<u>1,230,937</u>
Expenses:		
General government	95,109	108,849
Physical environment	438,601	398,168
Culture/recreation	527,805	497,827
Interest on long-term debt	138,173	146,118
Total expenses	<u>1,199,688</u>	<u>1,150,962</u>
Change in net position	<u>104,971</u>	<u>79,975</u>
Net position - beginning	<u>6,678,581</u>	<u>6,598,606</u>
Net position - ending	<u>\$ 6,783,552</u>	<u>\$ 6,678,581</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$1,199,688. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous revenue. The increase in revenues over the prior fiscal year is primarily due to an increase in assessments. In total, expenses increased from the prior fiscal year primarily as a result of an increase in recreational and physical environment expenses over the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$15,699,165 invested in capital assets. In the government-wide financial statements, depreciation of \$6,301,286 has been taken, which resulted in a net book value of \$9,397,880. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$3,550,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tison's Landing Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 19,538
Investments	641,646
Assessments receivable	465
Deposits and prepaids	38,559
Restricted assets:	
Investments	277,694
Capital assets:	
Nondepreciable	5,607,329
Depreciable, net	3,790,550
Total assets	10,375,781
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	15,801
Total deferred outflows of resources	15,801
 LIABILITIES	
Accounts payable	24,981
Accrued interest payable	53,954
Non-current liabilities:	
Due within one year	245,000
Due in more than one year	3,284,095
Total liabilities	3,608,030
 NET POSITION	
Net investment in capital assets	5,884,585
Restricted for debt service	223,740
Unrestricted	675,227
Total net position	\$ 6,783,552

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 95,109	\$ 95,109	\$ -	\$ -
Physical environment	438,601	345,555	-	(93,046)
Culture/recreation	527,805	415,834	-	(111,971)
Interest on long-term debt	138,173	382,811	17,078	261,716
Total governmental activities	<u>1,199,688</u>	<u>1,239,309</u>	<u>17,078</u>	<u>56,699</u>
General revenues:				
Miscellaneous				11,620
Unrestricted investment earnings				36,652
Total general revenues				<u>48,272</u>
Change in net position				104,971
Net position - beginning				6,678,581
Net position - ending				<u>\$ 6,783,552</u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 19,538	\$ -	\$ 19,538
Investments	641,646	277,694	919,340
Accounts receivable	465	-	465
Deposits and prepaids	38,559	-	38,559
Total assets	\$ 700,208	\$ 277,694	\$ 977,902
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 24,981	\$ -	\$ 24,981
Total liabilities	24,981	-	24,981
Fund balances:			
Nonspendable:			
Deposits and prepaids	38,559	-	38,559
Restricted for:			
Debt service	-	277,694	277,694
Assigned to:			
Capital reserves	125,041	-	125,041
Unassigned	511,627	-	511,627
Total fund balances	675,227	277,694	952,921
Total liabilities and fund balances	\$ 700,208	\$ 277,694	\$ 977,902

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds	\$	952,921
<p>Amounts reported for governmental activities in the statement of net position are different because:</p>		
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.</p>		
Cost of capital assets	15,699,165	
Accumulated depreciation	<u>(6,301,286)</u>	9,397,879
<p>Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements. □</p>		
		15,801
<p>Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.</p>		
Accrued interest payable	(53,954)	
Bonds payable	<u>(3,529,095)</u>	<u>(3,583,049)</u>
Net position of governmental activities		<u>\$ 6,783,552</u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 856,498	\$ 382,811	\$ 1,239,309
Interest revenue	36,652	17,078	53,730
Miscellaneous revenues	11,620	-	11,620
Total revenues	<u>904,770</u>	<u>399,889</u>	<u>1,304,659</u>
EXPENDITURES			
Current:			
General government	95,109	-	95,109
Physical environment	195,300	-	195,300
Culture/recreation	315,104	-	315,104
Debt Service:			
Principal	-	295,000	295,000
Interest	-	139,142	139,142
Capital outlay	114,776	-	114,776
Total expenditures	<u>720,289</u>	<u>434,142</u>	<u>1,154,431</u>
Excess (deficiency) of revenues over (under) expenditures	184,481	(34,253)	150,228
Fund balances - beginning	<u>490,746</u>	<u>311,947</u>	<u>802,693</u>
Fund balances - ending	<u>\$ 675,227</u>	<u>\$ 277,694</u>	<u>\$ 952,921</u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	150,228
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		(441,434)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		295,000
The net effect of various miscellaneous transactions involving capital assets is to increase/(decrease) net position.		(14,568)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		4,071
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of deferred amount on refunding		(1,336)
Amortization of original issue discount/premium		(1,766)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		114,776
		114,776
Change in net position of governmental activities	\$	104,971

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Tison's Landing Community Development District ("District") was established by Ordinance 2005-841 enacted by the City Council of Jacksonville, Florida, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes, effective August 23, 2005. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the "Uniform Method of Collection" under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30
Buildings and improvements	15 - 25
Furniture and equipment	10

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Oblig	\$ 277,694	S&P AAAM	Weighted average of the fund portfolio: 45 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	641,646	S&P AAAM	Weighted average of the fund portfolio: 47 days
	<u>\$ 919,340</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 5,607,329	\$ -	\$ -	\$ 5,607,329
Total capital assets, not being depreciated	5,607,329	-	-	5,607,329
Capital assets, being depreciated				
Buildings	3,909,381	79,708	34,975	3,954,114
Infrastructure	5,688,380	-	-	5,688,380
Equipment	339,430	22,280	-	361,710
Furniture	18,751	12,788	-	31,539
Improvements	56,093	-	-	56,093
Total capital assets, being depreciated	10,012,035	114,776	34,975	10,091,836
Less accumulated depreciation for:				
Buildings	2,629,783	174,626	20,407	2,784,002
Infrastructure	3,011,717	243,301	-	3,255,018
Equipment	234,545	17,359	-	251,904
Furniture	2,656	2,408	-	5,064
Improvements	1,558	3,740	-	5,298
Total accumulated depreciation	5,880,259	441,434	20,407	6,301,286
Total capital assets, being depreciated, net	4,131,776	(326,658)	(14,568)	3,790,550
Governmental activities capital assets, net	\$ 9,739,105	\$ (326,658)	\$ (14,568)	\$ 9,397,879

NOTE 5 – CAPITAL ASSETS (Continued)

Depreciation expense was charged to function/programs as follows:

Physical environment	\$	243,301
Culture/recreation		198,133
	\$	<u>441,434</u>

NOTE 6 – LONG TERM LIABILITIES

Series 2016

On August 1, 2016, the District issued \$4,520,000 of Senior Special Assessment Revenue Refunding and Improvement Bonds, Series 2016A-1, with interest rates of 2% to 3.6% and \$1,135,000 of Subordinate Special Assessment Revenue Refunding and Improvement Bonds, Series 2016A-2, with a fixed interest rate of 4.7%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2037.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$55,000 of the Series 2016 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 3,845,000	\$ -	\$ 295,000	\$ 3,550,000	\$ 245,000
Less: Original issuance discount	(22,671)	-	(1,766)	(20,905)	-
Total	<u>\$ 3,822,329</u>	<u>\$ -</u>	<u>\$ 293,234</u>	<u>\$ 3,529,095</u>	<u>\$ 245,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 245,000	\$ 129,490	\$ 374,490
2027	250,000	121,624	371,624
2028	255,000	113,360	368,360
2029	265,000	104,682	369,682
2030	275,000	95,076	370,076
2031-2035	1,555,000	315,484	1,870,484
2036-2037	705,000	40,650	745,650
Total	<u>\$ 3,550,000</u>	<u>\$ 920,366</u>	<u>\$ 4,470,366</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	<u>Budgeted Amounts</u> <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 854,540	\$ 856,498	\$ 1,958
Interest	13,353	36,652	23,299
Miscellaneous income	2,000	11,620	9,620
Total revenues	<u>869,893</u>	<u>904,770</u>	<u>34,877</u>
EXPENDITURES			
Current:			
General government	110,001	95,109	14,892
Physical environment	284,224	195,300	88,924
Culture/recreation	309,740	315,104	(5,364)
Capital outlay	52,000	114,776	(62,776)
Total expenditures	<u>755,965</u>	<u>720,289</u>	<u>35,676</u>
Excess (deficiency) of revenues over (under) expenditures	113,928	184,481	70,553
Net change in fund balance	<u>\$ 113,928</u>	<u>184,481</u>	<u>\$ 70,553</u>
Fund balance - beginning		<u>490,746</u>	
Fund balance - ending		<u>\$ 675,227</u>	

See notes to required supplementary information

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	5
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	\$8,000
Independent contractor compensation	\$709,699
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	<p style="text-align: right;">Operations and maintenance - \$1,358.57</p> <p style="text-align: right;">Debt service - see below</p> <p>Phase I</p> <p>Single Family 50' - 65' - \$417.64</p> <p>Single Family 50' - 65' - \$421.26</p> <p>Single Family 50' - 65' - \$436.63</p> <p>Single Family 50' - 65' - \$728.62</p> <p>Single Family 50' - 65' - \$946.48</p> <p>Phase II</p> <p>Single Family 50' - 65' - \$421.26</p> <p>Single Family 50' - 65' - \$436.63</p> <p>Single Family 50' - 65' - \$728.62</p> <p>Single Family 50' - 65' - \$946.48</p>
Special assessments collected - Operations and Maintenance	\$ 856,498
Special assessments collected - Debt Service	\$ 382,811
Outstanding Bonds:	
Series 2016 due May 1, 2037	\$ 2,875,000
Series 2016 due May 1, 2037	\$ 675,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 2, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

December 2, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

We have examined Tison's Landing Community Development District, Duval County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tison's Landing Community Development District, Duval County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

December 2, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 2, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 2, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tison's Landing Community Development District, Duval County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tison's Landing Community Development District, Duval County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

December 2, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

FIFTH ORDER OF BUSINESS

D.



YELLOW BLUFF
— LANDING —

Amenity Manager's Report



Prepared For
Tisons Landing
CDD
for the month of
January
2026

Respectfully submitted by
Tim Harden and Elizabeth
Myers-Hesford

PAST EVENTS

Date : December 6th from 11am to 1pm

Event: Breakfast with Santa



BREAKFAST *With Santa*

DELICIOUS FOOD | FESTIVE GAMES | PHOTO WITH SANTA

SATURDAY, 6TH DECEMBER 2025 |
11 AM TO 1PM

[Click the link to sign up below](#)

PHOTOS FROM BREAKFAST



PAST EVENTS

Date : December 12th from 7pm to 10pm

Event: Adult Christmas Party

A festive poster for a Karaoke Christmas event. The background is red with white snowflakes, green pine branches, and red ornaments. A large silver microphone is in the center. The text is white and red. At the bottom, there are reindeer and a candy cane.

KARAOKE
Christmas

GET READY TO JINGLE ALL THE WAY INTO A NIGHT OF:
KARAOKE - CHANNEL YOUR INNER MARIAH OR BELT OUT
YOUR FAVORITE HOLIDAY HITS (OR WHATEVER YOUR
HEART DESIRES)!

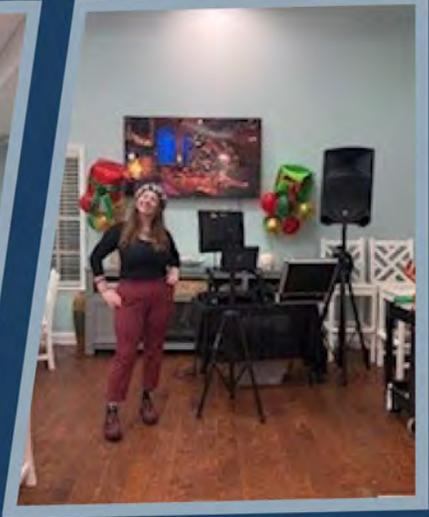
DRINKS - THE KIND THAT MAKE YOUR CHEEKS ROSY!
LITE APPETIZERS - TO FUEL YOUR MIC-DROPPING
MOMENTS.

GAMES & GIFT CARDS - BECAUSE WHO DOESN'T LOVE A
LITTLE HOLIDAY COMPETITION?

MUST BE 21+ - SORRY KIDS, ADULTS ONLY TONIGHT!
BRING YOUR HOLIDAY SPIRIT, YOUR BEST (OR WORST!)
SINGING VOICE, AND GET READY FOR A NIGHT TO
REMEMBER (OR A NIGHT YOU'LL LAUGH ABOUT LATER)!

FRIDAY, DECEMBER 12TH
7PM TO 10PM

PHOTOS FROM KARAOKE



MANAGER'S NOTES:

Looking Ahead to 2026:

As we begin a new year, we look forward to an exciting year ahead filled with planned events, upcoming projects, and continued opportunities to enhance community involvement. Here's to 2026 bringing fresh ideas, new initiatives, and a shared commitment to strengthening our community and the experiences we offer our residents.

Thank you for your continued leadership, collaboration, and dedication. Your support plays a key role in making our jobs easier and we look forward to working together throughout the year to build on our momentum and achieve our more goals.

We appreciate you ALL and look forward to a productive and engaging year ahead.

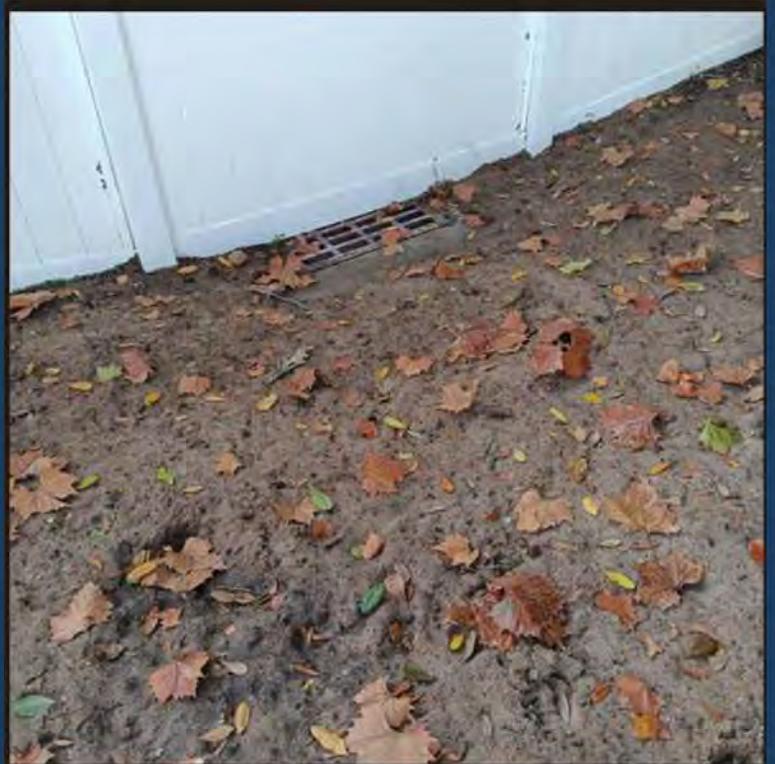
Replacement of main pool filters

Staff replaced the sixty DE filter grids in the main pool filter compartment. The old grids were worn and were not allowing appropriate flow even after being cleaned. The new filter grids costed \$1,458.53. Previously this task was outsourced to a pool contractor at a cost of 2,760.00. The total savings to the District by doing this in house was \$1,301.53.



Backyard drain repaired

Staff was notified by the resident at 16204 Dowing Creek in Oct of 2024 that the ground was collapsing around a drain in their backyard. A ticket was logged with the City of Jacksonville Public Works Department. The issue has been resolved and the resident is satisfied.



CHRISTMAS LIGHTS INSTALLED

Staff wrapped the six trees at the Yellow Bluff Rd entrance and the seven trees at the Main St entrance with Christmas lights to celebrate the Holiday season.



X X X X X X
X X X X X X
X X
X X
X X
X X
X X

NEW HANDRAILS INSTALLED

Viking Welding delivered and installed the new hand rails at the entrance to the amenity center on December 16th. The new rails are aesthetically appealing, as they match the older railing, and functionally useful in providing residents and visitors with a means to steady themselves as the ascend to the amenity center entrance.



OPTIONS FOR CONCRETE COATING

At Board request, staff has solicited proposals from two different vendors for applying an epoxy coating to the entryway and back patio of the amenity center. At this time we have received proposals from Shark Coatings and Affordable Epoxy.

1. The Shark Coatings proposal is for \$35,621.90 and includes all concrete areas from the front steps, around the building and down the ramp to the pool. The total is divided up by section. Shark Coatings uses a proprietary product that only they produce and comes with a five year warranty.
2. The proposal from Affordable Epoxy is for \$18,500 and includes the same areas as the Shark Coatings proposal. Affordable Epoxy will apply a product from Sherwin Williams that has a fifteen year warranty.

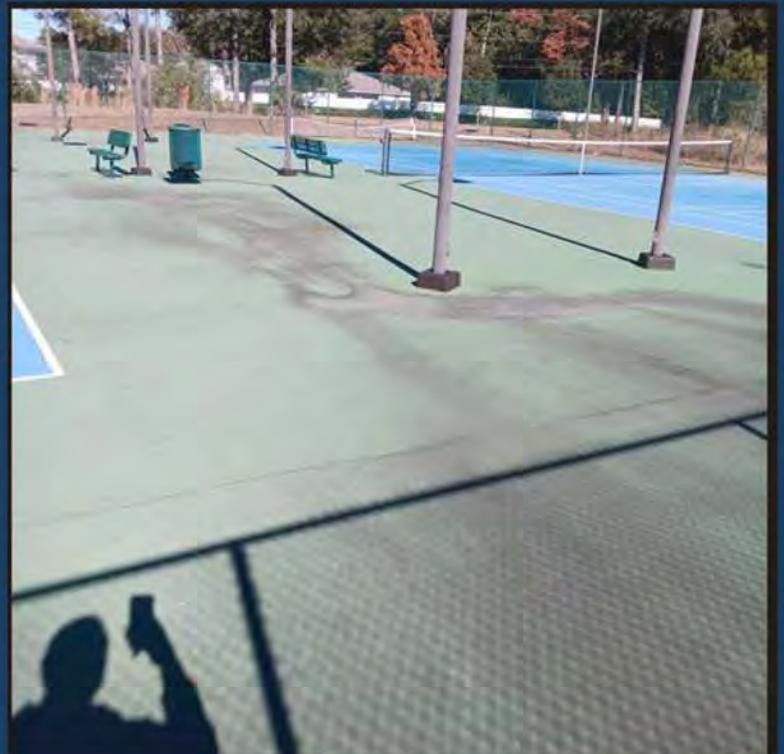
Staff will obtain a proposal from a third vendor by the time of the January meeting.

PROPOSALS FOR SOFT WASH OF
COURT SURFACES

Staff has solicited proposals for soft washing the tennis and basketball court surfaces. The proposals are as follows:

1. E&S Pressure Washing - Basketball Court \$1,123.70, Tennis Court \$1,419.80
2. Exterior Cleaning Pressure Washing - Basketball Court \$1,455.63, Tennis Court \$1,778.15

An additional proposal from a third vendor will be provided by the time of the meeting.



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



E.

1.



ESTIMATE

EST-00025014

Estimate Date: Dec 03, 2025

Expiry Date: Dec 31, 2025

FROM:

Exterior Cleaning Pressure Washing LLC

7749 Normandy Boulevard, 121-524

Jacksonville, FL, 32221

Email: ernest@ecpressurewashing.com

Phone: (904) 535-4552

TO:

Yellow bluff landing

Attn: Tim Hardeb

16529 Tisons Bluff Road

Jacksonville, FL, 32218

Phone: (904) 612-6668

JOB LOCATION:

Yellow bluff landing

16529 Tisons Bluff Road

Jacksonville, FL, 32218

Phone: (904) 612-6668

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Basketball Courts	1.00	\$1,455.63	\$0.00	No Tax	\$1,455.63
<p>The basketball courts measures 13,233 square feet. At a rate of \$0.11 per square foot, the total cost for service is \$1,455.63.</p> <p>This service includes:</p> <ul style="list-style-type: none">• A pretreatment application• A deep cleaning• A post-treatment finish <p>Our cleaning process uses a soft-wash method, ensuring no high pressure is applied. This protects the court surface from any potential damage while still achieving a thorough, effective clean.</p>						
2	Tennis Courts	1.00	\$1,778.15	\$0.00	No Tax	\$1,778.15

#	Services	Qty	Price	Discount	Tax (%)	Total
	The tennis courts measures 16,165 square feet. At a rate of \$0.11 per square foot, the total cost for service is \$1,778.15.					
	This service includes:					
	<ul style="list-style-type: none"> • A pretreatment application • A deep cleaning • A post-treatment finish 					
	Our cleaning process uses a soft-wash method, ensuring no high pressure is applied. This protects the court surface from any potential damage while delivering a safe and effective clean.					
						Subtotal \$3,233.78
						Grand Total (\$) \$3,233.78

Accepted payment methods

Check, Cash, Venmo, Zelle, Cash App

Message

We would be happy to have an opportunity to work with you & looking forward to a long term business partnership.

Blessings!

Colossians 3:23

Terms

By accepting this agreement I fully understand what has been reviewed to me and expectations set along with all other documentation that has been forwarded to me.

Exterior Cleaning Pressure Washing LLC is not responsible for any leaks due to faulty seals on doors or windows nor any pre-existing damages.

Please disclose these areas prior to commencement of work. We assume no liability for these conditions.

Exterior Cleaning Pressure Washing is fully insured.

1) Legally Binding Agreement: By signing a contract with Exterior Cleaning Pressure Washing LLC you are signing a legally binding contract for work to be completed at an agreed upon price. In the event that you break this contract, all deposits made to the company shall be surrendered as damages.

2) Water Usage: By signing this agreement, you agree to provide Exterior Cleaning Pressure Washing LLC the right to use an on-site water supply as needed to complete the stated project without compensation. If an exterior water supply is required, it will be at an additional charge

3) Courtesy: While Exterior Cleaning Pressure Washing LLC is on location and performing work on your property, you are responsible for keeping all children and pets, as well as other individuals away from the work area.

5) Payments: Payments to Exterior Cleaning Pressure Washing LLC are due as per the contract schedule and are to be paid by Check, Cash, Cashapp, Zelle All balances are ALWAYS due upon completion of the job. Any variance to this policy must be agreed upon and in writing on our contract. Late charges will be immediately assessed on all balances not paid in accordance with contract terms.

6) Vehicles: Exterior Cleaning Pressure Washing LLC is not responsible for damage to any Cars , RVs , Motorcycles, Boats, or any other Vehicles inside of our work zone. Please have all vehicles out of driveway or parking spot directly in working area.

7) Removal & Replacement of Deck & Patio Contents : Removal and replacement of grills, deck furniture, planters and any other items are the responsibility of the homeowner. Should we need to remove items from the deck, we will not be responsible for any damage, breakage or for storage issues. An additional charge may be applied for time and labor devoted to the removal of these items.

8) Damages: Exterior Cleaning Pressure Washing is not responsible for damages due to improperly installed

siding, loose shingles or siding, broken or opened windows, improperly sealed windows and doors, wood rot, defective construction, improperly secured wires, loose or improperly installed gutters and leaders and improper caulking. In every aluminum siding case and in some cases with vinyl siding, the sun and weather will bleach the color or cause fading. Power washing, which entails removal of chalky, gritty or failing surface materials may cause the faded aspects of the vinyl or aluminum to stand out. Exterior Cleaning Pressure Washing LLC will not be responsible for such conditions.

9) Stains: Some stains cannot be removed by power washing. Rust, artillery fungus, splatters from stains and paints are examples of materials that cannot be removed by conventional means. We make every attempt to point these areas out to the customer when quoting the project. Sometimes these stains cannot be removed at all.

10) Exterior Cleaning Pressure Washing LLC expects your property to be in good repair and weather tight. This includes, but is not limited to all electrical service including receptacles and light fixtures. Doors and windows shall also be weather tight. Exterior Cleaning Solutions is not responsible for damages as a result of water infiltration from poor or improper installation, maintenance or repair of electrical related items or doors or windows.

ESTIMATE

E&S Pressure Washing LLC
44007 Mayhaw In callahan fl 32011
espressurewashing00@gmail.com
(904) 489 1745



Bill To

Timothy Harden
16529 Tisons Bluff Road
Jacksonville, FL, USA
Tharden@vestapropertyservices.com
(904) 612 6668

Estimate details

Estimate no.: 11
Estimate date: 11/25/2025
Status: Pending

Product or service	Amount
Concrete Surface clean the concrete on the basketball court using low pressure. Sqaure foot of the court is 11237ft	\$1123.70
Concrete Surface clean the concrete of the tennis court using low pressure. Sqare foot of the tennis court is 14198 ft	\$1419.80

Subtotal	\$2543.50
Tax (7%)	\$178.05
Total	\$2721.55
Estimate Total	\$2721.55

Pending Approval

View Online

Access your estimate anytime online

[Click Here to View Estimate Online](#)

Thank you for your business!

Thank you for your business

Thank you for your business!

Thank you for your business

Project Photos



Thank you for your business!
Thank you for your business

2.

Affordable Epoxy LLC

904-253-4366

Jacksonville, FL, 32211

1736 Mathews Manor Dr

INVOICE

Bill To

YELLOW BLUFF LANDING CLUBHOUSE

16529 Tisons Blf Rd

Jacksonville , FL, 32218

Invoice Number QUOTE

Invoice Date 12.29.25

Due Date 12.29.25

Item Name	Quantity	Rate	Amount
Industrial Floor Coating Installed on the outside Clubhouse floors	1	18500.00	18500.00
		0	
		Subtotal	18500.00
		Total	\$18500.00

Notes

This quote is for doing the outside floors at the Yellowbluff Landing Clubhouse. The quote is good for 90 days.

INCLUDES

Diamond Grind Prep of the floor surface and Installation of a 3-layer Industrial Strength Sherwin-Williams floor system.

Terms & Conditions

Floor Installation comes with a 15 Year Warranty



CONTRACT

Prepared for:

Timothy Harden
16529 Tisons Bluff Rd
Jacksonville, Florida 32218
tharden@vestapropertyservices.com
(904) 612-6668

December 2, 2025**No. 59781**

Shark Coatings | Sam Zakaria
9850 Interstate Center Dr, Jacksonville, FL 32218
P: (904) 800-4040 | sam@sharkfloorcoatings.com
sharkfloorcoatings.com

Exterior



Exterior

Quantity

1

Measurement

1300 (sq. ft)

Notes

Front building

- 1. Prep surface using diamond tooling.**
- 2. Repair minor imperfections in concrete prior to coating.**
- 3. Base coat using Shark Coatings proprietary polyurea.**
- 4. Broadcast flake blend to rejection.**
- 5. Scrape and remove loose flakes.**
- 6. Top coat using Shark Coatings proprietary polyaspartic.**

Payment Schedule:**Deposit:**

Deposit Type:

Final:

Final Type:

****Credit Card or ACH Payment on file will be charged automatically upon completion of project. Please be advised that invoices paid via card will incur a 3% fee****

Color
Stormy (Jax Only)

Hardness
9

Moisture
4

Removal Pro



Quantity
1

Measurement
1300 (Ln. Ft)

Exterior Cracks



Quantity
1

Measurement
96 (Ln. Ft.)

V chase cracks and apply 2 part mender

Price: \$12,297.56

Exterior



Exterior

Quantity

1

Measurement

463 (sq. ft)

Notes

Entry

1. Prep surface using diamond tooling.

2. Repair minor imperfections in concrete prior to coating.

3. Base coat using Shark Coatings proprietary polyurea.

4. Broadcast flake blend to rejection.

5. Scrape and remove loose flakes.

6. Top coat using Shark Coatings proprietary polyaspartic.

Payment Schedule:

Deposit:

Deposit Type:

Final:

Final Type:

****Credit Card or ACH Payment on file will be charged automatically upon completion of project. Please be advised that invoices paid via card will incur a 3% fee****

Color

Stormy (Jax Only)

Hardness

9

Moisture

4

Removal Pro



Quantity

1

Measurement

463 (Ln. Ft)

Price: \$3,940.13

Exterior



Exterior

Quantity

1

Measurement

2491 (sq. ft)

Notes

Pool side

1. Prep surface using diamond tooling.

2. Repair minor imperfections in concrete prior to coating.

3. Base coat using Shark Coatings proprietary polyurea.

4. Broadcast flake blend to rejection.

5. Scrape and remove loose flakes.

6. Top coat using Shark Coatings proprietary polyaspartic.

Payment Schedule:

Deposit:

Deposit Type:

Final:

Final Type:

****Credit Card or ACH Payment on file will be charged automatically upon completion of project. Please be advised that invoices paid via card will incur a 3% fee****

Color

Stormy (Jax Only)

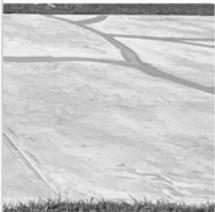
Hardness

9

Moisture

4

Exterior Cracks



Quantity

1

Measurement

71 (Ln. Ft.)

V chase cracks and apply 2 part mender

Max Stall



Quantity

1

Price: \$19,384.21

Pricing

Grand Total:

\$35,621.90

Terms and Conditions

1. Conditions Prior to Application. Any request to reschedule the job must be made by the customer no less than 48 hours before the scheduled time for application. **CUSTOMER HAS 3 BUSINESS DAYS TO CANCEL WITHOUT PENALTY.** Before Shark Coatings arrives to apply the goods, all walls or floors scheduled for application must be completely cleared. Failure to completely clear the floor before application or late rescheduling request will result in a \$200 charge and, if necessary, rescheduling the job. The customer must be on-site before work begins and when work is complete for final approval and payment. The customer must provide access to household electrical outlets.
2. 100% Financing. **THE CUSTOMER'S LOAN TERM WILL BEGIN AS SOON AS SHARK COATINGS COLLECTS THE DEPOSIT THROUGH THE FINANCE COMPANY.**
3. Limitation of Liability. Shark Coatings is not liable for consequential, incidental, punitive or special damages that may arise in connection with the sale or installation of goods hereunder or for any damage to the building, structure, or substrate or for damage to or loss of property left in the work area. Shark Coatings is not liable for damage to property resulting from Shark Coatings having to move it out of the work area. **SHARK COATINGS DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING SLIPPING AND FALLING OR ANY ANTI-SLIP PROPERTIES OF THE GOODS.** This coating seals the surface and can be slippery.
4. Warranties. **NO EXPRESS WARRANTIES AND NO IMPLIED WARRANTIES WHETHER OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR USE, OR OTHERWISE (EXCEPT AS TO TITLE), OTHER THAN THOSE MADE EXPRESSLY BY SHARK COATINGS, SHALL APPLY TO THE GOODS, AND NO WAIVER, ALTERATION, OR MODIFICATION OF THE FOREGOING CONDITIONS SHALL BE VALID UNLESS MADE IN WRITING AND SIGNED BY THE PRESIDENT OR A VICE PRESIDENT OF SHARK COATINGS. SOME JURISDICTIONS MAY NOT ALLOW THE LIMITATIONS OR EXCLUSION OF LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR EXCLUSION OF IMPLIED WARRANTIES, SO SOME OF THE ABOVE LIMITATIONS OR EXCLUSIONS MIGHT NOT APPLY TO YOU.**
5. **COMMERCIAL JOBS- 5 YEAR WARRANTY. RESIDENTIAL JOBS- 15 YEAR WARRANTY ON INTERIOR INSTALLATIONS; 5 YEAR WARRANTY ON EXTERIOR AND POOL INSTALLATIONS.**
6. Shark Coatings makes no representations or warranties about cracks in floors or walls returning or re-opening after application. Repairs to damaged coating will be at customer's expense if the damage is caused by structural defects, acts of providence, customer negligence, concrete cracking, efflorescence, trauma, or dragging objects across the floor. No returns, cancellations, or refunds are accepted for custom orders. Shark Coatings may reschedule the job without penalty if due to product or personnel unavailability or circumstances beyond Shark Coatings' control. Customer may cancel with no penalty up to three days after signing this contract. After that, 50% of the deposit is non-refundable as a cancellation fee.
7. Controlling Provisions. These terms and conditions shall supersede any provisions, terms and conditions contained on any purchase order, confirmation order, or other writing Purchaser may give or receive, and the rights of the parties related to the sale of the invoiced goods shall be governed exclusively by the provisions, terms, and conditions herein. This contract is the final, complete, and exclusive expression of all the terms of their agreement for the sale of Goods hereunder.
8. Choice of Law and Venue. The law of the State of Florida shall govern the parties' rights and duties under this agreement. Venue shall lie only in Duval County for any action brought to enforce this agreement or to collect monies due hereunder. **BOTH PARTIES WAIVE ANY RIGHT TO A TRIAL BY JURY.**
9. Attorney's fees and Costs. In litigation due to the customer's failure to pay, the prevailing party shall be entitled to its attorney's fees and costs, including fees and costs for any appeals. Otherwise, each party shall bear its own attorney's fees and costs.
10. Delays: Shark Coatings shall not be liable for any delay in delivery/installation resulting from any cause beyond our control. Such causes include but shall not be limited to: an act of God, a fire, flood, epidemic, quarantine, restriction, strike, freight embargo, unusually severe weather or Shark Coatings' inability to obtain necessary materials, labor or transportation.
11. Postponement of the job must be made at least 48 hours prior to the scheduled installation. Client must be present at the end of the job for final approval and payment. Shark coatings is not liable for damage to possessions. Any valuable possessions should be secured by the homeowner. If Shark Coatings has to move possessions, we are not liable for any breaking or missing items. Shark Coatings is not liable for any damage to the building, structure or substrate, contents or consequential damages. No returns or cancellations for custom orders. All orders are accepted subject to delays due to strikes or other labor disturbances. Shark coatings reserves the right to cancel or reject any job that we see fit. No other agreement, oral or written, expressed or implied, shall qualify the terms hereof. Shark Coatings finished surface isn't guaranteed to be smooth or flawless. The coating follows the contour of the concrete. We only have the quality of the customer's concrete to work with. Ponding of water may occur. The finished surface thickness and appearance will be determined by Shark Coatings installers. There will naturally be smoother and rougher spots. The finished product will vary depending on the surface. Thickness of coating will vary depending on the surface and condition. Shark Coatings installers will determine the final finish. Any touchups or service work may not blend in completely.

X

Timothy Harden

X

Company Authorized Signature



Please initial next to the following statements to indicate that you have read, understand, and agree to them:

Shark Coatings does not level, pitch or grade concrete surfaces. We also do not profile or prep vertical surfaces. _____

Shark Coatings does not prevent lime/calcium/mineral deposit or rust from (re)surfacing _____

Shark Coatings has a walkaway/mobilization fee of \$350.00. This fee will be charged in the event a crew cannot perform the scope of work. _____

Shark Coatings Moisture Stop Protocol:

In the event of a moisture reading exceeding 6% at the time of install, Shark Coatings has a moisture protocol that is followed pending customer approval. If customer chooses to terminate the contract and not move forward with Moisture Stop protocol the walkaway/mobilization fee will be applied.

Step 1: With customer approval, the crew will proceed with profile and attempt a flash dry. If this is Unsuccessful, proceed to step 2 or pay labor and equipment fee of \$525.00 and contract terminates.
Step 2: Moisture Stop will be applied at a cost of up to \$3.00/sqft and the project will extend to 2 days. The second day's schedule may vary _____

Shark Coatings does not coat, repair, or mend any control/expansion joints as they are considered industry standard members of the substrate. _____

I agree that my credit card or bank account may be securely kept on file to process the final payment for the remaining balance due upon job completion. I understand that it is recommended that I, or someone else that I designate, be present at the job site upon completion to inspect and ensure everything is completed to my satisfactions. If nobody is present upon job completion, payment will still be processed for the remaining balance. _____



ADDITIONAL DISCLAIMERS

You should clean your new floor regularly. Use soap and a brush or pressure washer for hard to clean areas. Any stains should be cleaned up immediately, the longer they sit, the harder they become to remove. The more texture added the more difficult it will be to clean. Less texture will result in a smoother easier to clean surface.

Shark Coatings takes reasonable efforts in protecting the pool and surroundings. We take no responsibility for materials getting into the pool, cleaning of the pool, damage to the pool or surroundings due to the preparation and installation of our coatings. Plastic drains and strips are not warranted.

We throw a lot of tiny flakes per job and create dust. We use industrial strength vacuums but cannot guarantee that some won't be left behind. Prepare accordingly.

We make no representations or guarantees regarding ponding or pooling of water on any surface or cracks forming or reforming. Discoloration around cracks due to cracks reforming is not covered under warranty. Again, we don't guarantee cracks.

Any coated surface may be slippery when wet. We make no representations or guarantees regarding slip resistance.

Signature_____



USE AND CARE INSTRUCTIONS FOR YOUR NEW FLOOR

Congratulations on your new purchase from Shark Coatings!

You will receive a call from our office when we get closer to knowing your installation date. The installation is weather and moisture dependent and our installation crews carry moisture meters to check the floor prior to install. If rescheduling is needed, you will be given the next available installation date. Our primary focus is to ensure a quality installed product that will last for years to come!

To prep the area:

- Make sure the area is clear and moisture free. All rugs, mats, carpet, potted plants or other floor coverings must be removed early to allow the concrete to dry underneath where they were placed.
- Although our vacuum systems contain 95% of the dust generated, please remove any items you want additionally protected.
- Please keep the walls clear 2' above the floor so there is enough room for the equipment to operate.
- Avoid parking on the floor the night before installation to avoid air conditioner moisture pools or snow melt.

When the install is complete:

- Do not close the garage door until the morning after install is complete
- Please allow a minimum of 8 hours before walking on, depending upon humidity. Waiting until the next morning is ideal.
- You may drive on the floor 24 hours after install is complete, again depending on humidity. Waiting 36-48 hours is ideal.

Ongoing maintenance:

- You will be happy to know that your floor is easy to maintain!
- Sweep off sand and salt then simply rinse with water. A squeegee works great to clear water off.
- If you prefer, you may use your favorite floor cleaner. We recommend Simple Green, Pine Sol, CLR, Dawn or Mineral Spirits. Avoid long term exposure to bleach and stay away from acids and highly corrosive materials.
- Staining may occur, make sure to clean the surface promptly when dirtied.
- For tougher cleaning let the cleaner sit on the floor for 5-10 minutes and scrub with a scrub brush or stiff bristle broom followed by a rinse for a revitalized floor.

If you are home at the time of install, our foreman will review your project and answer any questions you may have. Please have payment available upon completion to send with the crew.

We appreciate your business and look forward to helping you with another project in the future!

SIXTH 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, November 13, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Gabriella Fernandez Perez <i>by phone</i>	District Counsel
Tim Harden	Field Operations Manager

The following is a summary of the discussions and actions taken at the November 13, 2025, meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Regarding Agenda Items

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Continued Discussion of Speed Hump Installation

Mr. Laughlin presented a map of proposed speed hump locations that Ms. Timmons and Ms. Meyers worked on together. Commissioner Gaffney has offered to contribute \$15,000 toward the installation cost. The CDD's portion would be around \$45,000 to \$60,000 depending on how many speed humps are installed.

Ms. Timmons asked the board members to separately inspect each street to confirm if they are okay with the current proposed speed hump locations, and to look at other areas that have speed humps installed.

Ms. Waldhauer asked to move the speed detection sign to one of the streets for which a lot of speeding complaints are received. Mr. Laughlin will get with the engineer on moving the sign.

This item was tabled for further discussion at a future meeting.

FOURTH ORDER OF BUSINESS Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

Ms. Perez reminded the Board members to complete four hours of ethics training by December 31, 2025.

C. District Manager – Update on the Fiscal Year 2025 Goals & Objectives

Mr. Laughlin presented the goals and objectives previously adopted for fiscal year 2025, noting all goals were achieved.

On MOTION by Ms. Schaffer seconded by Ms. Alford to declare the goals and objectives for fiscal year 2025 complete by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

D. Amenity Manager – Report

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

E. Field Operations Manager

Mr. Harden informed the Board of a leak in the main pool due to some settling causing a separation in a line. One estimate has been received.

On MOTION by Ms. Timmons seconded by Ms. Waldhauer to approve the proposal from Hydra Pools totaling \$7,750 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

1. Consideration of Proposals to Add Handrail

Mr. Harden presented two proposals to add a handrail going up the steps of the amenity center entrance totaling \$4,500 and \$3,640. He noted the proposal from Viking includes powder coating, which should last longer than paint.

Ms. Alford asked about installing a railing in the center of the stairs as well since the walkway is so wide. The Board's consensus was to add the third railing.

Mr. Evans asked to investigate non-slip painting for the breezeway. Mr. Harden stated that he would get proposals for that.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve the proposal from Viking Welding and Fabrication at an amount not to exceed \$5,500 to include three total handrails 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 Proposals for Chemical Controllers

Mr. Harden presented three proposals to replace a chemical controller on the splash pool feature totaling \$5,850, \$6,997.35 and \$6,944.

On MOTION by Ms. Alford 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
November 30, 2025



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 57,036	\$ -	\$ -	\$ 57,036
Capital Reserve Account	-	-	559	559
Accounts Receivable	340	-	-	340
Due from General Fund	-	21,033	-	21,033
<u>Investments:</u>				
State Board Administration (SBA)	439,893	-	108,835	548,727
Series 2016-1				
Reserve	-	149,668	-	149,668
Revenue	-	16,349	-	16,349
Redemption	-	3	-	3
Series 2016-2				
Reserve	-	43,761	-	43,761
Prepayment	-	2	-	2
Deposits	4,202	-	-	4,202
Total Assets	\$ 501,472	\$ 230,818	\$ 109,394	\$ 841,683
Liabilities:				
Accounts Payable	\$ 12,026	\$ -	\$ -	\$ 12,026
Due to Debt Service	21,033	-	-	21,033
Total Liabilities	\$ 33,059	\$ -	\$ -	\$ 33,059
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service	-	230,818	-	230,818
Assigned for:				
Capital Reserve Fund	-	-	109,394	109,394
Unassigned	464,210	-	-	464,210
Total Fund Balances	\$ 468,413	\$ 230,818	\$ 109,394	\$ 808,624
Total Liabilities & Fund Balance	\$ 501,472	\$ 230,818	\$ 109,394	\$ 841,683

Tison's Landing
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Special Assessments - On Roll	\$ 854,540	\$ 47,060	\$ 47,060	\$ -
Clubhouse Income	2,000	333	1,750	1,417
Interest Income	16,000	2,667	3,287	621
Other Income	-	-	191	191
Total Revenues	\$ 872,540	\$ 50,060	\$ 52,288	\$ 2,228

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 2,000	\$ 2,000	\$ -
PR-FICA	918	153	153	-
Engineering	3,000	500	-	500
Attorney	15,000	2,500	2,014	486
Annual Audit	3,300	2,000	2,000	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	167	267	(100)
Trustee Fees	3,725	-	-	-
Management Fees	46,350	7,725	7,725	-
Information Technology	1,800	300	300	-
Website Maintenance	1,800	300	300	-
Telephone	350	58	21	37
Postage & Delivery	1,000	167	11	156
Insurance General Liability	12,661	12,661	11,559	1,102
Printing & Binding	2,000	333	65	269
Legal Advertising	2,500	417	207	210
Other Current Charges	1,000	167	205	(39)
Office Supplies	500	83	-	83
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 112,779	\$ 32,206	\$ 29,502	\$ 2,704

Operations & Maintenance

Community Operations

Insurance (Property)	\$ 23,977	\$ 23,977	\$ 21,473	\$ 2,504
Field Management & Administration (Vesta)	38,294	6,382	6,382	0
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera)	16,377	2,730	1,296	1,433
Landscape Maintenance (LawnBoy)	60,608	10,101	9,202	899
Landscape Mulch	15,000	2,500	-	2,500
Landscape Fertilization (Agro Pro)	19,332	3,222	3,722	(500)
Irrigation Repairs and Maintenance	10,000	1,667	1,097	569
Landscape Repairs and Maintenance	7,000	1,167	2,879	(1,712)
Lake Maintenance (The Lake Doctor)	11,200	1,867	1,650	217
Utilities-Cable (Comcast)	1,680	280	247	33
Utilities-Electric (JEA)	1,800	300	184	116
Utilities-Irrigation (JEA)	24,000	4,000	3,216	784
Community Repairs and Maintenance	20,000	3,333	42	3,292
Community Operations Contingency	2,493	416	58	358
Capital Improvement Plan	22,500	3,750	-	3,750
Subtotal Community Operations Expenditures	\$ 276,761	\$ 65,691	\$ 51,449	\$ 14,242

Tison's Landing
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Amenity Operations Expenditures				
Amenity Manager (Vesta)	\$ 105,276	17,546	\$ 17,546	\$ 0
Pool Maintenance (Vesta)	34,145	5,691	5,691	(0)
Janitorial Maintenance (Vesta)	34,092	5,682	5,682	(0)
Janitorial Supplies (Vesta)	4,058	676	676	(0)
Amenity Website (Vesta)	3,090	515	515	-
Seasonal Office Staffing (Vesta)	13,580	2,263	2,263	0
Security Camera Monitoring (Envera/High-Tech)	13,761	2,293	2,293	-
Pool Chemicals (Hawkins)	15,000	2,500	2,349	151
License / Permit Fees	600	600	124	476
Utilities-Cable (Comcast)	6,600	1,100	1,026	74
Utilities-Electric (JEA)	15,000	2,500	1,523	977
Utilities-Water/Sewer (JEA)	12,000	2,000	3,866	(1,866)
Refuse Service (Republic Services)	11,400	1,900	360	1,540
Pest Control	600	100	200	(100)
Amenity Repairs and Maintenance	15,400	2,567	4,630	(2,064)
Fitness Equipment Maintenance	2,000	333	-	333
Special Events	23,500	3,917	4,962	(1,045)
Amenity Supplies	4,698	783	377	406
Amenity Operations Contingency	2,000	333	-	333
Capital Outlay	-	-	1,490	(1,490)
Subtotal Amenity Operations Expenditures	\$ 316,799	\$ 53,300	\$ 55,575	\$ (2,275)
Total Operations & Maintenance	\$ 593,561	\$ 118,991	\$ 107,024	\$ 11,967
Total Expenditures	\$ 706,340	\$ 151,197	\$ 136,525	\$ 14,671
Excess (Deficiency) of Revenues over Expenditure	\$ 166,200	\$ (101,137)	\$ (84,237)	\$ 16,899
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve - Transfer Out	(166,200)	-	\$ -	-
Total Other Financing Sources/(Uses)	\$ (166,200)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ (101,137)	\$ (84,237)	\$ 16,899
Fund Balance - Beginning	\$ -		\$ 552,650	
Fund Balance - Ending	\$ -		\$ 468,413	

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

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues				
Interest	\$ 4,235	\$ 706	\$ 794	\$ 88
Total Revenues	\$ 4,235	\$ 706	\$ 794	\$ 88
Expenditures:				
Capital Outlay	\$ 22,423	\$ 3,737	-	\$ 3,737
Top Coat Painting			2,850	(2,850)
Heat Pump System	-	-	8,955	(8,955)
Railings			2,000	(2,000)
Miscellaneous Services	-	-	173	(173)
Total Expenditures	\$ 22,423	\$ 3,737	\$ 13,978	\$ (10,241)
Excess (Deficiency) of Revenues over Expenditure	\$ (18,188)	\$ (3,031)	\$ (13,184)	\$ (10,153)
Other Financing Sources/(Uses)				
Capital Reserve - Transfer In	\$ 166,200	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 166,200	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 148,012	\$ (3,031)	\$ (13,184)	\$ (10,153)
Fund Balance - Beginning	\$ 125,712		\$ 122,578	
Fund Balance - Ending	\$ 273,724		\$ 109,394	

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 November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Special Assessments - On Roll	\$ 381,936	\$ 21,033	\$ 21,033	\$ -
Interest Income	7,500	1,250	1,833	583
Total Revenues	\$ 389,436	\$ 22,283	\$ 22,866	\$ 583
Expenditures:				
Series 2016A-1				
Interest - 11/01	\$ 48,882	\$ 48,882	\$ 48,882	\$ -
Interest - 05/01	48,882	-	-	-
Principal - 05/01	200,000	-	-	-
Series 2016A-2				
Interest - 11/01	\$ 15,863	15,863	15,863	-
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 05/01	15,863	-	-	-
Principal - 05/01	45,000	-	-	-
Total Expenditures	\$ 374,489	\$ 64,744	\$ 69,744	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditure	\$ 14,947	\$ (42,461)	\$ (46,878)	\$ (4,417)
Net Change in Fund Balance	\$ 14,947	\$ (42,461)	\$ (46,878)	\$ (4,417)
Fund Balance - Beginning	\$ 82,314		\$ 277,696	
Fund Balance - Ending	\$ 97,261		\$ 230,818	

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	\$ -	\$ 47,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,060
Clubhouse Income	745	1,005	-	-	-	-	-	-	-	-	-	-	1,750
Interest Income	1,763	1,525	-	-	-	-	-	-	-	-	-	-	3,287
Other Income	50	141	-	-	-	-	-	-	-	-	-	-	191
Total Revenues	\$ 2,558	\$ 49,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,288

Expenditures:

General & Administrative:

Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
PR-FICA	77	77	-	-	-	-	-	-	-	-	-	-	153
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	2,014	-	-	-	-	-	-	-	-	-	-	-	2,014
Annual Audit	-	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	183	83	-	-	-	-	-	-	-	-	-	-	267
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,863	3,863	-	-	-	-	-	-	-	-	-	-	7,725
Information Technology	150	150	-	-	-	-	-	-	-	-	-	-	300
Website Maintenance	150	150	-	-	-	-	-	-	-	-	-	-	300
Telephone	-	21	-	-	-	-	-	-	-	-	-	-	21
Postage & Delivery	11	-	-	-	-	-	-	-	-	-	-	-	11
Insurance General Liability	11,559	-	-	-	-	-	-	-	-	-	-	-	11,559
Printing & Binding	56	9	-	-	-	-	-	-	-	-	-	-	65
Legal Advertising	-	207	-	-	-	-	-	-	-	-	-	-	207
Other Current Charges	125	81	-	-	-	-	-	-	-	-	-	-	205
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 21,861	\$ 7,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,502

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Community Operations													
Insurance (Property)	\$ 21,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,473
Field Management & Administration (Vesta)	3,191	3,191	-	-	-	-	-	-	-	-	-	-	6,382
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera)	648	648	-	-	-	-	-	-	-	-	-	-	1,296
Landscape Maintenance (LawnBoy)	4,601	4,601	-	-	-	-	-	-	-	-	-	-	9,202
Landscape Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Fertilization (Agro Pro)	1,861	1,861	-	-	-	-	-	-	-	-	-	-	3,722
Irrigation Repairs and Maintenance	-	1,097	-	-	-	-	-	-	-	-	-	-	1,097
Landscape Repairs and Maintenance	2,475	405	-	-	-	-	-	-	-	-	-	-	2,879
Lake Maintenance (The Lake Doctor)	825	825	-	-	-	-	-	-	-	-	-	-	1,650
Utilities-Cable (Comcast)	123	123	-	-	-	-	-	-	-	-	-	-	247
Utilities-Electric (JEA)	98	87	-	-	-	-	-	-	-	-	-	-	184
Utilities-Irrigation (JEA)	1,683	1,533	-	-	-	-	-	-	-	-	-	-	3,216
Community Repairs and Maintenance	-	42	-	-	-	-	-	-	-	-	-	-	42
Community Operations Contingency	-	58	-	-	-	-	-	-	-	-	-	-	58
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 36,978	\$ 14,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,449
Amenity Operations Expenditures													
Amenity Manager (Vesta)	\$ 8,773	\$ 8,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,546
Pool Maintenance (Vesta)	2,845	2,845	-	-	-	-	-	-	-	-	-	-	5,691
Janitorial Maintenance (Vesta)	2,841	2,841	-	-	-	-	-	-	-	-	-	-	5,682
Janitorial Supplies (Vesta)	338	338	-	-	-	-	-	-	-	-	-	-	676
Amenity Website (Vesta)	258	258	-	-	-	-	-	-	-	-	-	-	515
Seasonal Office Staffing (Vesta)	1,132	1,132	-	-	-	-	-	-	-	-	-	-	2,263
Security Camera Monitoring (Envera/High-Te)	1,147	1,147	-	-	-	-	-	-	-	-	-	-	2,293
Pool Chemicals (Hawkins)	1,371	978	-	-	-	-	-	-	-	-	-	-	2,349
License / Permit Fees	-	124	-	-	-	-	-	-	-	-	-	-	124
Utilities-Cable (Comcast)	513	513	-	-	-	-	-	-	-	-	-	-	1,026
Utilities-Electric (JEA)	855	668	-	-	-	-	-	-	-	-	-	-	1,523
Utilities-Water/Sewer (JEA)	1,395	2,471	-	-	-	-	-	-	-	-	-	-	3,866
Refuse Service (Republic Services)	180	180	-	-	-	-	-	-	-	-	-	-	360
Pest Control	150	50	-	-	-	-	-	-	-	-	-	-	200
Amenity Repairs and Maintenance	2,654	1,977	-	-	-	-	-	-	-	-	-	-	4,630
Fitness Equipment Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	3,152	1,810	-	-	-	-	-	-	-	-	-	-	4,962
Amenity Supplies	-	377	-	-	-	-	-	-	-	-	-	-	377
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	1,490	-	-	-	-	-	-	-	-	-	-	1,490
Subtotal Amenity Expenditures	\$ 27,604	\$ 27,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,575
Total Operations & Maintenance	\$ 64,582	\$ 42,442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,024
Total Expenditures	\$ 86,443	\$ 50,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,525
Excess (Deficiency) of Revenues over Expenditures	\$ (83,886)	\$ (351)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (84,237)
Other Financing Sources/Uses:													
Capital Reserve - Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (83,886)	\$ (351)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (84,237)

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)
Less: Special Call - 11/1/25		(\$5,000)
Current Bonds Outstanding		\$670,000

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Duval County
Fiscal Year 2026

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	Discount/ (Penalty)	Commission	Property Appraiser	Net Receipts	2016A-1&A-2		
							O&M Portion	Debt Service	Total
11/08/29	10/16-10/31/25	\$ 7,609.75	\$ 322.98	\$ 147.92	\$ 107.12	\$ 7,031.73	\$ 4,859.70	\$ 2,172.03	\$ 7,031.73
11/15/29	11/01-11/09/25	13,494.77	539.79	262.99	190.43	12,501.56	8,639.95	3,861.61	12,501.56
11/21/29	11/10-11/16/25	8,566.62	342.67	166.94	120.90	7,936.11	5,484.72	2,451.39	7,936.11
11/27/29	11/17-11/23/25	43,851.46	1,754.06	854.58	618.83	40,623.99	28,075.62	12,548.37	40,623.99
TOTAL		\$ 73,522.60	\$ 2,959.50	\$ 1,432.43	\$ 1,037.28	\$ 68,093.39	\$ 47,059.99	\$ 21,033.40	\$ 68,093.39

5.50%	Percent Collected
\$ 1,263,208.60	Balance Remaining to Collect

C.

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

GENERAL FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
10/1 - 10/31/25	3930-3958	\$	51,471.54
11/1 - 11/30/25	3959-3970	\$	40,404.81
TOTAL CHECKS		\$	91,876.35

<i>Date</i>	<i>ACH</i>		<i>Amount</i>
10/1 - 10/31/25	80014-80020	\$	8,297.47
11/1 - 11/30/25	80021-80025	\$	9,600.61
TOTAL ACH		\$	17,898.08

CAPITAL RESERVE FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
10/1 - 10/31/25	67-69	\$	14,655.00
11/1 - 11/30/25	70	\$	2,000.00
TOTAL CHECKS		\$	16,655.00
TOTAL		\$	126,429.43

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/25	00012	9/25/25	25-05795	202509	310-51300	48000	BOARD OF SUPERVISORS MTG	*	103.50		
							DAILY RECORD + OBSERVER LLC			103.50	003930
10/01/25	00156	9/02/25	759834	202510	320-53800	34502	ENTR2 VIDEO 10/1-10/31/25	*	130.61		
		9/02/25	759835	202510	320-53800	34502	UTILITY VID 10/1-10/31/25	*	288.21		
		9/02/25	759836	202510	320-53800	34502	ENTR1 POND RN 10/1-10/31	*	229.27		
		9/02/25	759837	202510	320-57200	34502	AMENITY 10/1-10/31/25	*	1,086.71		
							ENVERA SYSTEMS			1,734.80	003931
10/01/25	00004	9/15/25	472	202510	310-51300	31400	ASSESSMENT ROLL FY26	*	2,500.00		
							GOVERNMENTAL MANAGERMENTS SERVICES			2,500.00	003932
10/01/25	00206	9/23/25	7206616	202509	320-57200	46500	AZONE-EPA REG NO. 7870-1	*	516.00		
							HAWKINS, INC.			516.00	003933
10/01/25	00016	9/25/25	7906107	202509	310-51300	31300	SERIES 2016 9/1-8/31/26	*	3,717.38		
							US BANK			3,717.38	003934
10/02/25	00101	9/25/25	36136	202509	320-57200	46900	REP. FROM AUGUST PRV MNT	*	850.97		
							ALLWAYS IMPROVING LLC			850.97	003935
10/02/25	00206	9/29/25	7212667	202509	320-57200	46500	AZONE-EPA REG NO. 7870-1	*	432.00		
							HAWKINS, INC.			432.00	003936
10/02/25	00186	10/01/25	431089	202510	320-53800	34502	OCT 25 - ACCESS CONTR SYS	*	60.00		
							HI-TECH SYSTEMS ASSOCIATES			60.00	003937
10/02/25	00258	10/01/25	221	202510	320-57200	49400	ORG TIMED RIDES	*	550.00		
							MINI-ME MOTOR CLUB			550.00	003938
10/02/25	00250	9/29/25	0044	202510	320-57200	49400	PETTING ZOO	*	505.00		
							SHEEHAN HOMESTEAD LLC			505.00	003939

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/25	00222	10/02/25	10022025	202510	320-57200	49400	REIMB-PUBLIX	*	290.00		
10/02/25		10/02/25	10022025	202510	320-57200	49400	REIMB-DOMINO'S PIZZA	*	10.74		
10/02/25		10/02/25	10022025	202510	320-57200	49400	REIMB-DOMINO'S PIZZA	*	15.03		
10/02/25		10/02/25	10022025	202510	320-57200	49400	REIMB-LITTLE CAESARS	*	10.73		
10/02/25		10/02/25	10022025	202510	320-57200	49400	REIMB-BUFFALO WILD WINGS	*	45.99		
DUSTIN STAHL										372.49	003940
10/02/25	00137	10/01/25	312341B	202510	320-53800	46800	OCT 25 - WATER MGMT	*	825.00		
THE LAKE DOCTORS, INC.										825.00	003941
10/08/25	00161	9/30/25	20108	202509	320-53800	46203	SEP 25 COMM TURF/ORNAMENT	*	1,610.98		
		9/30/25	20108	202509	320-53800	46203	ADD BERMUDA TURF APPL	*	250.00		
AGROWPRO INC.										1,860.98	003942
10/08/25	00244	7/21/25	82028	202506	310-51300	31100	JUN 25 - ENGINEERING SVC	*	300.00		
ALLIANT ENGINEERING, INC										300.00	003943
10/08/25	00081	9/30/25	195491	202509	310-51300	31500	LEGAL SV THRU 9/30/25	*	991.00		
BILLING, COCHRAN, LYLES, MAURO & RAMSE										991.00	003944
10/08/25	00004	10/01/25	471	202510	310-51300	34000	OCT 25 - MGMT FEES	*	3,862.50		
		10/01/25	471	202510	310-51300	49500	OCT 25 - WEBSITE ADMIN	*	150.00		
		10/01/25	471	202510	310-51300	35100	OCT 25 - IT	*	150.00		
		10/01/25	471	202510	310-51300	31200	OCT 25 - DISSEMINATION	*	83.33		
		10/01/25	471	202510	310-51300	42000	OCT 25 - POSTAGE	*	10.50		
		10/01/25	471	202510	310-51300	42500	OCT 25 - COPIES	*	55.65		
GOVERNMENTAL MANagements SERVICES										4,311.98	003945
10/08/25	00052	9/30/25	9569	202509	320-53800	46200	SEP 25- LAWN MAINT	*	4,424.00		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/30/25	9569	202509	320-53800-46201			*	240.00		
			ADD WEEDS MGMT								
		9/30/25	9569	202509	320-53800-46201			*	131.50		
			MONTHLY MOW								
LAWNBOY LAWN SERVICES, INC.										4,795.50	003946
10/20/25	00259	9/30/25	343839	202509	320-57200-46000			*	414.25		
			A/C FROZ EVAPORATOR								
BOWERS AIR SOLUTIONS INC										414.25	003947
10/20/25	00231	8/29/25	282433	202508	320-57200-46000			*	668.19		
			LIGHT POOL LIFT								
COMMERCIAL ENERGY SPECIALISTS LLC										668.19	003948
10/20/25	00156	10/01/25	760921	202511	320-53800-34502			*	130.61		
			ENTR2 VIDEO 11/1-11/30/25								
		10/01/25	760922	202511	320-53800-34502			*	288.21		
			UTILITY VID 11/1-11/30/25								
		10/01/25	760923	202511	320-53800-34502			*	229.27		
			ENTR1 POND RN 11/1-11/30								
		10/01/25	760924	202511	320-57200-34502			*	1,086.71		
			AMENITY 11/1-11/30/25								
ENVERA SYSTEMS										1,734.80	003949
10/20/25	00003	10/01/25	92941	202510	310-51300-54000			*	175.00		
			SPECIAL DISTRICT FEE FY26								
FLORIDACOMMERCE										175.00	003950
10/20/25	00206	10/06/25	7218255	202510	320-57200-46500			*	477.00		
			AZONE-EPA REG NO. 7870-1								
HAWKINS, INC.										477.00	003951
10/20/25	00157	10/01/25	428626	202510	320-57200-45105			*	8,773.00		
			OCT 25 - AMENITY MANAGER								
		10/01/25	428626	202510	320-57200-46400			*	2,845.42		
			OCT 25 - POOL MAINTENANCE								
		10/01/25	428626	202510	320-53800-34400			*	3,191.17		
			OCT 25 - FIELD MGMT								
		10/01/25	428626	202510	320-57200-46602			*	338.17		
			OCT 25 - JANITORIAL SUPP								
		10/01/25	428626	202510	320-57200-46601			*	2,841.00		
			OCT 25 - JANITORIAL MAINT								
		10/01/25	428626	202510	320-57200-49510			*	257.50		
			OCT 25 - WEBSITE ADMIN								
		10/01/25	428626	202510	320-57200-34450			*	1,131.66		
			OCT 25 - POOL MONITORS								
VESTA PROPERTY SERVICE INC.										19,377.92	003952
TISO TISON								TCESSNA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/27/25	00247	10/23/25	76446	202510	320	57200	46000		LEVELING CONCRETE SLAB	*	2,653.57		
									ALPHA FOUNDATION SPECIALISTS, LLC			2,653.57	003953
10/27/25	00125	10/23/25	13	202510	310	51300	31200		AMORT SCH 2016A-2 11/1/25	*	100.00		
									DISCLOSURE SERVICES, LLC			100.00	003954
10/27/25	00206	10/17/25	7230237	202510	320	57200	46500		AZONE-EPA REG NO. 7870-1	*	327.00		
		10/22/25	7234021	202510	320	57200	46500		AZONE-EPA REG NO. 7870-1	*	597.21		
		10/22/25	7234222	202510	320	57200	46500		CREDIT-BLACK DELDRUM	*	30.00-		
									HAWKINS, INC.			894.21	003955
10/27/25	00064	10/20/25	64161359	202510	320	53800	46202		OCT 25 - PEST CONTROL SVC	*	50.00		
		10/20/25	64161705	202510	320	53800	46202		OCT 25 - FIRE ANT SERVICE	*	100.00		
									NADER'S PEST RAIDERS			150.00	003956
10/29/25	00246	10/02/25	10022025	202510	320	57200	49400		PAINTING HOLIDAY EVENT	*	300.00		
									BLUDAZZI PRINTS			300.00	003957
10/29/25	00034	10/28/25	30882	202510	310	51300	45000		TRAVELERS CASUALTY	*	100.00		
									EGIS INSURANCE ADVISORS, LLC			100.00	003958
TOTAL FOR BANK A											51,471.54		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/07/25	00030	9/25/25	84957412	202510 320-57200-41050		TV/INTERNET 10/4-11/3/25	*	512.84		
		9/28/25	84957412	202510 320-53800-41050		INTERNET 10/2-11/1/25	*	123.35		
									636.19	080014

10/07/25	00015	9/30/25	89708215	202509 320-53800-43000		ELECTRIC 8/26-9/25/25	*	84.77		
		9/30/25	89708215	202509 320-53800-43100		IRRIAGION 8/26-9/25/25	*	1,259.68		
		9/30/25	89708215	202509 320-57200-43100		W/S 8/29-9/30/25	*	1,654.29		
		9/30/25	89708215	202509 320-57200-43000		ELECTRIC 8/26-9/25/25	*	1,014.06		
									4,012.80	080015

10/07/25	00257	9/30/25	0553961-	202510 320-57200-43200		WASTE 10/1-10/31/25	*	180.21		
									180.21	080016

10/13/25	99999	10/13/25	VOID	202510 000-00000-00000		VOID CHECK	C	.00		
									.00	080017

10/13/25	00152	10/03/25	55693990	202509 320-57200-46000		POOL LIFT CHARE REMOT CON	*	262.30		
		10/03/25	55693990	202509 320-57200-46000		ELECTRICAL WIRE/CONDUIT	*	220.38		
		10/03/25	55693990	202509 320-53800-46000		PHOTO CONTROL SWITCH	*	25.40		
		10/03/25	55693990	202509 320-57200-46000		PLUMBING FITTINGS	*	42.47		
		10/03/25	55693990	202509 320-53800-46000		LANDSCAPE LIGHT	*	60.20		
		10/03/25	55693990	202509 320-53800-46000		DOG STATION BAGS/HANDSOAP	*	71.71		
		10/03/25	55693990	202509 320-57200-46000		FABRIC FOR POOL LOUNGE CH	*	100.00		
		10/03/25	55693990	202509 320-57200-46000		FABRIC FOR POOL LOUNGE CH	*	100.00		
		10/03/25	55693990	202509 320-57200-46000		EXTERIOR PAINT	*	401.49		
		10/03/25	55693990	202509 320-57200-46000		CEILING FANS FOR GYM	*	237.52		
		10/03/25	55693990	202509 320-57200-46000		FLUSH VALVE FOR TOILET	*	40.12		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/03/25		55693990	202509	320-53800-46000					DIAGNOSIS OF CAMERA PROBL	*	195.70		
10/03/25		55693990	202509	320-57200-46000					AUTOFILL VALVE FOR MAIN	*	53.30		
10/03/25		55693990	202509	320-57200-46000					FLOWMETERS FOR MAIN POOL	*	183.80		
WELLS FARGO CREDIT CARD (AUTO PAY)											1,994.39	080018	
10/23/25	99999	10/23/25	VOID	202510	000-00000-00000				VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****											.00	080019	
10/23/25	00152	10/03/25	55693990	202509	320-57200-49400				HOME SCHOOL PAINT PARTY	*	26.49		
		10/03/25	55693990	202509	320-57200-46000				AMENITY DECOR	*	7.51		
		10/03/25	55693990	202509	320-57200-46000				AMENITY DECOR	*	18.26		
		10/03/25	55693990	202509	320-57200-49400				CASINO NIGHT	*	87.04		
		10/03/25	55693990	202509	320-57200-46000				AMENITY DECOR	*	13.96		
		10/03/25	55693990	202509	320-57200-52000				PRINTER	*	229.98		
		10/03/25	55693990	202509	320-57200-49400				CASINO NIGHT DECOR	*	130.83		
		10/03/25	55693990	202509	320-57200-49400				MO CHARGE CONSTANT CONTAC	*	62.00		
		10/03/25	55693990	202509	320-57200-46000				AMENITY DECOR	*	28.99		
		10/03/25	55693990	202509	320-57200-46000				AMENITY DECOR/CASINO NIGH	*	34.37		
		10/03/25	55693990	202509	320-57200-46000				AMENITY DECOR/CASINO NIGH	*	13.95		
		10/03/25	55693990	202509	320-57200-49400				CASINO NIGHT	*	73.39		
		10/03/25	55693990	202509	320-57200-49400				CASINO NIGHT	*	13.48		
		10/03/25	55693990	202509	320-57200-49400				CASINO NIGHT	*	23.84		
		10/03/25	55693990	202509	320-57200-49400				CASINO NIGHT	*	12.17		
		10/03/25	55693990	202509	320-57200-49400				CASINO NIGHT	*	565.35		
		10/03/25	55693990	202509	320-57200-52000				PAPER SHREDDER	*	8.99		

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/03/25		55693990	202509 320-57200-52000	UBS / C ADEPTERS	*	9.59	
10/03/25		55693990	202509 320-57200-52000	PAPER SHREDDER	*	37.99	
10/03/25		55693990	202509 320-57200-52000	KEY FOBS	*	67.44	
10/03/25		55693990	202509 320-57200-52000	ACRYLIC SIGN HOLDERS	*	25.49	
10/03/25		55693990	202509 320-57200-49400	CASINO NIGHT	*	25.76	
10/03/25		55693990	202509 320-57200-49400	B2B OFFICE EQIPMENT PROT	*	42.99-	

WELLS FARGO CREDIT CARD (AUTO PAY)							1,473.88 080020

TOTAL FOR BANK Z						8,297.47	
TOTAL FOR REGISTER						59,769.01	

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/25	00035	9/12/25	1263	202509	600-53800-60000				PAINTING SOCIAL/GYM ROOMS TOP COAT PAINTING SERVICES LLC	*	2,850.00	2,850.00	000067
10/20/25	00259	10/16/25	343864	202510	600-53800-60000				GYM INST. HEAT PUMP SYST BOWERS AIR SOLUTIONS INC	*	8,955.00	8,955.00	000068
10/27/25	00035	9/12/25	1263B	202509	600-53800-60000				PTNG SOCIAL/GYM ROOMS BAL TOP COAT PAINTING SERVICES LLC	*	2,850.00	2,850.00	000069
TOTAL FOR BANK C											14,655.00		
TOTAL FOR REGISTER											14,655.00		

TISO TISON

TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/25	00161	10/31/25	203626	202510	320-53800-46203				*	1,610.98		
			OCT 25 COMM TURF/ORNAMENT									
		10/31/25	203626	202510	320-53800-46203				*	250.00		
			ADD BERMUDA TURF APPL									
								AGROWPRO INC.			1,860.98	003959
11/05/25	00013	11/04/25	28244	202511	310-51300-32200				*	2,000.00		
			AUDIT FYE 9/30/25									
								GRAU AND ASSOCIATES			2,000.00	003960
11/05/25	00186	11/01/25	432650	202511	320-57200-34502				*	60.00		
			NOV 25 - ACCESS CONTR SYS									
								HI-TECH SYSTEMS ASSOCIATES			60.00	003961
11/05/25	00052	10/25/25	9607	202510	320-53800-46200				*	4,601.00		
			OCT 25- LAWN MAINT									
		10/25/25	9607	202510	320-53800-46201				*	240.00		
			ADD WEEDS MGMT									
		10/25/25	9607	202510	320-53800-46201				*	131.50		
			MONTHLY MOW									
		10/25/25	9607	202510	320-53800-46201				*	33.00		
			FLOWER FILL									
		10/25/25	9609	202510	320-53800-46201				*	1,050.00		
			BUSH HOGGING POWERLINE									
		10/25/25	9609	202510	320-53800-46201				*	1,020.00		
			REM SOIL FLWR BEDS ISLAND									
								LAWNBOY LAWN SERVICES, INC.			7,075.50	003962
11/05/25	00137	11/01/25	320884B	202511	320-53800-46800				*	825.00		
			NOV 25 - WATER MGMT									
								THE LAKE DOCTORS, INC.			825.00	003963
11/20/25	00081	10/31/25	196017	202510	310-51300-31500				*	2,014.00		
			LEGAL SV THRU 10/31/25									
								BILLING, COCHRAN, LYLES, MAURO & RAMSE			2,014.00	003964
11/20/25	00116	11/12/25	28415	202511	320-53800-35000				*	630.00		
			BACKFLOW TEST									
								BOB'S BACKFLOW & PLUMBING SERVICES			630.00	003965
11/20/25	00012	11/06/25	25-06629	202511	310-51300-48000				*	103.50		
			BOARD OF SUPERVISORS MTG									
								DAILY RECORD + OBSERVER LLC			103.50	003966
11/20/25	00156	11/03/25	762042	202512	320-53800-34502				*	130.61		
			ENTR2 VIDEO 12/1-12/31/25									

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/03/25		762043	202512 320-53800-34502	UTILITY	VID	12/1-12/31/25				*	288.21		
11/03/25		762044	202512 320-53800-34502	ENTR1 POND RN		12/1-12/31				*	229.27		
11/03/25		762045	202512 320-57200-34502	AMENITY		12/1-12/31/25				*	1,086.71		
ENVERA SYSTEMS											1,734.80	003967	
11/20/25	00004	11/01/25	474	202511 310-51300-34000	NOV 25	-	MGMT FEES			*	3,862.50		
		11/01/25	474	202511 310-51300-49500	NOV 25	-	WEBSITE ADMIN			*	150.00		
		11/01/25	474	202511 310-51300-35100	NOV 25	-	IT			*	150.00		
		11/01/25	474	202511 310-51300-31200	NOV 25	-	DISSEMINATION			*	83.33		
		11/01/25	474	202511 310-51300-42500	NOV 25	-	COPIES			*	9.15		
		11/01/25	474	202511 310-51300-41000	NOV 25	-	TELEPHONE			*	21.13		
GOVERNMENTAL MANagements SERVICES											4,276.11	003968	
11/20/25	00206	11/04/25	7246556	202511 320-57200-46500	AZONE-EPA REG NO.		7870-1			*	447.00		
HAWKINS, INC.											447.00	003969	
11/20/25	00157	11/01/25	429113	202511 320-57200-45105	NOV 25	-	AMENITY MANAGER			*	8,773.00		
		11/01/25	429113	202511 320-57200-46400	NOV 25	-	POOL MAINTENANCE			*	2,845.42		
		11/01/25	429113	202511 320-53800-34400	NOV 25	-	FIELD MGMT			*	3,191.17		
		11/01/25	429113	202511 320-57200-46602	NOV 25	-	JANITORIAL SUPP			*	338.17		
		11/01/25	429113	202511 320-57200-46601	NOV 25	-	JANITORIAL MAINT			*	2,841.00		
		11/01/25	429113	202511 320-57200-49510	NOV 25	-	WEBSITE ADMIN			*	257.50		
		11/01/25	429113	202511 320-57200-34450	NOV 25	-	POOL MONITORS			*	1,131.66		
VESTA PROPERTY SERVICE INC.											19,377.92	003970	
TOTAL FOR BANK A											40,404.81		

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/05/25	00030	10/25/25	84957412	202511	320-57200-41050		TV/INTERNET 11/4-12/3/25	*	513.21		
		10/28/25	84957412	202511	320-53800-41050		INTERNET 11/2-12/1/25	*	123.35		
COMCAST (AUTO PAY)										636.56	080021
11/05/25	00015	10/30/25	89708215	202510	320-53800-43000		ELECTRIC 9/26-10/28/25	*	97.54		
		10/30/25	89708215	202510	320-57200-43000		ELECTRIC 9/26-10/28/25	*	855.33		
		10/30/25	89708215	202510	320-53800-43100		IRRIAGTION 9/25-10/27/25	*	1,683.41		
		10/30/25	89708215	202510	320-57200-43100		W/S 9/30-10/30/25	*	1,394.90		
JEA (AUTO PAY)										4,031.18	080022
11/05/25	00257	10/27/25	0560132-	202511	320-57200-43200		NOV 25 - WASTE SERVICES	*	179.54		
WM CORPORATE SERVICES, INC										179.54	080023
11/19/25	99999	11/19/25	VOID	202511	000-00000-00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****										.00	080024
11/19/25	00152	11/03/25	55693990	202510	320-57200-49400		SPECIAL EVENT GOAT YOGA	*	32.92		
		11/03/25	55693990	202510	320-57200-49400		SPECIAL EVENT HALLOWEEN	*	58.48		
		11/03/25	55693990	202510	320-57200-49400		SPECIAL EVENT HALLOWEEN	*	429.91		
		11/03/25	55693990	202510	320-57200-54000		CONSTANT CONTACT SUBSCRIP	*	124.00		
		11/03/25	55693990	202510	320-57200-60000		84INCH CONSOLE/42" FIREBOX	*	1,489.98		
		11/03/25	55693990	202510	320-57200-49400		HALLOWEEN	*	196.86		
		11/03/25	55693990	202510	320-57200-49400		HALLOWEEN	*	161.01		
		11/03/25	55693990	202510	320-57200-49400		HALLOWEEN	*	64.19		
		11/03/25	55693990	202510	320-57200-49400		HALLOWEEN	*	95.92		
		11/03/25	55693990	202510	320-57200-49400		HALLOWEEN	*	485.00		
		11/03/25	55693990	202510	320-57200-52000		PAPER TOWELS	*	21.49		

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/03/25		55693990	202510 320-57200-46600	GYM WIPES	*	101.64	
11/03/25		55693990	202510 320-57200-52000	PAPER TOWEL	*	42.97	
11/03/25		55693990	202510 320-57200-46000	POOL GUTTER GRATES	*	27.24	
11/03/25		55693990	202510 320-57200-46000	TRIP HAZARD REPAIR	*	884.52	
11/03/25		55693990	202510 320-53800-46000	PHOTO SWITCH	*	9.13	
11/03/25		55693990	202510 320-57200-46000	BATTERY POWERED POOL VACU	*	97.53	
11/03/25		55693990	202510 320-57200-46000	SUMP PUMP AND FITTING	*	230.54	
11/03/25		55693990	202510 320-57200-46000	POOL CHAIR SLINGS	*	200.00	
WELLS FARGO CREDIT CARD (AUTO PAY)							4,753.33 080025

TOTAL FOR BANK Z						9,600.61	
TOTAL FOR REGISTER						50,005.42	

TISO TISON TCESSNA

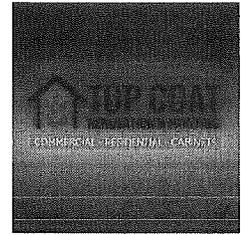
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/05/25	00260	9/18/25 091825	202510 600-53800-60000 PICKETS INTO RAILINGS	VIKING WELDING AND FABRICATION LLC	*	2,000.00	2,000.00 000070
-----						TOTAL FOR BANK C	2,000.00
						TOTAL FOR REGISTER	2,000.00

TISO TISON TCESSNA

INVOICE

Top Coat Renovation & Painting
1117 Dawnlight Rd
Jacksonville, FL 32218-8055

info@topcoatpaintingjax.com
+1 (904) 834-0448
www.topcoatpaintingjax.com



Bill to
Timothy Harden
Tisons Landing CDD,
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Ship to
Timothy Harden
Tisons Landing CDD,
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Invoice details

Invoice no.: 1263
Terms: 50% due on receipt Final payment at completion
Invoice date: 09/12/2025
Due date: 10/12/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Interior Painting Per Contract	Interior Painting Per Contract	1	\$5,700.00	\$5,700.00
2.		Terms/ Method of Payment	Project Timeframe: Approximately 3-4 days to complete.	1	\$0.00	\$0.00

Customer is required to pay 50% of total invoice upfront to commence project .The remainder will be due upon satisfactory completion of all tasks.

Methods of Payment:

Credit/Debit 3% Surcharge
ACH - Checking or Savings (No Charge)

033.600.53800.60000
painting social /gym
romms

Ways to pay

BANK

View and pay

Total	\$5,700.00
Deposit	\$2,850.00
Balance due	\$2,850.00

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 25, 2025

Date

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

Serial # <u>25-05795D</u>	PO/File # _____	\$103.50
Notice of Board of Supervisors Meeting		Payment Due
_____		\$103.50
Tison's Landing Community Development District		Publication Fee
_____		<u>\$103.50</u>
Case Number _____		Amount Paid
Publication Dates <u>9/25</u>		
County <u>Duval</u>		

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 # 25-05795D on your check or remittance advice.

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

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

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

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

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

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

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, October 9, 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. 25 oo (25-05795D)

Envera

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

Invoice	
Invoice Number 759834	Date 09/02/2025
Customer Number 400423	Due Date 10/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		09/02/2025	10/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Entrance 2 -				
1.00	Passive Standard Camera 10/01/2025 - 10/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 10/01/2025 - 10/31/2025	1.00	\$30.61	\$30.61
			Subtotal:	\$130.61
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$130.61

Date	Invoice #	Description	Amount	Balance Due
9/2/2025	759834	Monitoring Services	\$130.61	\$130.61

Envera

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

Invoice	
Invoice Number 759834	Date 09/02/2025
Customer Number 400423	Due Date 10/01/2025

Net Due: \$130.61

Amount Enclosed: \$130.61

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

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 759835	Date 09/02/2025
Customer Number 400423	Due Date 10/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		09/02/2025	10/01/2025

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 10/01/2025 - 10/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 10/01/2025 - 10/31/2025	1.00	\$138.21	\$138.21
Subtotal:				\$288.21
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$288.21

Date	Invoice #	Description	Amount	Balance Due
9/2/2025	759835	Monitoring Services	\$288.21	\$288.21

Envera

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

Invoice	
Invoice Number 759835	Date 09/02/2025
Customer Number 400423	Due Date 10/01/2025

Net Due: \$288.21
Amount Enclosed: \$288.21

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice

Invoice Number 759836	Date 09/02/2025
Customer Number 400423	Due Date 10/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		09/02/2025	10/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Entrance 1				
1.00	Passive Standard Camera 10/01/2025 - 10/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 10/01/2025 - 10/31/2025	1.00	\$129.27	\$129.27
			Subtotal:	\$229.27
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$229.27

Date	Invoice #	Description	Amount	Balance Due
9/2/2025	759836	Monitoring Services	\$229.27	\$229.27

Envera

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

Invoice

Invoice Number 759836	Date 09/02/2025
Customer Number 400423	Due Date 10/01/2025

Net Due: \$229.27

Amount Enclosed: \$229.27

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

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 759837	Date 09/02/2025
Customer Number 400423	Due Date 10/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		09/02/2025	10/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Active Video Monitoring 10/01/2025 - 10/31/2025	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 10/01/2025 - 10/31/2025	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 10/01/2025 - 10/31/2025	1.00	\$75.00	\$75.00
	Subtotal:			\$1086.71
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
	Invoice Balance Due:			\$1086.71

Date	Invoice #	Description	Amount	Balance Due
9/2/2025	759837	Monitoring Services	\$1086.71	\$1086.71

Envera

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

Invoice	
Invoice Number 759837	Date 09/02/2025
Customer Number 400423	Due Date 10/01/2025

Net Due: \$1,086.71

Amount Enclosed: \$1086.71

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Governmental Management Services, LLC

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

Invoice

Invoice #: 472

Invoice Date: 9/15/25

Due Date: 9/15/25

Case:

P.O. Number:

Bill To:

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

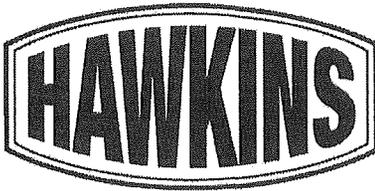
Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2026		2,500.00	2,500.00

Total \$2,500.00

Payments/Credits \$0.00

Balance Due \$2,500.00

Original



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

INVOICE

Total Invoice	\$516.00
Invoice Number	7206616
Invoice Date	9/23/25
Sales Order Number/Type	4945035 SL
Branch Plant	74
Shipment Number	5930980

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 #
10/23/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	168.0000	GA	\$3.0000	GA	1,624.6 LB	\$504.00
		1 LB BLK (Mini-Bulk)		168.0000	GA			1,624.6 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total \$516.00

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# 1738690



Corporate Trust Services

St. Paul, MN 55107

Invoice Number: 7906107

Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Tison's Landing CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St Augustine, FL 32092
United States

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS,
SERIES 2016A-1 (SENIOR) AND SERIES 2016A-2 (SUBORDINATE)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$3,717.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**TISON'S LANDING COMMUNITY DEVELOPMENT
DISTRICT
SPECIAL ASSESSMENT REFUNDING AND
IMPROVEMENT BONDS,
SERIES 2016A-1 (SENIOR) AND SERIES 2016A-2
(SUBORDINATE)**

Invoice Number:	7906107
Current Due:	\$3,717.38
Direct Inquiries To: Phone:	Schuhle, Scott A (954)-938-2476





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

**TISON'S LANDING COMMUNITY DEVELOPMENT
 DISTRICT
 SPECIAL ASSESSMENT REFUNDING AND
 IMPROVEMENT BONDS,
 SERIES 2016A-1 (SENIOR) AND SERIES 2016A-2
 (SUBORDINATE)**

Invoice Number: 7906107
 Invoice Date: 09/25/2025
 Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
Subtotal Administration Fees - In Advance 09/01/2025 - 08/31/2026				\$3,450.00
Incidental Expenses 09/01/2025 to 08/31/2026	3,450.00	0.0775		\$267.38
Subtotal Incidental Expenses				\$267.38
TOTAL AMOUNT DUE				\$3,717.38



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 32218

Ship to

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

Invoice details

Invoice no.: 36136
Terms: Net 15
Invoice date: 09/25/2025
Due date: 10/10/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 44723 - REPAIRS IDENTIFIED DURING AUGUST PREVENTATIVE MAINTENANCE			
2.	1. CS Return Labor with Contract/Purchase		Estimated Labor - Tech replaced belt for treadmill and replaced and greased linear bearings in smith machine. These units test correct	1.5	\$95.00	\$142.50
3.	2b. Shipping/ Handling		Shipping and Handling Estimate: Belt Oversized/Heavy, Multiple Boxes	1	\$40.19	\$40.19
4.	2a. Parts		Parts for Repair: FKG LM25UU Linear Ball Bearing 25x40x59mm, Set of 2 (Item 3)	2	\$35.94	\$71.88
5.	2a. Parts		Parts for Repair: Run Belt, Durabelt-Xtreme, (Pre-waxed) (Item 2)	1	\$596.40	\$596.40
6.			Service Request Details/Notes: 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.

Total

\$850.97

Original

INVOICE



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

Total Invoice	\$432.00
Invoice Number	7212667
Invoice Date	9/29/25
Sales Order Number/Type	4950556 SL
Branch Plant	74
Shipment Number	5937916

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 #			
10/29/25	Net 30	PPD Origin	HWTG			382			
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	140.0000	GA	\$3.0000	GA	1,353.8 LB	\$420.00
				140.0000	GA			1,353.8 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate 0 %
Sales Tax \$0.00

Invoice Total

\$432.00

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# 1762397



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 431089
Invoice Date: 10/01/2025
Completed: 10/01/2025
Terms: Due on Aging Date
Bid#:

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

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

Approved by Tim Harden

Please code to 320.538.34502

HiTechFlorida.com

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

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

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



Invoice #0000221

Issue Date: Oct 1, 2025

Due Date: Oct 26, 2025

Mini-Me Motor Club
Jacksonville, Florida
United States
MMMC@minimemotorclub.com
Phone: 904-878-1426
Company ID: 830705764

Bill to: Tisons Landing CDD
Elizabeth Myers
16529 Tisons Bluff Rd.
Jacksonville, 32226

Additional Customer Info:
emyers@vestaproperty.com
Phone: 904-708-3507

Product or Service	Quantity	Price	Line Total
Mini-Me Event You are getting: - 2+ attendants for maintaining organization for timed rides -Best for large parties with 25+ kiddos. -Single and double seated cars	1	\$550.00	\$550.00

001.320.57200.49400

org timed rides

Subtotal	\$550.00
-----------------	-----------------

Tax breakdown

Tax Exempt (0%)	\$0.00
-----------------	--------

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

Invoice Total	\$550.00
---------------	----------

Amount Paid	\$0.00
-------------	--------

Balance Due	\$550.00
--------------------	-----------------

Halloween Event Date 10/25/25 4-6pm.

Cancellation policy: We do require a \$50 deposit using a Visa or MasterCard. This deposit is credited towards your total bill. ALL DEPOSITS or PAYMENTS ARE NON- REFUNDABLE. IF you cancel for ANY reason you will receive a CREDIT that can be used for up to 3 months. Your invoice will be updated to reflect the cancellation and you will have (1) opportunity to use the deposit / full payment made at the time of the order. For further detail call 904-878-1426.

Invoice No#: 0044
Invoice Date: Sep 29, 2025
Due Date: Oct 25, 2025



\$547.00 USD
AMOUNT DUE

BILL TO

emyers@vestapropertyservices.com
Tisons Landing CDD 16529 Tisons Bluff Road
Jacksonville, FL 32218

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Mobile Petting Zoo - Vesta 1 x \$700.00 | FL Tax 6% (\$42.00) Mobile Petting Zoo - October 25, 2025 @ 4-6pm Tisons Landing CDD 16529 Tisons Bluff Road Jacksonville, FL 32218 50% Deposit Required upon booking - \$275	1	\$700.00	\$700.00

Subtotal	\$700.00
Other discount (35%)	-\$245.00
Tax FL Tax (6%)	-\$42.00
Travel Fee + Setup	\$50.00
TOTAL	\$547.00 USD
Minimum amount due	\$275.00

001.320.57200.49400 petting zoo
\$505

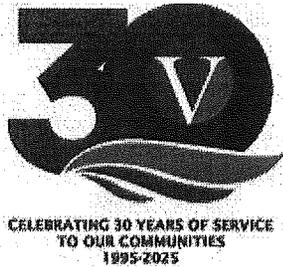
Tax exempt

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Thursday, October 2, 2025 8:30 AM
To: Tiziana Cessna
Subject: Check request - Dustin Stahle
Attachments: Scanned Document 2.pdf

Good morning,
Check request for Dustin Stahle, he is an HOA board member that spear heads a yearly event for the community. The expense should be GL coded to Special Events. Attached is the receipts and please mail the check to the Amenity Center. Let me know if you have any questions.
Dustin Stahle
16529 Tisons Bluff Road
Jacksonville, FL 32218

Thank you,



Your Community.
Our Commitment.

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

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



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



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Revenue Type	Amt	Name	GL CODE
check request	\$290.00	Publix	320.572.49400
check request	\$10.74	Domino's Pizza	320.572.49400
check request	\$15.03	Domino's Pizza	320.572.49400
check request	\$10.73	Little Caesars Pizza	320.572.49400
check request	\$45.99	Buffalo Wild Wings	320.572.49400
	\$372.49		

Publix

Hartpoint Village
12541 Yellow Bluff Rd
Jacksonville, FL 32226
Store Manager: Jason Hancock
904-797-1304

RUBY TUESDAY \$25	25.00
Account #XXXXXXXXXX5384	
D.'S REST VAR GC	25.00
Account #XXXXXXXXXX6501	
RUTH'S CURTS GC	50.00
Account #XXXXXXXXXX1529	
TX ROADHOUSE OFTCO	50.00
Account #XXXXXXXXXX1768	
FANUAGO/DARDEN GC	50.00
Account #XXXXXXXXXX4613	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX2468	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX2476	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX2484	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX2492	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1500	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1598	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1606	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1614	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1622	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1630	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1648	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1655	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1663	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1671	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1689	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX3636	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX3644	
PUBLIX GIFT CARD	5.00
Account #XXXXXXXXXX1556	

Order Total	290.00
Sales Tax	0.00
Grand Total	290.00
Credit	
Payment	290.00
Change	0.00

Receipt ID: 1771 980 031 673

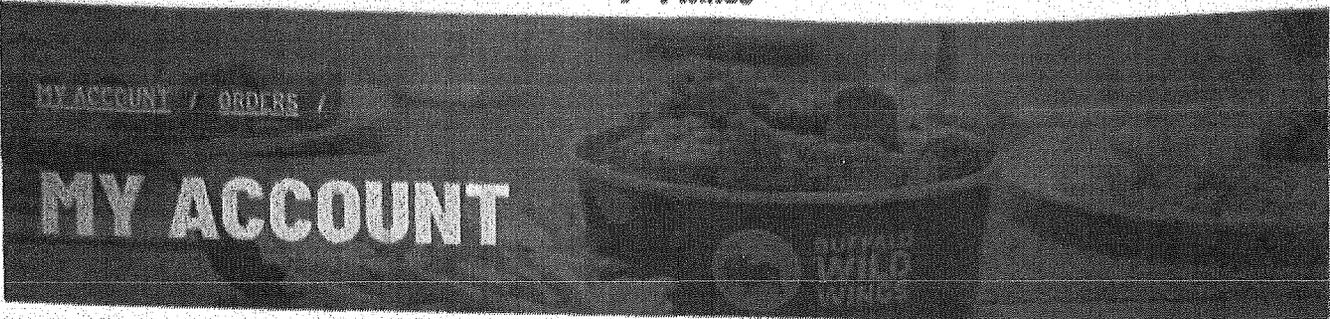
PRESTO!
Trace #: 036574
Reference #: 1359460669
Acct #: XXXXXXXXXXXX7580
Purchase Mastercard
Amount: \$290.00
Auth #: 69945P

CREDIT CARD	PURCHASE
A000000041010	Mastercard
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Jennifer C.
09/08/2025 11:32 S1771 R103 1673 00204

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.



[← BACK TO ORDERS](#)

ORDER: #1000036462190

COMPLETED

ORDER PLACED

Sep 04, 2025 at 7:17 AM

PICKUP

Sep 04, 2025 at 6:00 PM

PICKUP ORDER

Jacksonville, FL - River City Marketplace

13230 City Station Dr. River City Marketplace, Jacksonville, FL 32218-7227

(904) 757-5777

Open Now - Closes At 12:00AM

[GET DIRECTIONS](#)

SELECT A LOCATION

PRICE: \$290
45.99
10.73
15.03
10.74

\$372.49

ORDER SUMMARY

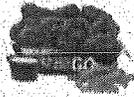


1x BOGO 15 BONELESS WINGS (30 TOTAL)

\$18.99

- Add MEDIUM (REGULAR)
- Add HONEY BBQ (REGULAR)
- Add SWEET BBQ (REGULAR)
- Add CARROTS & CELERY x2
- Add CELERY x2

↳ 1 MORE



1x BOGO 15 BONELESS WINGS (30 TOTAL)

\$18.99

- Add MANGO HABANERO™ (REGULAR)
- Add GOLDEN FIRE (REGULAR)
- Add MILD (REGULAR)
- Add CARROTS & CELERY x4
- Add REGULAR RANCH

Payment	Credit Card **** 1856
Subtotal	\$42.78
Tip	\$0.00
Tax	\$3.21
Total	\$45.99

GET IN THE GAME

- DOWNLOAD OUR APP
- CAREERS
- FRANCHISING

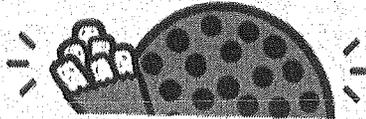
ABOUT US

- SAUCES
- GIVING
- PRESS
- INSPIRE STORIES



Transaction Reference #410644791

Sit tight! We're making you something delicious.



L Estimated Pickup Time: 05:30 PM - 05:35 PM on 09/04

📍 2733 STARRATT ROAD JACKSONVILLE, FL 32226 (904) 757-9404

👤 In-store Pickup

Order Placed September 04, 2025

In-store Pickup Instructions

Share your name and order number with the employee at the counter. Enjoy!

Track Your Order

Order Receipt

(1) Custom Round (2450 Cal)

Pizza: Round (1950 Cal), Old World Pepperoni (500 Cal), Extra Sauce **\$4.99**

(1) Custom Round (2450 Cal)

Pizza: Round (1950 Cal), Old World Pepperoni (500 Cal), Extra Sauce **\$4.99**



VISA ending 1856

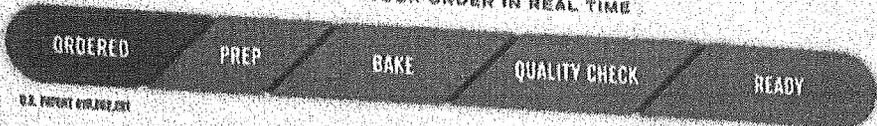
Subtotal	\$9.98
STATE	\$0.60
COUNTY	\$0.15
Order Total	\$10.73

Next Time,
GET IT DELIVERED!



DOMINO'S TRACKER®

CLICK HERE TO TRACK THE PROGRESS OF YOUR ORDER IN REAL TIME



U.S. PATENT 6,146,427

Customer Information

Name on Order: Dustin Stahle

Callback Phone #: 717-979-8972

Your Domino's Store:

Domino's #5107

418 Starratt Rd Suite 2 Jacksonville FL 32218

904-757-0303

Carryout Time: 9/4/2025 5:45PM

Order Details

Order #: 821943

Date: 09/04/2025 3:36PM

The following order is being prepared at your store for Carryout:

Quantity	Description	Amount
	Medium (12") Hand Tossed Pizza	
1	Whole: Mushrooms, Pepperoni, Extra Robust Inspired Tomato Sauce, Cheese, Garlic Crust Seasoning	\$6.99
	Medium (12") Hand Tossed Pizza	
1	Whole: Onions, Green Peppers, Extra Robust Inspired Tomato Sauce, Cheese, Garlic Crust Seasoning	\$6.99

Coupon Used: Any 2 or more Medium 2-Topping Pizzas, Breads, Loaded Tots, Boneless Chicken, Pastas, Sandwiches, Salads, or Desserts for \$6.99 each.

Food & Beverage: \$13.98

Taxes: \$1.05

Total: \$15.03

Domino's® Rewards

DOMINO'S TRACKER

CLICK HERE TO TRACK THE PROGRESS OF YOUR ORDER IN REAL TIME



U.S. PIZZA DELIVERERS

Customer Information

Name on Order: Dustin Stahle

Callback Phone #: 717-979-8972

Your Domino's Store:

Domino's #5107

418 Starratt Rd Suite 2 Jacksonville FL 32218

904-757-0303

Carryout Time: 9/4/2025 5:45PM

Order Details

Order #: 821939

Date: 09/04/2025 3:18PM

The following order is being prepared at your store for Carryout:

Quantity	Description	Amount
1	Large (14") Hand Tossed Pizza Whole: Green Peppers, Mushrooms, Philly Steak, Onions, Extra Robust Inspired Tomato Sauce, Pepperoni, Cheese, Garlic Crust Seasoning	\$9.99

Coupon Used: Build your own pizza with ANY TOPPINGS, for \$9.99 each. Choose Parmesan Stuffed Crust for an additional \$4. Excludes Specialty and X-Large pizzas, topping limit of 7 applies (6 for Pan and NY Style Crust).

Food & Beverage: \$9.99

Taxes: \$0.75

Total: \$10.74

Domino's® Rewards

10 Rewards Points for an order of \$5 or more. Points typically become available after 48 hours and remain in pending status until that point. Visit your Pizza Profile to track your points.

Payment Details

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER DATE BALANCE
724857 10/1/2025 \$825.00

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

00000000130252001000000031234100000008250097

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

Approved by Tim Harden Please code to 320.538.46800

TISONS LANDING COMMUNITY DEV 16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218
Invoice Due Date 10/11/2025 Invoice 312341B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
10/1/2025	Water Management - Monthly		\$825.00	\$0.00	\$825.00
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:

\$825.00

This Invoice Total:

\$825.00

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 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	Sep 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

← Your bill explained

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

! Thanks for paying by Automatic Payment
 Your automatic payment on Oct 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.

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 **Oct 16, 2025**
Please pay \$512.84

Electronic payment will be applied Oct 16, 2025

COMCAST
 PO BOX 71211
 CHARLOTTE NC 28272-1211

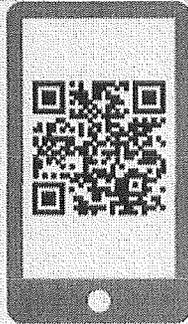
849574120090613300512848

Download the Comcast Business App

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

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

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

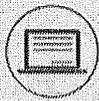


Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps 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 \$506.35

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

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

Taxes, fees and other charges \$6.49

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

What's included?

-  **Internet:** Fast, reliable internet on our Gig-speed network
-  **TV:** Keep your employees informed and customers entertained
-  **Voice Numbers:** (904)757-1547

Visit business.comcast.com/myaccount for more details

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

Additional information

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

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

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.

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	Sep 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.

! Thanks for paying by Automatic Payment

Your automatic payment on Oct 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

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

Account number **8495 74 120 3534627**

Automatic payment **Oct 19, 2025**

Please pay \$123.35

Electronic payment will be applied Oct 19, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

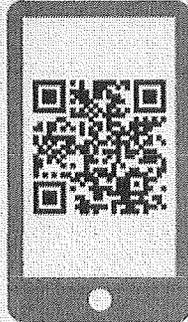
849574120353462700123356

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- 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.

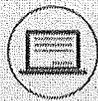


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Get help and support at business.comcast.com/help



Call us anytime

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

Useful information

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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

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

set up to auto pay
set up a 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	85045373	\$101.56	\$103.36	\$114.91	\$132.58	\$101.38	\$106.25	\$89.71	\$89.47	\$86.83	\$61.09	\$78.78	\$84.77	\$1,171.69
Electric Total	001.320.538.43000		\$101.56	\$103.36	\$114.91	\$132.58	\$101.38	\$106.25	\$89.71	\$89.47	\$86.83	\$61.09	\$78.78	\$84.77	\$1,171.69

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	\$1,014.06	\$10,998.38
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	\$1,014.06	\$10,998.38

Budget	Vendor/ACCT / Location	Meter #	October	November	December	January	February	March	April	May	June	July	August	September	Total
Irrigation	8970821539 15835 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	\$21.79	\$353.77
Irrigation	8970821539 15881 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	\$57.84	\$1,890.62
Irrigation	8970821539 16123 TISONS BLUFF RD	83726295	\$83.33	\$78.87	\$87.79	\$87.79	\$76.87	\$92.25	\$72.34	\$77.17	\$82.00	\$77.17	\$72.34	\$72.34	\$862.26
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	\$62.68	\$969.49
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	\$154.46	\$1,535.74
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370633	\$87.79	\$83.33	\$86.71	\$87.79	\$83.33	\$62.63	\$43.36	\$72.34	\$77.17	\$72.34	\$53.01	\$57.84	\$877.64
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	\$120.64	\$1,281.52
Irrigation	8970821539 16331 TISONS BLUFF RD	67370634	\$19.47	\$127.93	\$172.53	\$159.15	\$154.69	\$76.87	\$53.01	\$149.63	\$168.85	\$154.46	\$154.46	\$154.46	\$1,547.61
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	\$58.71	\$43.01	\$43.01	\$43.01	\$39.09	\$92.25	\$82.68	\$270.40	\$338.03	\$260.73	\$251.07	\$289.72	\$1,791.71
Irrigation	8970821539 16356 MAGNOLIA GROVE WY	67370624	\$141.31	\$141.31	\$127.83	\$150.23	\$132.39	\$91.56	\$67.51	\$106.15	\$130.31	\$130.31	\$139.97	\$135.14	\$1,494.22
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	\$21.79	\$244.96
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	\$110.98	\$951.73
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	\$1,259.68	\$13,501.27

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	\$1,705.89	\$735.89	\$881.66	\$957.06	\$1,052.56	\$11,800.11
Water	8970821539 16529 TISONS BLUFF ROAD	67891772	\$1,013.21	\$356.09	\$64.89	\$66.81	\$70.64	\$536.69	\$371.64	\$1,011.46	\$403.16	\$494.58	\$541.84	\$601.73	\$5,534.72
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	\$1,654.29	\$17,334.83

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	\$4,012.80	\$42,342.02
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	last year	October	November	December	January	February	March	April	May	June	July	August	September	Total
		\$5,241.28	\$5,726.50	\$3,833.67	\$3,986.14	\$3,916.37	\$3,962.72	\$3,726.51	\$4,080.50	\$3,535.27	\$3,683.75	\$3,615.27	\$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)	(\$63.35)	\$313.38	\$93.67	(\$10,276.17)

			Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons
Irrigation	8970821539 15835 TISON BLUFF ROAD	67370623	-	-	-	-	1,000.00	11,000.00	5,000.00	-	-	-	10,000.00	1,000.00	\$29,000.00
Irrigation	8970821539 15881 TISON BLUFF ROAD	67370625	61,000.00	56,000.00	68,000.00	83,000.00	60,000.00	22,000.00	10,000.00	9,000.00	11,000.00	10,000.00	10,000.00	10,000.00	\$396,000.00
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	13,000.00	\$190,000.00
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	11,000.00	\$144,000.00
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	30,000.00	\$295,000.00
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370633	17,000.00	18,000.00	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	10,000.00	\$162,000.00
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	23,000.00	\$248,000.00
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	30,000.00	\$384,000.00
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	58,000.00	\$344,000.00
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	26,000.00	\$294,000.00
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	-	1,000.00	-	1,000.00	1,000.00	-	-	-	1,000.00	-	-	1,000.00	\$5,000.00
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	22,000.00	21,000.00	21,000.00	\$169,000.00
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	175,000.00	\$1,797,000.00
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	175,000.00	\$1,797,000.00
Total			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	570,000.00	584,000.00	6,236,000.00



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



TISONS LANDING CDD

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 8970821539	Amount Due \$4,012.80 Do not pay. AutoPay will process your payment on 10/22/25.
Bill Date: 09/30/25	
Cycle: 04	

TOTAL SUMMARY OF CHARGES

Electric	\$	1,098.83
Water		601.73
Sewer		1,052.56
Irrigation		1,259.68
Total New Charges	\$	4,012.80

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

Previous Balance	\$	4,128.65
Payment(s) Received		-4,128.65
Balance Before New Charges		0.00
New Charges		4,012.80

Do not pay. AutoPay will process your payment on 10/22/25. \$ 4,012.80



- Electric \$1,098.83
- Water \$601.73
- Sewer \$1,052.56
- Irrigation \$1,259.68

MESSAGES



When adjusting your thermostat, change the temperature by 1-2 degrees at a time to avoid stressing your HVAC system.



Water leaks, especially in toilets, are a common cause of increased water consumption. Identify and fix any running toilets as needed.

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

Additional information on reverse side. →



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

Acct #: 8970821539	Bill Date: 09/30/25
Do not pay. AutoPay will process your payment on 10/22/25.	
\$4,012.80	TOTAL AMOUNT PAID

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



Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539

Bill Date: 09/30/25

Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
15635 TISONS BLUFF RD	I	\$21.79	Irrigation 1 - Commercial	08/26/25 - 09/25/25	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		3.49													
City of Jacksonville Franchise Fee		0.63													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>99209661</td> <td>30</td> <td>28</td> <td>Regular</td> <td>1000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99209661	30	28	Regular	1000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99209661	30	28	Regular	1000 GAL											
15681 TISONS BLUFF RD	I	\$57.84	Irrigation 1 - Commercial	08/26/25 - 09/25/25	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		14.06													
City of Jacksonville Franchise Fee		1.68													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>99462033</td> <td>30</td> <td>41</td> <td>Regular</td> <td>10000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99462033	30	41	Regular	10000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99462033	30	41	Regular	10000 GAL											
16123 TISONS BLUFF RD	I	\$72.34	Irrigation 1 - Commercial	08/26/25 - 09/25/25	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		28.13													
City of Jacksonville Franchise Fee		2.11													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>83726295</td> <td>30</td> <td>1211</td> <td>Regular</td> <td>13000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83726295	30	1211	Regular	13000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83726295	30	1211	Regular	13000 GAL											
16151 DOWING CREEK DR	I	\$62.68	Irrigation 1 - Commercial	08/26/25 - 09/25/25	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		18.75													
City of Jacksonville Franchise Fee		1.83													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>74534584</td> <td>30</td> <td>2307</td> <td>Regular</td> <td>11000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74534584	30	2307	Regular	11000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74534584	30	2307	Regular	11000 GAL											
16211 DOWING CREEK DR	I	\$154.46	Irrigation 1 - Commercial	08/26/25 - 09/25/25	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		107.86													
City of Jacksonville Franchise Fee		4.50													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>74458033</td> <td>30</td> <td>8036</td> <td>Regular</td> <td>30000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74458033	30	8036	Regular	30000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74458033	30	8036	Regular	30000 GAL											
16303 HUNTERS HOLLOW TL	I	\$57.84	Irrigation 1 - Commercial	08/26/25 - 09/25/25	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		14.06													
City of Jacksonville Franchise Fee		1.68													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514110306</td> <td>30</td> <td>12</td> <td>Regular</td> <td>10000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514110306	30	12	Regular	10000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514110306	30	12	Regular	10000 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
16316 MAGNOLIA GROVE WY	I	\$120.64	Irrigation 1 - Commercial	08/26/25 - 09/25/25	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)		75.03													
City of Jacksonville Franchise Fee		3.51													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>99461977</td> <td>30</td> <td>36</td> <td>Regular</td> <td>23000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99461977	30	36	Regular	23000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99461977	30	36	Regular	23000 GAL											
16331 TISONS BLUFF RD	I	\$154.46	Irrigation 1 - Commercial	08/26/25 - 09/25/25	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		17.67													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		24.43													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		107.86													
City of Jacksonville Franchise Fee		4.50													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514107089</td> <td>30</td> <td>303</td> <td>Regular</td> <td>30000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514107089	30	303	Regular	30000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514107089	30	303	Regular	30000 GAL											
16343 TISONS BLUFF RD	I	\$289.72	Irrigation 1 - Commercial	08/26/25 - 09/25/25	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)		239.18													
City of Jacksonville Franchise Fee		8.44													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514109738</td> <td>30</td> <td>72</td> <td>Regular</td> <td>58000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514109738	30	72	Regular	58000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514109738	30	72	Regular	58000 GAL											
16356 MAGNOLIA GROVE WY APT IR01	I	\$135.14	Irrigation 1 - Commercial	08/26/25 - 09/25/25	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)		89.10													
City of Jacksonville Franchise Fee		3.94													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>99461978</td> <td>30</td> <td>103</td> <td>Regular</td> <td>26000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99461978	30	103	Regular	26000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99461978	30	103	Regular	26000 GAL											
16365 N MAIN ST APT SG01	E	\$84.77	Commercial - Electric	08/27/25 - 09/26/25	General Service										
Detail Charges:															
Basic Monthly Charge		23.00													
Energy Charge (\$0.0667 per kWh)		35.22													
Tax Exempt Fuel Cost (\$0.03659 per kWh)		19.32													
Taxable Fuel Cost (\$0.00511 per kWh)		2.70													
City of Jacksonville Franchise Fee		2.41													
Gross Receipts Tax		2.12													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>24074025</td> <td>30</td> <td>44857</td> <td>Regular</td> <td>528 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	30	44857	Regular	528 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24074025	30	44857	Regular	528 KWH											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	E	\$1,014.06	Commercial - Electric	08/27/25 - 09/26/25	General Service
Detail Charges:		Basic Monthly Charge	23.00		
		Energy Charge (\$0.0667 per kWh)	576.49		
		Tax Exempt Fuel Cost (\$0.03659 per kWh)	316.25		
		Taxable Fuel Cost (\$0.00511 per kWh)	44.17		
		City of Jacksonville Franchise Fee	28.80		
		Gross Receipts Tax	25.35		
16529 TISONS BLUFF RD	W	\$601.73	Commercial - Water/Sewer	08/29/25 - 09/30/25	Commercial Water Service
Detail Charges:		Basic Monthly Charge	48.70		
		Water Consumption Charge	535.50		
		City of Jacksonville Franchise Fee	17.53		
16529 TISONS BLUFF RD	S	\$1,052.56	Commercial - Water/Sewer	08/29/25 - 09/30/25	Commercial Sewer Service
Detail Charges:		Basic Monthly Charge	167.90		
		Sewer Usage Charge	854.00		
		City of Jacksonville Franchise Fee	30.66		
261 BRADFORD LAKE CR	I	\$21.79	Irrigation 1 - Commercial	08/26/25 - 09/25/25	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	17.67		
		Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)	3.49		
		City of Jacksonville Franchise Fee	0.63		
79 BRADFORD LAKE CR	I	\$110.98	Irrigation 1 - Commercial	08/26/25 - 09/25/25	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)	65.65		
		City of Jacksonville Franchise Fee	3.23		

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22968209	30	54198	Regular	8643 KWH
22968209	30	27.81	Regular	27.81 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	32	6657	Regular	175000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	32	6657	Regular	175000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81523391	30	4491	Regular	1000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83974232	30	2635	Regular	21000 GAL



- Electric \$1,014.06
- Water \$601.73
- Sewer \$1,052.56



INVOICE

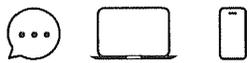
Customer ID:
 Customer Name:
 Service Period:
 Invoice Date:
 Invoice Number:

33-09788-93001
 TISONS LANDING CDD
 10/01/25-10/31/25
 09/30/2025
 0553961-4034-9

How to Contact Us

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

Your Payment is Due

Oct 30, 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.

Your Total Due

\$180.21

If payment is received after 10/30/2025: **\$ 185.21**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
450.19		(450.19)		0.00		180.21		180.21

IMPORTANT MESSAGES

Invoice includes price increase. Due to an increase in disposal, processing and/or transportation costs, your enclosed invoice contains an increase to your service rate (next invoice for some customers billed in arrears). This increase is in accordance with our standard service terms. Check your service agreement for your applicable service terms or contact us if you have any questions.

***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.

----- 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)
09/30/2025	0553961-4034-9	33-09788-93001
Payment Terms	Total Due	Amount
Total Due by 10/30/2025	\$180.21	
If Received after 10/30/2025	\$185.21	

4034000330978893001005539610000001802100000018021 5

I0290C92

TISONS LANDING CDD
 5385 N NOB HILL RD
 SUNRISE FL 33351

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

027-0046771-4034-7

DETAILS OF SERVICE				
Details for Service Location: Tisons Landing Cdd, 16525 Tisons Bluff Rd, Jacksonville FL 32218			Customer ID: 33-09788-93001	
Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	10/01/25		1.00	126.00
Energy Surcharge				19.52
Administrative Charge				8.50
DUVAL CM 17% FRANCHISE FEE				26.19
Total Current Charges				180.21

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

How to Contact Us
Visit wm.com/MyWM

Your Payment is Due
10/25/2022

Your Total Due
\$123.45

If payment is received after 10/25/2022: \$128.45

- 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.
- 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.
- Service location details the total current charges of this invoice.

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE

Description	DATE	Ticket	Quantity	Amount
SE Collection	10/01/22		1.00	126.00
AM STATE SOLID WASTE TAX 9.75%				19.52
COUNTY ENVIRONMENTAL CHARGE				8.50
Total Current Charges				154.02

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.

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM.	<input type="checkbox"/> 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.																				
<table border="1" style="width: 100%;"> <tr><td>Address 1</td><td></td></tr> <tr><td>Address 2</td><td></td></tr> <tr><td>City</td><td></td></tr> <tr><td>State</td><td></td></tr> <tr><td>Zip</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Date Valid</td><td></td></tr> </table>	Address 1		Address 2		City		State		Zip		Email		Date Valid		<table border="1" style="width: 100%;"> <tr><td>Email</td><td></td></tr> <tr><td>Date</td><td></td></tr> <tr><td>Bank Account Holder Signature</td><td></td></tr> </table>	Email		Date		Bank Account Holder Signature	
Address 1																					
Address 2																					
City																					
State																					
Zip																					
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Date Valid																					
Email																					
Date																					
Bank Account Holder Signature																					

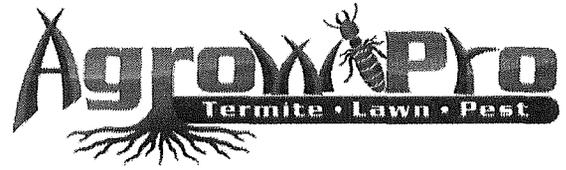
NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we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

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20108	09/30/2025	\$1,860.98	10/30/2025	Net 30	

Approved by Tim Harden

Please code to 320.538.46203

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

BALANCE DUE

\$1,860.98

September 001.320.53800.46203

10475 Fortune Pkwy Ste 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com



Remit to:
733 Marquette Ave Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
www.alliant-inc.com

Howard McGaffney
Tison's Landing Community Development District
475 West Town Place Ste 114
St. Augustine, FL 32092

July 21, 2025
Invoice No: 82028
Due Date: August 20, 2025

Project Contact **Howard McGaffney**

Project 4000095-00 Tison's Landing CDD

Email invoice to: hmcgaffney@gmsnf.com

Professional Services through June 30, 2025

Task 001 Meetings & Coordination

Professional Personnel

	Hours	Rate	Amount
Employee			
Rivera, Ashley	3.00	100.00	300.00
Tison's Landing CDD Public Facilities Report and Engineering Certificate			
Totals	3.00		300.00
Total Labor			300.00
		Total this Task	\$300.00
		Total this Invoice	<u><u>\$300.00</u></u>

Billing Backup

Monday, July 21, 2025

ALLIANT ENGINEERING, INC Invoice 82028 Dated 7/21/2025 3:00:15 PM

Project	4000095-00	Tison's Landing CDD
---------	------------	---------------------

Task	001	Meetings & Coordination
------	-----	-------------------------

Professional Personnel

			Hours	Rate	Amount	
Employee						
0387	Rivera, Ashley	6/24/2025	3.00	100.00	300.00	
	Totals		3.00		300.00	
	Total Labor					300.00
					Total this Task	\$300.00
					Total this Project	\$300.00
					Total this Report	\$300.00

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

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

Page: 1
 09/30/2025
 Account No: 80-12113M
 Statement No: 195491

Attn: PATTI POWERS

TISON'S LANDING CDD

Fees

		Hours	
09/02/2025			
	GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30	
09/04/2025			
	GAF RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 9/11/25 MEETING OF BOARD OF SUPERVISORS	0.50	
09/11/2025			
	GAF PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING	1.30	
09/16/2025			
	GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30	
	GAF CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20	
09/19/2025			
	GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20	
	GAF PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT INTERIOR CLUBHOUSE PAINTING (SOCIAL ROOM AND GYM)	1.30	
09/25/2025			
	MJP REVISIONS TO SMALL PROJECT AGREEMENT WITH TOP COAT PAINTING	0.20	
	GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30	
	GAF FURTHER REVISIONS TO SMALL PROJECT AGREEMENT PAINTING OF SOCIAL ROOM AND GYM	0.10	
	GAF CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30	
	For Current Services Rendered	5.00	991.00

TISON'S LANDING CDD

Account No: 80-12113M
Statement No: 195491

TISON'S LANDING CDD

Hours

<u>Timekeeper</u>	<u>Title</u>	<u>Recapitulation</u>		<u>Rate</u>	<u>Total</u>
		<u>Hours</u>			
GABRIELLA A. FERNANDEZ	ASSOCIATES	4.80		\$195.00	\$936.00
MICHAEL J. PAWELCZYK	PARTNERS	0.20		275.00	55.00

Previous Balance \$971.50

Total Current Work 991.00

Payments

09/26/2025 PAYMENT RECEIVED - THANK YOU -971.50

Balance Due \$991.00

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

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

Invoice

Invoice #: 471
Invoice Date: 10/1/25
Due Date: 10/1/25
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 - October 2025	340	3,862.50	3,862.50
Website Administration - October 2025	195	150.00	150.00
Information Technology - October 2025	351	150.00	150.00
Dissemination Agent Services - October 2025	312	83.33	83.33
Postage	475	10.50	10.50
Copies	48	55.65	55.65
Total			\$4,311.98
Payments/Credits			\$0.00
Balance Due			\$4,311.98

LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
9/30/2025	9569

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	10/30/2025	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installation for monthly services- September, 2025 Service 001.320.53800.46200 September	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

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

Order date: September 4, 2025
Purchase Order #:
Order #: 113-9466887-5383433
Date shipped: September 4, 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 1001600 4-Button Hand Control for PAL, PAL2, Splash, and aXs Model Pool Lifts (SKU: 1001600) Condition: New Sold by: Poolweb	1	\$244.00	\$244.00
Item subtotal			\$244.00
Shipping & handling			\$0.00
Sales tax			\$18.30
Total			\$262.30

Return or replace your item

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

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



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 5309758 TRANS#: 821807853 09-05-25

115900	3/4-IN PVC MALE TERMINAL	0.66
3863	3/4-IN PVC CONDUIT END CA	1.98
116024	3/4-IN LQ TIGHT STRAIGHT F	6.76
	2 @ 3.38	
5195443	ETN ST GFCI 15A 125V WH	15.98
70017	1 1/2 CU UF-B W/G 50-FT	58.00
5993983	3/4-IN LFNC-B 100-FT	137.00

SUBTOTAL:	220.38
TOTAL TAX:	0.00
INVOICE 80129 TOTAL:	220.38
M/C:	220.38

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

EST. POINTS EARNED



How doers get more done.

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

6351 00013 16025 09/05/25 10:52 AM
SALE CASHIER KELILAH

078275146297	1KW ST PCTRL <A>	20.98
	1000W STEM MOUNT PHOTO CONTROL	
051411261900	CONDUIT LCKN <A>	0.96
	R195 RGD LOCKNUT 1/2" PK4	
611942038466	1/2" PLUG <A>	1.69
	1/2" PVC PLUG MPT	

SUBTOTAL	23.63
SALES TAX	1.77
TOTAL	\$25.40

XXXXXXXXXXXX3184 MASTERCARD

USD\$ 25.40
TA

AUTH CODE 00594Q/3135191
Contactless
AID A0000000041010

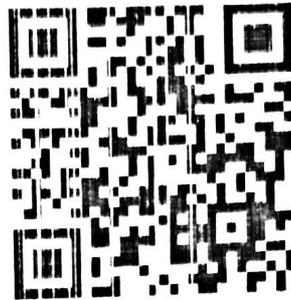
Mastercard

P.O.#/JOB NAME: 00
6351 09/05/25 10:52 AM



6351 13 16025 09/05/2025 5818

RETURN POLICY DEFINITIONS			
A	POLICY ID	DAYS	POLICY EXPIRES ON
	1	90	12/04/2025



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#: 432565281 09-09-25

48579	1-INX1/2-IN PVC TEE SXSXS	2.53
23541	OATEY 3-FL OZ ALL PURPOSE	9.88
351125	1/2-IN X 2-FT SCH40 PIPE	3.08
22698	3/4-INX1/2-IN PVC M ADAPT	1.38
23870	1-IN PJC EL 90D SXS	2.96
	2 @ 1.48	
21485	3/4-IN PVC BALL VALVE SOC	3.28
21484	1/2-IN PVC BALL VALVE SOC	2.98
351124	1-IN X 2-FT SCH40 PIPE	5.52
51348	1-INX3/4-IN PVC PUSHING M	5.60
	2 @ 2.80	
23858	1-IN PJC MALE ADAPTER SXM	1.16
351144	3/4-IN X 2-FT SCH40 PIPE	4.10

SUBTOTAL:	42.47
TOTAL TAX:	0.00
INVOICE 91941 TOTAL:	42.47
M/C:	42.47

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



How doers
get more done.

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

6351 00051 83637 09/10/25 10:07 AM
SALE SELF CHECKOUT

726843015246 FLOODLIGHT <A> 56.00
30W WEATHERPROOF FLOOD LIGHT

SUBTOTAL 56.00
SALES TAX 4.20
TOTAL \$60.20

XXXXXXXXXXXX3184 MASTERCARD

USD\$ 60.20
TA

AUTH CODE 01093Q/8510024

Chip Read

AID A0000000041010

Mastercard

P.O.#/JOB NAME: F

6351 09/10/25 10:07 AM



6351 51 83637 09/10/2025 5721

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	12/09/2025

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

Order date: September 15, 2025
Purchase Order #:
Order #: 112-3506262-1068258
Date shipped: September 15, 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
Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll (SKU: D001-10_AMZ) Condition: New Sold by: ZW USA Inc. Gift message: ""	1	\$42.99	\$42.99
Dial Professional Gold Antibacterial Liquid Hand Soap, 1 Gallon Refill Bottle, 128 Fl Oz (SKU: B000JK3MOG) Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	\$23.72	\$23.72

Item subtotal	\$66.71
Shipping & handling	\$2.99
Promos & discounts	-\$2.99
Sales tax	\$5.00

Total **\$71.71**

Return or replace your item

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

Timothy C. Harden

From: orders@patioslings.com
Sent: Tuesday, September 16, 2025 1:12 PM
To: Timothy C. Harden
Subject: PatioSlings.com Order Invoice ct00zkgm

www.patioslings.com

Order Number: ct00zkgm |

Billing Address

Timothy Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218
9046126668

Shipping Address

Timothy Harden
16578 Yellow Bluff Rd
Jacksonville, FL 32226
9046126668

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

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

Timothy C. Harden

From: orders@patioslings.com
Sent: Tuesday, September 16, 2025 1:14 PM
To: Timothy C. Harden
Subject: PatioSlings.com Order Invoice 1jg91xjp

www.patioslings.com

Order Number: [1jg91xjp](#) |

Billing Address

Timothy Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218
9046126668

Shipping Address

Timothy Harden
16578 Yellow Bluff Rd
Jacksonville, FL 32226
9046126668

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 22-3/4 | Back: 22-1/4 | Length: 48] BACK SIZES: [Top: 20-3/4 | Bottom: 20-5/8 | Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

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



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

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

- SALE -

SALES#: FSTLAN03 2591589 TRANS#: 183000306 09-17-25

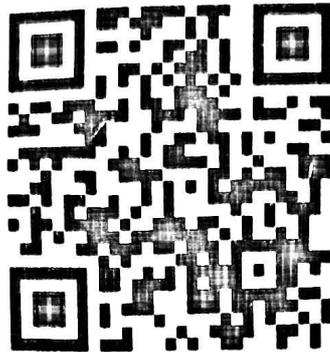
4663649 50 EVERLAST SATIN BASE 4	368.00
476003 TPCN+ BLUE HEX 5/16X2-1/4	5.48

SUBTOTAL:	373.48
TOTAL TAX:	28.01
INVOICE 81172 TOTAL:	401.49
M/C:	401.49

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

EST. POINTS EARNED: 373*

* Points are awarded on eligible purchases



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#: S2472620 4719383 TRANS#: 266269843 09-24-25

2758983 52-IN HB ARMITAGE BLK LED	237.52
65.98 DISCOUNT EACH	-6.60
4 @ 59.38	

SUBTOTAL:	237.52
TOTAL TAX:	0.00
INVOICE 99192 TOTAL:	237.52
M/C:	237.52

TOTAL SAVINGS THIS TRIP: \$26.40

***** MY LOWE'S DR. RE



OCEANWAY HARDWARE

FOLLOWING

[12635-1 N MAIN ST](#)
[JACKSONVILLE, FL 322182680](#)
[+1 904-757-0677](#)

Custom Item		\$29.99
Custom Item		\$5.99
<hr/>		
Subtotal		\$35.98
sales tax	7.50%	\$2.70
Service Charge (4.0%)		\$1.44

Total \$ 40 12



MASTERCARD \$40.12
3184
Cashier: OCEANWAYHARDWARE

October 01, 2025 • 9:56 am
Payment ID: MCM4Y99TWKRVE
Order ID: X3RZJNRDKDHOW
Order Employee: OCEANWAYHARDWARE

[Hide Details](#)

Card: Mastercard 3184
October 01, 2025, 9:57 AM
Method: EMV
Auth ID: 00142Q
Reference ID: 527400690056
AID: A0000000041010
CVM: SIGNATURE

View the Privacy Policies for
[Clover](#)





Communications Solutions, Inc.
 8725 Youngerman Court
 Suite 206
 Jacksonville, FL 32244
 (904) 777-6656

Date	Invoice
09/05/2025	50341
Account	
Tisons Landing	

Bill To:
Tisons Landing CDD Attn: Tim Harden 16529 Tisons Bluff Rd Jacksonville, FL 32218 United States

Location
Tisons Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218 United States

Terms	Due Date	PO Number	Reference
Due Upon Receipt	09/05/2025		CSI Rep: Karen Gillen / Service

Technician met with leasing office staff. The issue is they can only log in their camera app using wifi one user at a time. Using cellular data there is no issue. We found their camera app is using a public IP address. Findings were sent to Tim.

Labor	Work Type	Technician	Hours	Rate	Amount
<u>Billable Labor</u>					
Service Technician	Security	Barry Walker	1.00	125.00	\$125.00
Total Labor:					\$125.00

Products	Quantity	Price	Ext. Price
<u>Billable Products</u>			
Labor - Travel: Labor - Travel	1.00	\$65.00	\$65.00
Total Products:			\$65.00

To pay with E-check or Credit Card log into your Wise-Pay payer account at www.wise-pay.com If you do not have a Wise-Pay payer account already set up, go to www.wise-pay.com and click on Log in, [forgot password] and use your email for the [username] to get set up TODAY! If mailing payment, please make checks payable to Communications Solutions, Inc.	Invoice Subtotal:	\$190.00
	FL State Tax:	\$0.00
	Duval Excise Tax:	\$0.00
	Invoice Total:	\$190.00
	Payments:	\$0.00
	Balance Due:	\$190.00

Thank you, once again, for allowing CSI to be of service to you.

If you're in need of assistance with setting up your free Wise-Pay Payer account, please contact our office at Phone: 904.777.6656 or by email: ar@csijax.com.

Florida State License Number: ES12001438
 Georgia State License Number: LVT305632

Georgia State License Number: LVT305606
 North Carolina License Number: SP.FA/LV.34370

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

Order date: September 30, 2025
Purchase Order #:
Order #: 112-7061417-2738613
Date shipped: September 30, 2025

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

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

Shipment details

Item description	Qty	Item price	Item subtotal
Toro 250 Valve P-Type NPT Female Valve with Flow Control, 1" (SKU: TOROglobeValveW/fc1in2500004) Condition: New Sold by: Jamlyn Supply, Inc. Gift message: ""	1	\$49.58	\$49.58
	Item subtotal		\$49.58
	Shipping & handling		\$0.00
	Sales tax		\$3.72
	Total		\$53.30

Return or replace your item

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

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

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

Order date: September 30, 2025
Purchase Order #:
Order #: 112-9205163-2497055
Date shipped: September 30, 2025

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

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

Shipment details

Item description	Qty	Item price	Item subtotal
Rola-Chem 570381-T Flowmeter for 4 in. PVC Pipe, Horizontal Installation (Top Mount) 175-500 GPM, 4" PVC/Galv Pipe — Accurate Flow Rate Measurement for Swimming Pools (SKU: ZA-6G3D-2T77) Condition: New Sold by: C&S Commerce Group LLC Gift message: ""	1	\$85.49	\$85.49
		Item subtotal	\$85.49
		Shipping & handling	\$0.00
		Sales tax	\$6.41
		Total	\$91.90

Return or replace your item

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

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

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

Order date: September 30, 2025
Purchase Order #:
Order #: 112-9205163-2497055
Date shipped: September 30, 2025

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

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

Shipment details

Item description	Qty	Item price	Item subtotal
Rola-Chem 570381-T Flowmeter for 4 in. PVC Pipe, Horizontal Installation (Top Mount) 175-500 GPM, 4" PVC/Galv Pipe — Accurate Flow Rate Measurement for Swimming Pools (SKU: ZA-6G3D-2T77) Condition: New Sold by: C&S Commerce Group LLC Gift message: ""	1	\$85.49	\$85.49
		Item subtotal	\$85.49
		Shipping & handling	\$0.00
		Sales tax	\$6.41
		Total	\$91.90

Return or replace your item

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

Bowers Air Solutions Inc.

7007 Lloyd Road West | Jacksonville, Florida 32220
904-448-2665 | bowersair@gmail.com

RECIPIENT:

Tisons Landing CDD.

16529 Tisons Bluff Road
Jacksonville, Florida 32218

Approved by Tim Harden

Please code to Capital Assets

Invoice #343864

Issued	Oct 16, 2025
Due	Oct 16, 2025
Job Title	Gym. Installed 5 Ton 14.3 SEER2 A2L Goodman Heat Pump System.

Total \$8,955.00

Gym. Installed 5 Ton 14.3 SEER2 A2L Goodman Heat Pump System.

Product/Service	Description	Qty.	Unit Price	Total
Installed 5 Ton 14.3 SEER2 A2L Heat Pump System.	Disconnected Removed and recycle [?], the old system. -Installed New: -Goodman 5 Ton 14.3 SEER2 Heat Pump System. -Air Handler. -Condenser. -Unit Safety Overflow Switch. -Overflow pan. Disconnected the return duct so we'd be able to raise the air handler stand and install the overflow pan underneath. Reconnected the return duct. -Overflow pan switch. -The additional freon needed to compensate for copper line length. -Flushed the existing copper lines with line Flush & nitrogen. ***Reconnected to the existing: •Copper Lines •Drain lines, with Clean out. •High voltage wiring. •Low voltage wiring.Conditional •Fastened the outdoor unit to the pad. •Pulled a good vacuum on the system. Conditional Warranties: -Bowers Air Labor Warranty, 1 year -Manufacturer Warranty: Parts 1 Year, Compressor 5 Years.	1	\$8,955.00	\$8,955.00

Bowers Air Solutions Inc.

7007 Lloyd Road West | Jacksonville, Florida 32220
904-448-2665 | bowersair@gmail.com

Thank you for allowing us to serve you. Please contact us with any questions regarding this invoice.

Total

\$8,955.00

[Pay Now](#)

Bowers Air Solutions Inc.

7007 Lloyd Road West | Jacksonville, Florida 32220
904-448-2665 | bowersair@gmail.com

RECIPIENT:

Yellow Bluff Landing

16529 Tisons Bluff Road
Jacksonville, Florida 32218

Approved by Tim Harden

Please code to Capital Assets

Invoice #343864

Issued	Oct 16, 2025
Due	Oct 16, 2025
Job Title	Gym. Installed 5 Ton 14.3 SEER2 A2L Goodman Heat Pump System.

Total \$8,955.00

Gym. Installed 5 Ton 14.3 SEER2 A2L Goodman Heat Pump System.

Product/Service	Description	Qty.	Unit Price	Total
Installed 5 Ton 14.3 SEER2 A2L Heat Pump System.	Disconnected Removed and recycle [?], the old system. -Installed New: -Goodman 5 Ton 14.3 SEER2 Heat Pump System. -Air Handler. -Condenser. -Unit Safety Overflow Switch. -Overflow pan. Disconnected the return duct so we'd be able to raise the air handler stand and install the overflow pan underneath. Reconnected the return duct. -Overflow pan switch. -The additional freon needed to compensate for copper line length. -Flushed the existing copper lines with line Flush & nitrogen. ***Reconnected to the existing: •Copper Lines •Drain lines, with Clean out. •High voltage wiring. •Low voltage wiring.Conditional •Fastened the outdoor unit to the pad. •Pulled a good vacuum on the system. Conditional Warranties: -Bowers Air Labor Warranty, 1 year -Manufacturer Warranty: Parts 1 Year, Compressor 5 Years.	1	\$8,955.00	\$8,955.00

Bowers Air Solutions Inc.

7007 Lloyd Road West | Jacksonville, Florida 32220
904-448-2665 | bowersair@gmail.com

Thank you for allowing us to serve you. Please contact us with any questions regarding this invoice.

Total

\$8,955.00

Pay Now

Bowers Air Solutions Inc.

7007 Lloyd Road West | Jacksonville, Florida 32220
 904-448-2665 | bowersair@gmail.com

RECIPIENT:

Yellow Bluff Landing

16529 Tisons Bluff Road
 Jacksonville, Florida 32218

Invoice #343839	
Issued	Sep 30, 2025
Due	Sep 30, 2025
Job Title	Gym, system froze up.
Total	\$414.25

Approved by Tim Harden

Please code to 320.572.46000

Gym, system froze up.

Product/Service	Description	Qty.	Unit Price	Total
Sep 30, 2025				
Service Call \$124, includes the trip plus 30 minutes of troubleshooting.	-Travel to site. -Diagnose system. Upon arrival maintenance stated the A/C system servicing the gym had frozen up at the evaporator coil over the weekend. Found system set to off. Engaged system in cooling. Pressures read 68/223 sh62 sc3 Advised customer system was undercharged on refrigerant. System is utilizing R410A refrigerant. Found leak on hot gas distribution line for condenser coil. After further inspection determined multiple leaks on discharge line seeping from manufacturer joints. Advised customer that repairs were possible but system replacement was recommended. Documented model and serial numbers for replacement system. System next to unit being diagnosed showed signs of same leaking and deterioration as system being serviced. Advised customer of that system will more then likely present same failure as this system in near future. Closed service valves and turned off disconnect for system being serviced.	1	\$124.00	\$124.00
Labor	Hourly labor charge	2.25	\$129.00	\$290.25

Bowers Air Solutions Inc.

7007 Lloyd Road West | Jacksonville, Florida 32220
904-448-2665 | bowersair@gmail.com

Thank you for allowing us to serve you. Please contact us with any questions regarding this invoice.

Total	\$414.25
--------------	-----------------

[Pay Now](#)



INVOICE

Tisons Landing

Service: Tisons Landing - Main Pool

Invoice # 282433
 Date 08/29/25
 Billing Terms Credit Card
 Date Due 08/29/25
 Order # SO-322018
 Ordered By Tim Harden

Bill To

Tisons Landing
 16529 Tisons Bluff Rd
 Jacksonville, FL 32218

Ship To

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

Approved by Tim Harden Please code to 320.572.46000

Service Requested

Site reports "needs servicing" light is on Pool lift, says they replaced the battery but it doesn't seem to be charging. Please repair or diagnose.

Invoice Items

Line Item Code	Description	Qty	Unit Price	Total
General Service	General Service Call	1	0.00	0.00
SERVICE-HOUR	Service Hourly	1	185.00	185.00
SERVICE-TRAV	Service Travel Time	1	100.00	100.00
777-P-108779	Battery Assembly, all lifts built 2012 on	1	383.19	383.19

Actions Taken

8/27/2025 - Replaced ADA lift battery with one from my inventory.
 Lift is operating good.
 ADA lift needs a rfq for a controller.;

Subtotal	668.19
Shipping	0.00
Tax	0.00
Grand Total	668.19
Credits/Adjs	0.00
Receipts	0.00
Refunds	0.00
Balance	668.19

Please remit payment to:

Commercial Energy Specialists, LLC
 PO Box 71175
 Charlotte, NC 28272-1175

Invoices paid by credit card will incur a 3.5% processing fee.
 Email all remittances to AR@aquafinity.com
 If you wish to pay via Wire/ACH please call 561-354-2707.
 ***** Please Note Our New Remittance Address *****



Commercial Energy Specialists, LLC * Since 1972 * (800) 940-1557 * www.aquafinity.com
 Aquafinity * Jupiter FL * Anderson SC * Addison TX * Phoenix AZ





INVOICE

Tisons Landing

Service: Tisons Landing - Main Pool

Invoice #	282433
Date	08/29/25
Billing Terms	Credit Card
Date Due	08/29/25
Order #	SO-322018
Ordered By	Tim Harden

Bill To

Tisons Landing
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Ship To

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



Commercial Energy Specialists, LLC * Since 1972 * (800) 940-1557 * www.aquafinity.com
Aquafinity * Jupiter FL * Anderson SC * Addison TX * Phoenix AZ



Envera

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

Invoice	
Invoice Number 760921	Date 10/01/2025
Customer Number 400423	Due Date 11/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		10/01/2025	11/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Entrance 2 -				
1.00	Passive Standard Camera 11/01/2025 - 11/30/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 11/01/2025 - 11/30/2025	1.00	\$30.61	\$30.61
			Subtotal:	\$130.61
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$130.61

Date	Invoice #	Description	Amount	Balance Due
10/1/2025	760921	Monitoring Services	\$130.61	\$130.61

Envera

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

Invoice	
Invoice Number 760921	Date 10/01/2025
Customer Number 400423	Due Date 11/01/2025

Net Due: \$130.61

Amount Enclosed: 130.61

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 760922	Date 10/01/2025
Customer Number 400423	Due Date 11/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		10/01/2025	11/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Active Video Monitoring 11/01/2025 - 11/30/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 11/01/2025 - 11/30/2025	1.00	\$138.21	\$138.21
			Subtotal:	\$288.21
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$288.21

Date	Invoice #	Description	Amount	Balance Due
10/1/2025	760922	Monitoring Services	\$288.21	\$288.21

Envera

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

Invoice	
Invoice Number 760922	Date 10/01/2025
Customer Number 400423	Due Date 11/01/2025

Net Due: \$288.21

Amount Enclosed: 288.21

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 760923	Date 10/01/2025
Customer Number 400423	Due Date 11/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		10/01/2025	11/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Entrance 1 -				
1.00	Passive Standard Camera 11/01/2025 - 11/30/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 11/01/2025 - 11/30/2025	1.00	\$129.27	\$129.27
			Subtotal:	\$229.27
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$229.27

Date	Invoice #	Description	Amount	Balance Due
10/1/2025	760923	Monitoring Services	\$229.27	\$229.27

Envera

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

Invoice	
Invoice Number 760923	Date 10/01/2025
Customer Number 400423	Due Date 11/01/2025

Net Due: \$229.27

Amount Enclosed: 229.27

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 760924	Date 10/01/2025
Customer Number 400423	Due Date 11/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		10/01/2025	11/01/2025

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD -</i>				
1.00	Active Video Monitoring 11/01/2025 - 11/30/2025	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 11/01/2025 - 11/30/2025	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 11/01/2025 - 11/30/2025	1.00	\$75.00	\$75.00
			Subtotal:	\$1086.71
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$1086.71

Date	Invoice #	Description	Amount	Balance Due
10/1/2025	760924	Monitoring Services	\$1086.71	\$1086.71

Envera

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

Invoice	
Invoice Number 760924	Date 10/01/2025
Customer Number 400423	Due Date 11/01/2025

Net Due: \$1,086.71

Amount Enclosed: 1086.71

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

FloridaCommerce, Special District Accountability Program
Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92941
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

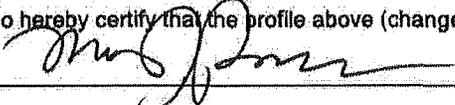
Tison's Landing Community Development District
 Mr. Michael J. Pawelczyk, Esq.
 Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
 515 East Las Olas Boulevard, Suite 600
 Fort Lauderdale, Florida 33301



- 2. Telephone: 954-764-7150 Ext:
- 3. Fax: 954-764-7279
- 4. Email: mpawelczyk@bclmr.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: tisonslandingcdd.com
- 8. County(ies): Duval
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 09/06/2005
- 11. Creation Document on File: 09/06/2005
- 12. Date Established: 08/23/2005
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Jacksonville
- 15. Creation Document(s): City Ordinance 2005-841-E
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/10/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. **Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Original



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

INVOICE

Total Invoice	\$477.00
Invoice Number	7218255
Invoice Date	10/6/25
Sales Order Number/Type	4956214 SL
Branch Plant	74
Shipment Number	5945161

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 #
11/5/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	155.0000	GA	\$3.0000	GA	1,498.9 LB	\$465.00
		1 LB BLK (Mini-Bulk)		155.0000	GA			1,498.9 GW	
1,010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$477.00**

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 §860-1.4(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.



Invoice

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

Invoice # 428626
Date 10/01/2025
Terms
Due Date 10/31/2025
Memo Monthly Fees

Bill To

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

Description		Quantity	Rate	Amount
Amenity Manager	001.320.57200.45105	1	8,773.00	8,773.00
Pool maintenance	001.320.57200.46400	1	2,845.42	2,845.42
Field management and administration	001.320.53800.34400	1	3,191.17	3,191.17
Janitorial Supplies	001.320.57200.46602	1	338.17	338.17
Janitorial maintenance	001.320.57200.46601	1	2,841.00	2,841.00
Website fee		1	257.50	257.50
Facility/Pool Monitors	001.320.57200.34450	1	1,131.66	1,131.66

Total 19,377.92

[Credit Card Expense Tracker](#)

District: Tisons Landing CDD Cardholder: Elizabeth Myers-Hesford Month: October 2025

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
9/3/2025	Wal Mart	320.572.49400	\$26.49	Home School Paint Party
9/3/2025	Ross	320.572.49100	\$7.51	Amenity Decor
9/3/2025	Burlington Stores	320.572.49100	\$18.26	Amenity Decor
9/3/2025	Home Goods	320.572.49400	\$87.04	Casino Night
9/3/2025	Marshalls	320.572.49100	\$13.96	Amenity Decor
9/4/2025	BestBuy	320.572.5200	\$229.98	Printer
9/9/2025	Amazon	320.572.49400	-\$42.99	
9/11/2025	Amazon	320.572.49400	\$130.83	Casino Night decor
9/14/2025	Constant Contact	320.572.49400	\$62.00	Monthly charge
9/14/2025	Publix	320.572.49400	\$25.76	Casino Night
9/17/2025	Goodwill	320.572.49100	\$28.99	Amenity Decor
9/17/2025	Marshalls	320.572.49100/5200	\$34.37	Amenity Décor and Casino Night
9/18/2025	Ross	320.572.49100/5200	\$13.95	Amenity Décor and Casino Night
9/18/2025	Publix	320.572.49400	\$73.39	Casino Night
9/18/2025	Home Goods	320.572.49400	\$13.48	Casino Night
9/18/2025	Publix	320.572.49400	\$23.84	Casino Night
9/19/2025	Aldi	320.572.49400	\$12.17	Casino Night
9/19/2025	Publix	320.572.49400	\$565.35	Casino Night
9/25/2025	Amazon	320.572.5200	\$8.99	4year warranty on paper shredder
9/26/2025	Amazon	320.572.5200	\$9.59	USB to C adapters
9/28/2025	Amazon	320.572.5200	\$37.99	Paper shredder
9/29/2025	Amazon	320.572.5200	\$67.44	Key fobs
9/29/2025	Amazon	320.572.5200	\$25.49	Acrylic sign holders
Total on Report			\$1,473.88	

Give us feedback @ survey.walmart.com
Thank you! ID #:7VQN3G192P7R

Walmart

WM Supercenter

904-751-5552 Mgr. ANNAMARIE

13227 CITY SQUARE DR

JACKSONVILLE FL 32218

ST# 03702 OP# 009032 TE# 32 TR# 00843

ITEMS SOLD 5

TC# 7496 9880 9379 6138 9742



UNCRST SDWCH	051500048180	F	10.46	N
FCH VAR PK	041716878910	F	8.88	N
GF CHEDR 10Z	014100052950	F	3.52	N
REC TBLCVRS	011179705560		2.77	X
WOOD STARFISH	D67 QTY 1		0.61	T

SUBTOTAL 26.24

TAX1 7.5000 % 0.25

TOTAL 26.49

MCARD TEND 26.49

CHANGE DUE 0.00

MASTERCARD- 1064 I 1 APPR#003990
26.49 TOTAL PURCHASE

REF # 524622293697

AID A0000000041010

TERMINAL # 23068062

*No Signature Required

09/03/25

11:27:52



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

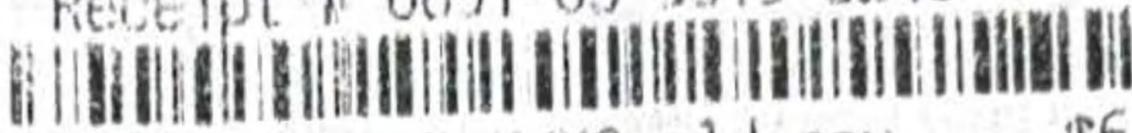
Low prices You Can Trust. Every Day.
09/03/25 11:27:59

ROSS

DRESS FOR LESS

Jacksonville, FL 32218
904-751-1249

Receipt # 0891-05-9319-5246-4



400288887643 5x5x5 XXXS gld scu	\$6.99R
Subtotal	\$6.99
Sales Tax 7.500%	\$0.52
Total	\$7.51

Sold: 1 Returned: 0

MasterCard \$7.51
 Card No. XXXX>XXXXXX1064 <T>
 8052460089100508961
 Auth. No. 00339Q
 AID: A0000000041010
 MASTERCARD

Cardholder

Please Retain for Your Records

Receipt #: 0891-05-9319-5246-4
Tender Detail #: 1-01-4-10-000751

1-01-4-10-000751



Store: 0891 Reg: 05 Tran: 9319
 Date: 09/03/25 10:41:46 AM Assoc: 2440756

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www.RossListens.com

Winners will be drawn monthly.
Visit website above for complete rules.
No purchase necessary.

¡Participe en una encuesta para la oportunidad de ganar \$1000!

Thank you for shopping at Ross!

www.rossstores.com

Burlington

13075 CITY SQ DR RIVER CITY MKT PLACE
JACKSONVILLE, FL
www.burlington.com

Store 1185
Date: 09/03/2025
Trans.: 3745
Cashier: Suenia

Register: 2
Time: 9:36 AM

Item	Qty	SALE Price	Amount
FHD-7692 LB42500759	18X9X2.25 1	MRB TRY:GRY MRBIIIA 16.99	16.99 T
		Subtotal	16.99
		Tax	1.27
		Total	18.26

MasterCard 18.26

*****1064

MID :1185
Terminal ID: 11850002
AID: A0000000041010
TVR: 0000008000
Tran type: PURCHASE
Auth nr: 00322Q
Card Entry Mode : Chip Read
Approved

Change 0.00
Return by 10/03/25

SOLD ITEM COUNT = 1

SHOP WITH CONFIDENCE Return policy on back
Now Hiring
To apply, text RETAIL to 60862.
Great Value. Great Brands. Great Talent.



□ T1133PK114119J34C14FW □

YOUR OPINION MATTERS!

COMPLETE A SHORT SURVEY WITHIN 7 DAYS FOR
A CHANCE TO WIN \$1000 SHOPPING SPREE!!

Visit www.burlingtonfeedback.com

ENTER CODE: 090325 0911850 203745



*No purchase necessary to enter.
See sweepstake official rules at
<https://www.burlington.com/swprule>
for details and free entry method.

Customer Copy

HomeGoods

RIVER CITY MARKETPLACE
132221 CTY STA DR, STE 125
JACKSONVILLE, FL 32218
United States
904-751-0915

REGULAR SALE

54	- GOURMET FOOD	012839	\$7.99	T
54	- GOURMET FOOD	023185	\$14.99	T
33	- DECORATIVE ACC	278124	\$8.00	T
61	- SEASONAL Q LIN	650544	\$5.00	T
33	- DECORATIVE ACC	249850	\$15.00	T
31	- DINNERWARE/CER	369652	\$5.00	T
52	- STORAGE ORGANI	227230	\$9.99	T
41	- KITCHEN/ACCESS	494074	\$15.00	T

Subtotal \$80.97
FL 7.500% Sales Tax \$6.07

Total \$87.04

MASTERCARD \$87.04

----- TRANSACTION RECORD -----

*****1064

PURCHASE

EXPIRES **/** CONTACTLESS

AUTH# 00313Q

AID A0000000041010

APPLICATION LABEL Mastercard

248879 190622 09-03-2025 10:09:53

APPROVED

Change \$0.00

HOMEGOODS VALUES YOUR FEEDBACK!

Tell us about your visit and enter

for a chance to win a \$500 gift card!

Scan QR or visit www.homegoodsfeedback.com

and enter code: 1169011085

Respond by 9/17/25

SEE WEBSITE FOR COMPLETE RULES



Sold Item Count = 8



▯ T 1 1 3 1 K Y X 9 1 1 3 1 1 3 K P 4 C 1 4 F P ▯

281169 1 1085 09/03/2025 10:08:35 1007

Customer Copy

THANK YOU FOR SHOPPING AT HOMEGOODS

REFUNDS WITHIN 30 DAYS WITH RECEIPT

Store Credit Only With Gift Receipt

Other restrictions may apply

Marshalls®

PARKWAY SHOPS
14964 DUVAL RD #200
JACKSONVILLE, FL 32218
United States
904-751-1183

REGULAR SALE

80-TABLE TOP	121378264	\$12.99	T
Subtotal		\$12.99	
FL 7.500% Sales Tax		\$0.97	
Total		\$13.96	

MASTERCARD \$13.96

----- TRANSACTION RECORD -----

*****1064

PURCHASE

EXPIRES **/** CONTACTLESS

AUTH# 00368Q

AID A0000000041010

APPLICATION LABEL Mastercard

725776 525848 09-03-2025 11:07:38
APPROVED

Change \$0.00

MARSHALLS VALUES YOUR FEEDBACK!

Tell us about your visit and enter
for a chance to win a \$500 gift card!
Scan QR or visit www.marshallsfeedback.com
and enter code: 1132024111
Respond by 9/17/25
SEE WEBSITE FOR COMPLETE RULES



Sold Item Count = 1



▯ T 1 1 3 1 9 P K N 1 1 4 1 1 A 4 6 4 C 1 4 F 3 ▯

101132 2 4111 09/03/2025 11:07:13 1069

Customer Copy

THANKS FOR SHOPPING AT MARSHALLS
SEE YOU TOMORROW!

Refunds within 30 Days with Receipt
Store Credit Only with Gift Receipt
Other restrictions may apply

Welcome to Best Buy #1475
13141 CITY STATION DR
JACKSONVILLE, FL 32218

Val: 100001-203731-424769-731044-940237-26535
1475 068 0118 09/04/25 14:35

*** DUPLICATE RECEIPT ***
TAX EXEMPT

6469371 C11CJ66202 189.99 E
EPSON ECOTANK ET-2800 WHITE
239.99 Comp. Value
50.00- Sale Discount

6627237 4YR 150-199 0.00
4YR 150-199.99 PRINTING GSP 39.99 E
Plan ID 8033065409
SKU# 6469371
Sales Tax 0.00

Subtotal 229.98
Sales Tax 0.00
Total 229.98
=====

*****1064 USD\$
Mastercard - MASTERCARD
Approval 00420Q
CARD ENTRY: Contactless MODE: Issuer
AID: A0000000041010

Other Savings: 50.00
Total Savings: 50.00

My Best Buy
Member ID 7764353861
Service plan Terms & Conditions
are available at BestBuy.com/PlanTerms
You purchased the following:
4YR 150-199.99 PRINTING GSP
Complete terms and conditions are
available at BestBuy.com/PlanTerms.

Return/Exchange Policy: 15 days on most
purchases. Activatable devices have a 14-day
return policy (30 days for Verizon
activatable devices). For details, go to
BestBuy.com>Returns. To learn about privacy
practices, go to BestBuy.com/Privacy.

Your Customer Service PIN is:
1475 068 0118 090425



Skip the line and get exclusive offers and
rewards! Download the app.



Final Details for Order #114-3426300-5037831

Order Placed: September 8, 2025
Amazon.com order number: 114-3426300-5037831
Order Total: \$130.83

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

Shipped on September 9, 2025

Items Ordered Price
1 Of: Avezano Casino Night Banner Casino Party Welcome Porch Signs Poker Dice Red Curtains Hanging Door Banner for Las Vegas C \$8.99
1 Of: Floating Candles Centerpieces - 20 Pack 1.5 Inch Floating Candles for Centerpieces, Nice for Halloween, Christmas, Thanksgiving, New Year & More - Good for Home Decor & Centerpieces (Red) \$7.29
1 Of: 132Pcs Casino Theme Party Decorations, Dice Boxes Large Poker Cards Black Red Gold Balloon Garland Star Foil Balloons for Vegas Themed Party and Casino Night Birthday Celebrations \$23.99
2 Of: Hosuly 3 Pcs Casino Theme Party Decorations Poker Tablecloth Poker Plastic Disposable Table Cover Casino Theme Tablecloth \$9.99
1 Of: Eleclassi Black 6 Pack Premium Round Disposable Plastic Tablecloth - 84 Inch Round Plastic Table Cloths for Parties Disposable Tablecloth - Round Plastic Tablecloth - Black Round Tablecloth \$9.89

Shipping Address: Elizabeth Myers, 17100 EAGLE BEND BLVD, JACKSONVILLE, FL 32226-1179, United States
Shipping Speed: Amazon Day Delivery
Item(s) Subtotal: \$70.14
Shipping & Handling: \$0.00
Total before tax: \$70.14
Sales Tax: \$0.00
Total for This Shipment: \$70.14

Shipped on September 11, 2025

Items Ordered

Price

1 Of: Herdear 36 Pcs Casino Night Party Favors Casino Theme Felt Headband Eyeglasses Beaded Necklaces Dice Dollar Sign Poker P arty Decorations Accessories for Las Vegas Game Night Decor Photo Prop Supplies Sold by: Chillyoo (seller profile) Condition: New	\$29.99
1 Of: Amyhill 60 Pack Casino Plastic Party Cups bulk 12 oz Casino Poker Disposable Clear Plastic Game Night Themed Cups for Bi irthday Wedding Holiday Party Supplies Favors Sold by: Ynnomiuee (seller profile) Condition: New	\$16.99
1 Of: Fruidles Card Games Buttermints, Mint Candies, After Dinner Mints, Butter Mint Candy, Fat-Free, Kosher Certified, Indivi dually Wrapped (55 Pieces) Sold by: Libros Judios (seller profile) Business Price Condition: New	\$13.71

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Item(s) Subtotal:	\$60.69
Shipping & Handling:	\$0.00

Total before tax:	\$60.69
Sales Tax:	\$0.00

Total for This Shipment:	\$60.69

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:	\$130.83
Shipping & Handling:	\$0.00

Total before tax:	\$130.83
Estimated Tax:	\$0.00

Grand Total:	\$130.83

Credit Card transactions

MasterCard ending in 1064: September 11, 2025: \$130.83

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

PUBLIX

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

15 LB	5.99	T F
15 LB	5.99	T F
15 LB	5.99	T F
15 LB	5.99	T F
Order Total	23.96	
Sales Tax	1.80	
Grand Total	25.76	
Credit		
Payment	25.76	
Change	0.00	

*
* IN THE MARKET *
* FOR \$1,000 IN GROCERIES? *

* Use this receipt to complete a *
* survey at PublixSurvey.com for *
* a chance to win \$1000 in *
* Publix gift cards. *

* NO PURCH NEC. You must be legal *
* age+. Other eligibility *
* restrictions apply. See Official *
* Rules (publixsurvey.com) for *
* eligibility & prize info, odds, *
* free entry method & *
* other details. *

* ¿LE GUSTAR=AN \$1000 PARA SU *
* COMPRA DE SUPERMERCADO? *

* Use este comprobante y visite *
* publixsurvey.com para participar *
* en un sorteo para ganar \$1000 *
* en tarjetas de regalo de Publix. *

* NO SE REQUIERE COMPRA. Debe ser *
* mayor de edad. Se aplican otras *
* restricciones. Lea las Reglas *
* Oficiales en (publixsurvey.com) *
* para ver los requisitos de *
* elegibilidad, la informacšn de *
* premios, las probabilidades de *
* ganar, el método de participacšn *
* gratuita y otros detalles. *

* Store Number 0019 *
* Survey Code 0914001921740455 *

Receipt ID: 0019 9EQ 740 455

PRESTO!
Trace #: 749291
Reference #: 1371122089
Acct #: XXXXXXXXXXXXX1064
Purchase Mastercard
Amount: \$25.76
Auth #: 014520

CREDIT CARD	PURC
A0000000041010	Master
Entry Method:	Chip
Mode:	I

Your cashier was Self-Checkout Lane
09/14/2025 11:13 S0019 R174 0455 C
Join the Publix family!
Apply today at apply.publix.jobs
We're an equal opportunity employer
Publix Super Markets, Inc.



Goodwill
www.goodwillnorthfl.org
New Berlin

Order# 27706131
Cashier: Rodgers Z
Date: 9, 17/25, 12:13 PM

2 Wares Blue Tag 6.99 \$13.98
\$6.99 each

Wares White Tag .12.99 \$12.99

Total Item Count: 3

Subtotal: \$26.97

Total Tax: \$2.02

Total: \$28.99

MASTERCARD 1064 \$28.99

All Sales Final - No Refunds
Thank you for shopping with us

GOODWILL REMOVES BARRIERS TO EMPLOYMENT

Scan the QR code below to shop with us
online!



Marshalls

PARKWAY SHOPS
14964 DUVAL RD #200
JACKSONVILLE, FL 32218
United States
904-751-1183

REGULAR SALE

80-TABLE TOP	120526477	\$8.00	T
80-TABLE TOP	031239516	\$6.99	T
68-ENTERTAINING	121106052	\$9.99	T
81-STATIONERY	083129397	\$6.99	T

Subtotal \$31.97
FL 7.500% Sales Tax \$2.40

Total \$34.37

MASTERCARD \$34.37

----- TRANSACTION RECORD -----

*****1064

PURCHASE

EXPIRES **/** CONTACTLESS

AUTH# 01753Q

AID A0000000041010

APPLICATION LABEL Mastercard

737955 534769 09-17-2025 13:03:09

APPROVED

Change \$0.00

MARSHALLS VALUES YOUR FEEDBACK!

Tell us about your visit and enter

for a chance to win a \$500 gift card!

Scan QR or visit www.marshallsfeedback.com

and enter code: 1132048962

Respond by 10/1/25

SEE WEBSITE FOR COMPLETE RULES



Sold Item Count = 4

01132 4 8962 09/17/2025 13:02:39 1063

Customer Copy

THANKS FOR SHOPPING AT MARSHALLS

SEE YOU TOMORROW!

Refunds within 30 Days with Receipt

Store Credit Only with Gift Receipt

Other restrictions may apply

ROSS

DRESS FOR LESS
Jacksonville, FL 32218
904-751-1249

Receipt # 0891-05-4326-5261-2



400290165272 S/4 4 Hexa Coaste	\$5.99R
400293480129 S/4 Uptown Bar Spi	\$6.99R
Subtotal	\$12.98
Sales Tax 7.500%	\$0.97
Total	\$13.95

Sold: 2 Returned: 0

\$13.95

MasterCard

Card No. XXXXXXXXXXXX1064 <I>
8052610089100513700
Auth. No. 01841Q
AID: A0000000041010
MASTERCARD

Cardholder

Please Retain for Your Records

Receipt #: 0891-05-4326-5261-2
Tender Detail #: 1-01-9-10-001395

1-01-9-10-001395



Store: 0891 Reg: 05 Tran: 4326
Date: 09/18/25 2:59:48 PM Assoc: 2440766

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www.facebook.com/RossDressforLess

You Could Win a \$1000 Gift Card!

Take a short survey for the chance to win a \$1000 gift card Grand Prize or be one of 5 winners of a \$100 gift card.

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Winners will be drawn monthly.
visit website above for complete rules.
No purchase necessary.

¡Participe en una encuesta para la oportunidad de ganar \$1000!

Thank you for shopping at Ross!

www.rossstores.com

Publix

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



0019 9IQ 077 138

BTY 12=24 WHT FS	22.19 T
You Saved	7.80
HEFTY TK DS FABULO	21.99 T
JELLO CHERRY	1.99 F
JELLO CHERRY	1.99 F
SMPLY ORNGE PULPFR	5.29 F
PINEAPPLE MANGO TD	3.69 T F
SIMPLY ORANGE O.J.	8.69 F
PINEAPPLE MANGO TD	3.69 T F

Order Total	69.52	
Sales Tax	3.87	
Grand Total	73.39	
Credit	Payment	73.39
Change	0.00	

Savings Summary

Special Price Savings 7.80

* Your Savings at Publix *
* 7.80 *

Receipt ID: 0019 9IQ 077 138

PRESTO!

Trace #: 076625
Reference #: 1378939780
Acct #: XXXXXXXXXXXXX1064
Purchase Mastercard
Amount: \$73.39
Auth #: 01882Q

CREDIT CARD
00000000041010
Entry Method:
Code:

PURCHASE
Mastercard
Chip Read
Issuer

ur cashier was Laila C.

18/2025 11:34 S0019 R107 7138 C0250

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Apply today at apply.publix.jobs.
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Publix Super Markets, Inc.

HomeGoods

RIVER CITY MARKETPLACE
132221 CTY STA DR, STE 125
JACKSONVILLE, FL 32218
United States
904-751-0915

REGULAR SALE

4 - GOURMET FOOD	041061	\$3.49	N
6 - EVERYDAY Q LIN	038993	\$3.99	N
4 - GOURMET FOOD	471157	\$6.00	N

ubtotal \$13.48
L 7.500% Sales Tax \$0.00

total \$13.48

ASTERCARD \$13.48

----- TRANSACTION RECORD -----

*****1064

PURCHASE
EXPIRES **/** CONTACTLESS
AUTH# 01843Q
ID A0000000041010

APPLICATION LABEL Mastercard

55096 195358 09-18-2025 15:35:37
APPROVED

change \$0.00

NOW HIRING: Apply at jobs.tjx.com

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Tell us what you think about
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\$500 HomeGoods Gift Card!

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Respond by www.homegoodsfeedback.com

You will need to reference
your receipt

Survey number: 1169013828

SEE WEBSITE FOR COMPLETE RULES



Item Count = 3

1131KYX9113119MA4C14YH

169 1 3828 09/18/2025 15:35:14 1016

Customer Copy
THANK YOU FOR SHOPPING AT HOMEGOODS
REFUNDS WITHIN 30 DAYS WITH RECEIPT
Store Credit Only With Gift Receipt
Other restrictions may apply

Publix

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

WAVY LAYS ORIGINAL	4.99	F
LAYS SWT HEAT BBQ	4.99	F
Promotion	-4.99	F
DORITO T/C N/CHEES	6.29	F
DORITO COOL RANCH	6.29	F
Promotion	-6.29	F
JELLO CHERRY	1.99	F
JELLO CHERRY	1.99	F
PBX DELI TEA SWT G	3.99	T F
PBX DELI TEA SWT G	3.99	T F
Order Total	23.24	
Sales Tax	0.60	
Grand Total	23.84	
Credit	Payment	23.84
Change		0.00

Savings Summary

Special Price Savings	11.28

* Your Savings at Publix *	
* 11.28 *	

Receipt ID: 0019 9IQ 710 806

PRESTO!

Trace #: 715948

Reference #: 1378669457

Acct #: XXXXXXXXXXXXX1064

Purchase Mastercard

Amount: \$23.84

Auth #: 018530

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

09/18/2025 8:27 S0019 R171 0806 C0771

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Publix Super Markets, Inc.



Publix

Duval Station Centre
731 Duval Station Rd Ste 4
Jacksonville, FL 32218-0804
(904) 696-3093

~ Manager: Jonathan Thorwart

Miller's Ale House 25 - 7019		50.00
Narden Restaurant \$15 - 3566		50.00
Balloon Bouquet Small 6 T		5.96
Texas Roadhse Gc \$25- - 1284		50.00
Five Guys \$15-200 - 2705		20.00
Catena Cabernet	T	18.89
You saved: \$2.10		
Popcorn Chic Box L - Hot	T	59.99
Banana Pudding Bowl	FT	22.99
Baked Goods	F	55.99
Banana Pudding Bowl	FT	22.99
Bh Classic Slid Trio L	FT	75.99
Caprese Pasta Bowl	FT	27.99
Bow Tie Feta Pasta Bowl	FT	27.99
Pbx Entertainer Pltr M	FT	38.99
Jct Red Jr 20z 24Pk	T	4.59
Ez Foil Casserole Round	T	3.49
Ez Foil Casserole Round	T	3.49
Master Mix Grenadn Syrup	FT	4.19
Age Bypassed		

CATENA CABERNET	-2.00
Subtotal	541.53
Sales Tax 7.5% - T	23.82
Total	565.35
Credit	565.35
Change	0.00

SAVINGS: \$4.10

MasterCard: *1064 \$565.35
Credit Card Purchase
Auth/Trace: 019950/041710 Ctl's
Reference: 003865194900
A0000000041010
Mastercard

09/19/2025 05:22PM

Thank you for shopping at store 0019
Your cashier today was Milla,
834, 0104, 269

Club Publix members save more.
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Terms & conditions apply.

Publix Super Markets, Inc.



0019 9JQ 040 834



Final Details for Order #114-4083359-0440219

Order Placed: September 25, 2025
Amazon.com order number: 114-4083359-0440219
Order Total: \$8.99

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

Shipped on September 25, 2025	
Items Ordered	Price
1 of: ASURION 4 Year B2B Office Equipment Protection Plan (\$30 - \$39.99) Sold by: Asurion, LLC (seller profile) Condition: New	\$8.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$8.99 Shipping & Handling: \$0.00 ----- Total before tax: \$8.99 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$8.99 -----

Payment information	
Payment Method: MasterCard | Last digits: 1064	Item(s) Subtotal: \$8.99 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$8.99 Estimated Tax: \$0.00 ----- Grand Total: \$8.99
Credit Card transactions	MasterCard ending in 1064: September 25, 2025: \$8.99

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



Final Details for Order #114-7753144-5055462

Order Placed: September 25, 2025
Amazon.com order number: 114-7753144-5055462
Order Total: \$9.59

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

Shipped on September 25, 2025	
Items Ordered	Price
1 of: Elebase USB to USB C Adapter for iPhone 17 4Pack,USBC Female to A Male Car Charger Adapter,Type C Converter Apple 16 Pro Max 15 14 13 12 Plus,iWatch Watch 11 10 Se Ultra 3,iPad Air,Samsung Galaxy S25 Sold by: Elebase Direct (seller profile) Business Price Condition: New	\$9.59
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$9.59 Shipping & Handling: \$0.00 ----- Total before tax: \$9.59 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$9.59 -----

Payment information	
Payment Method: MasterCard | Last digits: 1064	Item(s) Subtotal: \$9.59 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$9.59 Estimated Tax: \$0.00 ----- Grand Total: \$9.59
Credit Card transactions	MasterCard ending in 1064: September 25, 2025: \$9.59

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



Final Details for Order #114-9845078-6355425

Order Placed: September 25, 2025
Amazon.com order number: 114-9845078-6355425
Order Total: \$37.99

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

Shipped on September 27, 2025	
Items Ordered	Price
1 of: <i>BONSEN Shredders for Home Office, 8-Sheet Cross Cut Credit Card Shredder, Small Paper Shredder for Home Use with 4 Gal B in, P-4 High Security Level, White (S3101-W)</i> Sold by: Bosen US (seller profile) Business Price Condition: New	\$37.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$37.99 Shipping & Handling: \$0.00 ----- Total before tax: \$37.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$37.99 -----

Payment information	
Payment Method: MasterCard | Last digits: 1064	Item(s) Subtotal: \$37.99 Shipping & Handling: \$0.00 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$37.99 Estimated Tax: \$0.00 ----- Grand Total: \$37.99
Credit Card transactions	MasterCard ending in 1064: September 27, 2025: \$37.99

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



Final Details for Order #114-1292946-5123405

Order Placed: September 29, 2025
Amazon.com order number: 114-1292946-5123405
Order Total: \$67.44

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

Shipped on September 29, 2025	
Items Ordered	Price
1 of: <i>INTELLid 50 Thin 26 Bit Proximity Key Fobs Weigand Prox Keyfobs Compatable with ISOProx 1386 1326 H10301 Format Readers.</i> <i>Works with The vast Majority of Access Control Systems</i> Sold by: Guyi Electronic Technology Co., Ltd. (seller profile) Business Price Condition: New	\$67.44
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$67.44 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$67.44 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	
	Total for This Shipment: \$67.44 -----

Payment information	
Payment Method: MasterCard | Last digits: 1064	Item(s) Subtotal: \$67.44 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$67.44 Estimated Tax: \$0.00 -----
	Grand Total: \$67.44
Credit Card transactions	MasterCard ending in 1064: September 29, 2025: \$67.44

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



Final Details for Order #114-2052292-6507459

Order Placed: September 29, 2025
Amazon.com order number: 114-2052292-6507459
Order Total: \$25.49

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

Shipped on September 29, 2025	
Items Ordered	Price
1 of: <i>HIIMIEI Acrylic Sign Holder 8.5 x 11 Wall Mounted with Double Sided Tape, 8 1/2 x 11 Clear Plastic Frame for Office, Home, Store, and Restaurant No Drilling (6 Pack)</i> Sold by: HIIMIEIUS (seller profile) Business Price Condition: New	\$25.49
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$25.49 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$25.49 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	
	Total for This Shipment: \$25.49 -----

Payment information	
Payment Method: MasterCard | Last digits: 1064	Item(s) Subtotal: \$25.49 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$25.49 Estimated Tax: \$0.00 -----
	Grand Total: \$25.49
Credit Card transactions	MasterCard ending in 1064: September 29, 2025: \$25.49

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



Parker McEachin
Alpha Foundation Specialists, LLC
 55 Industrial Loop N
 Orange Park, FL 32073
 Phone : 9048726198

Invoice Date: **10/23/2025**
 Job Number: **76446**
 Submitted To: **Tisons Landing CDD**
 Address: **16529 Tisons Bluff Rd**
JACKSONVILLE, FL 32218
 Job Location: **16529 Tisons Bluff Rd**
JACKSONVILLE, FL 32218
 Phone: **9046126668**

PRODUCT	QTY	AMOUNT
Concrete Lifting		\$3,538.09
SettleStop PolyRenewal	200	
SettleStop PolyRenewal 2 Part System	200	
Utilities Protection	1	
TOTAL		\$3,538.09

Approved by Tim Harden

Please code to 320.572.46000

BUYER'S SIGNATURE

leveling the concrete slab in front of the gate at Tisons Landing to eliminate a tripping hazard at the entrance.

Deposit Paid	\$884.52
Total of Partial Payments	\$0.00
Final Payments	\$0.00
Adjustments	\$0.00
Balance Due	\$2,653.57

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/23/2025	13

Bill To
Tison's Landing CDD c/o GMS

Terms	Due Date
Net 30	11/22/2025

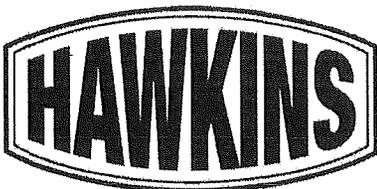
Description	Amount
Amortization Schedule Series 2016A-2 11-1-25 Prepay \$5,000	100.00
<div style="border: 1px solid black; height: 80px; width: 100%;"></div>	

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Original



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

INVOICE

Total Invoice	\$597.21
Invoice Number	7234021
Invoice Date	10/22/25
Sales Order Number/Type	4971014 SL
Branch Plant	74
Shipment Number	5964302

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 #			
11/21/25	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 1 LB BLK (Mini-Bulk)	N	140.0000 140.0000	GA GA	\$3.0000	GA	1,353.8 LB 1,353.8 GW	\$420.00
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40% 15 GA DD	N	2.0000 2.0000	DD DD	\$67.6046	DD	324.0 LB 344.0 GW	\$135.21
2.001	699922	15 GA Blu/Black Deldrum DELDRM 1H1/X1.9/250	N	2.0000 2.0000	DD RD	\$15.0000	RD	20.0 LB 20.0 GW	\$30.00

Related Order #: 04971014

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

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

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$597.21**

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

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

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

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.

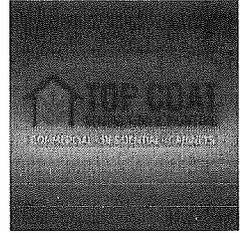
www.hawkinsinc.com

Job# 1856728

INVOICE

Top Coat Renovation & Painting
1117 Dawnlight Rd
Jacksonville, FL 32218-8055

info@topcoatpaintingjax.com
+1 (904) 834-0448
www.topcoatpaintingjax.com



Approved by Tim Harden

Please code to 033.600.53800.60000

Bill to

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

Ship to

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

Invoice details

Invoice no.: 1263
Terms: 50% due on receipt Final payment at completion
Invoice date: 09/12/2025
Due date: 10/12/2025

Painting social / gym rooms final

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Interior Painting Per Contract	Interior Painting Per Contract	1	\$5,700.00	\$5,700.00
2.		Terms/ Method of Payment	Project Timeframe: Approximately 3-4 days to complete.	1	\$0.00	\$0.00

Customer is required to pay 50% of total invoice upfront to commence project .The remainder will be due upon satisfactory completion of all tasks.

Methods of Payment:

Credit/Debit 3% Surcharge
ACH - Checking or Savings (No Charge)

Ways to pay

BANK

View and pay

Total	\$5,700.00
Deposit	\$2,850.00
Balance due	\$2,850.00



Service Invoice

Today's Date: 10/2/2025

Date of Service: Saturday, 10/25/25

Service: On the date of service, artist Laura Leibert of Bludazzi Prints, LLC, agrees to provide 2 hours of face painting services (\$150/hr) at community holiday event

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

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

Address: PO BOX 627, Yulee, FL 32041

Email: Leib998@gmail.com

Phone: (267) 304-1981

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

Address: 16529 Tisons Bluff Road, Jacksonville, FL 32218

Email: Emyers@vestapropertyservices.com

Phone: (904) 884 - 7786

Total Price (Amount): \$300

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

Customer Signature: [REDACTED]

Date: [REDACTED]

Artist Si/nature: Laura Leibert

Date: 10/25/25__



INVOICE

Customer	Tisons Landing Community Development District
Acct #	295
Date	10/28/2025
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	\$ 100.00
Payment Amount	
Payment for:	Invoice#30882
106856591	

Thank You

Please detach and return with payment



Customer: Tisons Landing Community Development District

Invoice	Effective	Transaction	Description	Amount
30882	01/18/2026	Renew policy	Policy #106856591 01/18/2026-01/18/2027 Travelers Casualty & Surety Co of America Surety Bond -City of Jax - Renew policy Due Date: 11/19/2025	100.00
				Total
				\$ 100.00

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	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	10/28/2025

INVOICE



Viking Welding and Fabrication LLC

695 Standish Dr
St Augustine Florida 32086

BILL TO

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

INVOICE #

091825

INVOICE DATE

09/18/2025

Approved by Tim Harden

Please code to capital assets

DESCRIPTION	AMOUNT
Weld new .5" square pickets onto 4 sets railings	1,200.00
Powder coating 4 rails.	450.00
Additional cost: Powder coating and steel cost were more than originally estimated.	350.00
TOTAL	\$2,000.00



033.600.53800.6000 pickets into railings

TERMS & CONDITIONS

Thank you

Thank you for the opportunity to work for your company and please feel free to contact me for any future jobs. Thank you,

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	Oct 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.

320 534 41050

! Thanks for paying by Automatic Payment
 Your automatic payment on Nov 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 **Nov 19, 2025**
Please pay \$123.35

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

Electronic payment will be applied Nov 19, 2025

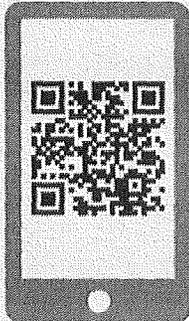
COMCAST
 PO BOX 71211
 CHARLOTTE NC 28272-1211

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- Pay your bill and customize billing options
- View upcoming appointments

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

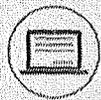


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Call us anytime

800-391-3000

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

Useful information

Moving?

We can help ensure it's a smooth transition.

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

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

What's included?

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

Visit business.comcast.com/myaccount for more details

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

Additional information

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we continue to invest in our technology to ensure we maintain a high-quality network for our Internet customers. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. Your Static IP service will increase to \$34.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

EQUIPMENT FEE CHANGE NOTICE: At Comcast Business, we work hard to keep prices stable for our customers, but from time to time our pricing structure changes. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. The equipment fee associated with your Business Voice and/or Business Internet services will increase to \$27.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

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	Oct 17	-\$512.84
Balance forward		\$0.00
Regular monthly charges	Page 3	\$506.35
Taxes, fees and other charges	Page 3	\$6.86
New charges		\$513.21
Amount due		\$513.21

← 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

! Thanks for paying by Automatic Payment
 Your automatic payment on Nov 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.

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 **Nov 16, 2025**
Please pay \$513.21

Electronic payment will be applied Nov 16, 2025

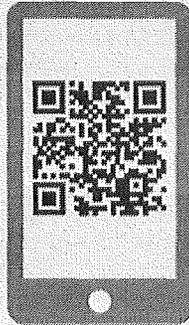
COMCAST PO BOX 71211 CHARLOTTE NC 28272-1211

Download the Comcast Business App

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

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

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

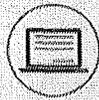


Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

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Attn: M. Gifford.

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

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

Taxes, fees and other charges \$6.86

Other charges	\$6.86
Federal Universal Service Fund	\$3.97
Regulatory Cost Recovery	\$2.89

What's included?

-  **Internet:** Fast, reliable internet on our Gig-speed network
-  **TV:** Keep your employees informed and customers entertained
-  **Voice Numbers:** (904)757-1547

Visit business.comcast.com/myaccount for more details

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

Additional information

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we continue to invest in our technology to ensure we maintain a high-quality network for our Internet customers. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. Your Static IP service will increase to \$39.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you'll see new pricing on your upcoming billing statement. Effective November 18, 2025, the service charge for your Business Video service will increase to \$124.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

EQUIPMENT FEE CHANGE NOTICE: At Comcast Business, we work hard to keep prices stable for our customers, but from time to time our pricing structure changes. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. The equipment fee associated with your Business Voice and/or Business Internet services will increase to \$27.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPDATE TO YOUR DIRECTORY LISTING MANAGEMENT FEE: At Comcast Business, we're committed to enhancing our services and technology. As a result, we periodically review our pricing structure to meet the evolving needs of our customers. Effective November 18, 2025, the charge for your Business Voice Directory Listing Management fee will change to \$11.00 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPDATE TO YOUR VOICE NETWORK INVESTMENT FEE: At Comcast Business, we continue to invest in our network and technology to ensure we maintain a high-quality network for our Voice customers. As a result, you'll see new pricing reflected on your upcoming billing statement. Effective November 18, 2025, the charge for your Business Voice Network Investment fee will change to \$11.00 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

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.

Updates about your Comcast Business services and pricing

**COMCAST
BUSINESS**

Effective November 18th, 2025

We're proud to serve over 2.5 million businesses that depend on our solutions and expert support to keep them running. As part of our ongoing commitment to delivering the best possible customer experience and to ensure we continue to meet the evolving needs of our customers, we periodically review our pricing structure to reflect enhancements to our programming, technology, and service. As a result, you will notice updates to your monthly service charges and fees for the services listed below.

Pricing updates based on your subscribed services will occur on November 18th, 2025.

Prices do not include applicable taxes and other fees.

Comcast Business Video

Service	Current Monthly Service Charge	New Monthly Service Charge Effective November 18th, 2025
Basic	\$65.95	\$75.95
Select	\$72.95	\$82.95
Variety	\$89.95	\$99.95
Standard	\$114.95	\$124.95
Preferred	\$139.95	\$149.95

Comcast Business Video

Service Fee	Current Monthly Fee	New Monthly Fee Effective December 18th, 2025
Broadcast TV Fee (BTV)	Charges vary by location	Charges vary by location
Regional Sports Network Fee (RSN)	Charges vary by location	Charges vary by location

To learn more about Comcast Business service charges and fees, please visit business.comcast.com/understand-your-bill or call us at (800) 391-3000 if you have any questions.

Thank you for being a Comcast Business customer.

Sincerely,

Comcast Business



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



TISONS LANDING CDD

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 8970821539	Amount Due \$4,031.18 Do not pay. AutoPay will process your payment on 11/21/25.
Bill Date: 10/30/25	
Cycle: 04	

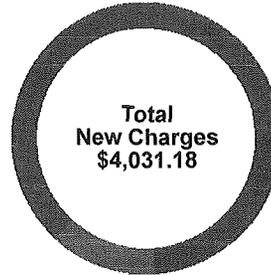
TOTAL SUMMARY OF CHARGES

Electric	\$	952.87
Water		487.10
Sewer		907.80
Irrigation		1,683.41
Total New Charges	\$	4,031.18

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

Previous Balance	\$	4,012.80
Payment(s) Received		-4,012.80
Balance Before New Charges		0.00
New Charges		4,031.18

Do not pay. AutoPay will process your payment on 11/21/25. \$ 4,031.18



- Electric \$952.87
- Water \$487.10
- Sewer \$907.80
- Irrigation \$1,683.41

MESSAGES



Consider an HVAC tune-up this fall to ensure it operates safely and efficiently before cold weather arrives.



Stay connected this storm season. Verify the correct mobile phone number and email address are up to date on your commercial JEA online account.

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

Additional information on reverse side. →



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

Acct #: 8970821539	Bill Date: 10/30/25
Do not pay. AutoPay will process your payment on 11/21/25.	TOTAL AMOUNT PAID
\$4,031.18	

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



Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539
 Bill Date: 10/30/25
 Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
15635 TISONS BLUFF RD	I	\$18.78	Irrigation 1 - Commercial	09/25/25 - 10/27/25	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge			18.23										
		City of Jacksonville Franchise Fee			0.55										
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>99209661</td> <td>32</td> <td>28</td> <td>Regular</td> <td>0 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99209661	32	28	Regular	0 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99209661	32	28	Regular	0 GAL											
15681 TISONS BLUFF RD	I	\$75.15	Irrigation 1 - Commercial	09/25/25 - 10/27/25	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge			18.23										
		Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)			27.94										
		Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)			26.79										
		City of Jacksonville Franchise Fee			2.19										
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>99462033</td> <td>32</td> <td>53</td> <td>Regular</td> <td>12000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99462033	32	53	Regular	12000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99462033	32	53	Regular	12000 GAL											
16123 TISONS BLUFF RD	I	\$97.23	Irrigation 1 - Commercial	09/25/25 - 10/27/25	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge			18.23										
		Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)			27.94										
		Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)			48.23										
		City of Jacksonville Franchise Fee			2.83										
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>83726295</td> <td>32</td> <td>1227</td> <td>Regular</td> <td>16000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83726295	32	1227	Regular	16000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83726295	32	1227	Regular	16000 GAL											
16151 DOWING CREEK DR	I	\$108.27	Irrigation 1 - Commercial	09/25/25 - 10/27/25	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge			18.23										
		Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)			27.94										
		Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)			58.95										
		City of Jacksonville Franchise Fee			3.15										
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>74534584</td> <td>32</td> <td>2325</td> <td>Regular</td> <td>18000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74534584	32	2325	Regular	18000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74534584	32	2325	Regular	18000 GAL											
16211 DOWING CREEK DR	I	\$202.13	Irrigation 1 - Commercial	09/25/25 - 10/27/25	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge			18.23										
		Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)			27.94										
		Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)			150.07										
		City of Jacksonville Franchise Fee			5.89										
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>74458033</td> <td>32</td> <td>8071</td> <td>Regular</td> <td>35000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74458033	32	8071	Regular	35000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74458033	32	8071	Regular	35000 GAL											
16303 HUNTERS HOLLOW TL	I	\$75.15	Irrigation 1 - Commercial	09/25/25 - 10/27/25	Commercial Irrigation Service										
Detail Charges:		Basic Monthly Charge			18.23										
		Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)			27.94										
		Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)			26.79										
		City of Jacksonville Franchise Fee			2.19										
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514110306</td> <td>32</td> <td>24</td> <td>Regular</td> <td>12000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514110306	32	24	Regular	12000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514110306	32	24	Regular	12000 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
16316 MAGNOLIA GROVE WY	I	\$218.69	Irrigation 1 - Commercial	09/25/25 - 10/27/25	Commercial Irrigation Service										
Detail Charges:		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		166.15													
City of Jacksonville Franchise Fee		6.37													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>99461977</td> <td>32</td> <td>74</td> <td>Regular</td> <td>38000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99461977	32	74	Regular	38000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99461977	32	74	Regular	38000 GAL											
16331 TISONS BLUFF RD	I	\$185.56	Irrigation 1 - Commercial	09/25/25 - 10/27/25	Commercial Irrigation Service										
Detail Charges:		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		133.99													
City of Jacksonville Franchise Fee		5.40													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514107089</td> <td>32</td> <td>335</td> <td>Regular</td> <td>32000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514107089	32	335	Regular	32000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514107089	32	335	Regular	32000 GAL											
16343 TISONS BLUFF RD	I	\$362.23	Irrigation 1 - Commercial	09/25/25 - 10/27/25	Commercial Irrigation Service										
Detail Charges:		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		305.51													
City of Jacksonville Franchise Fee		10.55													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>514109738</td> <td>32</td> <td>136</td> <td>Regular</td> <td>64000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514109738	32	136	Regular	64000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514109738	32	136	Regular	64000 GAL											
16356 MAGNOLIA GROVE WY APT IR01	I	\$174.52	Irrigation 1 - Commercial	09/25/25 - 10/27/25	Commercial Irrigation Service										
Detail Charges:		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$4.69 kgal)		123.27													
City of Jacksonville Franchise Fee		5.08													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption (1 cu ft = 7.48 gal)</th> </tr> </thead> <tbody> <tr> <td>99461978</td> <td>32</td> <td>133</td> <td>Regular</td> <td>30000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99461978	32	133	Regular	30000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99461978	32	133	Regular	30000 GAL											
16365 N MAIN ST APT SG01	E	\$97.54	Commercial - Electric	09/26/25 - 10/28/25	General Service										
Detail Charges:		25.00													
Energy Charge (\$0.06813 per kWh)		42.44													
Tax Exempt Fuel Cost (\$0.03484 per kWh)		21.71													
Taxable Fuel Cost (\$0.00511 per kWh)		3.18													
City of Jacksonville Franchise Fee		2.77													
Gross Receipts Tax		2.44													
			<table border="1"> <thead> <tr> <th>Meter Number</th> <th>Days Billed</th> <th>Current Reading</th> <th>Reading Type</th> <th>Consumption</th> </tr> </thead> <tbody> <tr> <td>24074025</td> <td>32</td> <td>45480</td> <td>Regular</td> <td>623 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	32	45480	Regular	623 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24074025	32	45480	Regular	623 KWH											



INVOICE

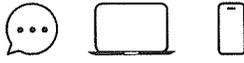
Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

33-09788-93001
TISONS LANDING CDD
11/01/25-11/30/25
10/27/2025
0560132-4034-8

How to Contact Us

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

Your Payment is Due

Nov 26, 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.

Your Total Due

\$359.75

If payment is received after 11/26/2025: **\$ 364.75**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
180.21		0.00		0.00		179.54		359.75

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.

----- 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)
10/27/2025	0560132-4034-8	33-09788-93001
Payment Terms	Total Due	Amount
Total Due by 11/26/2025	\$359.75	
If Received after 11/26/2025	\$364.75	

4034000330978&93001005601320000001795400000035975 3

I0290C07

TISONS LANDING CDD
5385 N NOB HILL RD
SUNRISE FL 33351

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

DETAILS OF SERVICE				
Details for Service Location: Tisons Landing Cdd, 16525 Tisons Bluff Rd, Jacksonville FL 32218			Customer ID: 33-09788-93001	
Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	11/01/25		1.00	126.00
Energy Surcharge				18.95
Administrative Charge				8.50
DUVAL CM 17% FRANCHISE FEE				26.09
Total Current Charges				179.54

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

How to Contact Us
Visit wm.com/MyWM

Your Payment is Due
10/25/2022

Your Total Due
\$123.45

If payment is received after 10/25/2022 \$128.45

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE

Description	Date	Unit	Quantity	Amount
96 Gallon Toner	10/25/22	TONER	1.00	18.95
14% STATE SOLID WASTE TAX @ 75%				26.09
COUNTY ENVIRONMENTAL CHARGE				8.50
Total Current Charges				179.54

- 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.
- 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.
- 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.

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .	<input type="checkbox"/> 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.																				
<table border="1" style="width: 100%;"> <tr><td>Address 1</td><td></td></tr> <tr><td>Address 2</td><td></td></tr> <tr><td>City</td><td></td></tr> <tr><td>State</td><td></td></tr> <tr><td>Zip</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Date Valid</td><td></td></tr> </table>	Address 1		Address 2		City		State		Zip		Email		Date Valid		<table border="1" style="width: 100%;"> <tr><td>Email</td><td></td></tr> <tr><td>Date</td><td></td></tr> <tr><td>Bank Account Holder Signature</td><td></td></tr> </table>	Email		Date		Bank Account Holder Signature	
Address 1																					
Address 2																					
City																					
State																					
Zip																					
Email																					
Date Valid																					
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)

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20326	10/31/2025	\$1,860.98	11/30/2025	Net 30	

Approved by Tim Harden

Please code to 320.538.46203

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

BALANCE DUE

\$1,860.98

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. 28244
Date 11/04/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,000.00</u>
Current Amount Due	\$ <u>2,000.00</u>

post to November

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 432650
Invoice Date: 11/01/2025
Completed: 11/02/2025
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
<i>10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL</i>			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon x 4doors	1.00	\$40.00	40.00
Sales Tax			0.00

Tech Resolution Note:
Thank you for choosing Hi-Tech!

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

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

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

LawnBoy Lawn Services

Invoice

PO Box 551203
 Jacksonville, FL 32255

Date	Invoice #
10/25/2025	9607

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	11/24/2025	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- October 2025 Service We had requested a 4% increase for the new fiscal year which would increase the monthly base rate from \$ 4,424.00 to \$ 4601.00. Then we have \$ 240.00 per month for Additional Weed Management and \$ 131.50 per month for mowing additional lots. Finally, the rear flower bed was expanded due to a Board request. The additional flowers needed to fill this bed amount to \$ 33.00 per month. These items have been discussed with Tim Harden. Please let me know if you have any questions. 001.320.53800.46200 \$4601.00 Oct lawn maint 001.320.53800.46201 \$240.00 week mgmt 001.320.53800.46201 \$131.50 add mowing lots 001.320.53800.46201 \$33 flower fill	5,005.50		5,005.50

It is our pleasure to serve your lawn and landscaping needs!	Current Charges	\$5,005.50
--	------------------------	------------

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

LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
10/25/2025	9609

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 320.538.46201

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

Quantity	Description	Rate	Amount
1	Bush hogging of Powerline Easement in preparation for Fall Festival. Work performed 10/17/2025	1,050.00	1,050.00
1	Removed soil from two flower beds in the rear island (closest to the amenity center) and replaced with fresh potting soil.	1,020.00	1,020.00
	001.320.53800.46201 bush hogging powerline \$1050		
	001.320.53800.46201 rem soil flower beds rear island \$1020		

All work is complete. Please remit payment immediately.	Total	\$2,070.00
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MAKE CHECK PAYABLE TO:



The Lake Doctors, Inc.
 Post Office Box 162134
 Altamonte Springs, FL 32716
 (904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
724857	11/1/2025	\$825.00

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

Approved by Tim Harden Please code to 320.538.46800
 0000000013025200100000003208840000008250091

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 11/11/2025 Invoice 320884B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
11/1/2025	Water Management - Monthly		\$825.00	\$0.00	\$825.00
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:

\$825.00

This Invoice Total:

\$825.00

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



12884 CITY CENTER BLVD
JACKSONVILLE, FL

Club Mgr. William Murphy

Club:231 Reg:84 Trans:8434
Cashier:804 10/03/25 11:33am

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

*** MEMBERSHIP EXPIRES ON 04/26 ***

9147504189 MILD ICEDTEA 3.69 T

20483500000 MIX DANISH 6.99 N

20794400000 BLUEB MUFFIN 5.99 N

20328800000 CRAN MUFFIN 5.99 N

88867011144 GLAZEDDONUTS 9.98 N

2 @ 4.99

**** SUBTOTAL 32.64

FL 7.5% Tax 0.28

**** TOTAL 32.92

*****1064 ENTRY: H

Purchase 00 APPROVED

AUTH 00318Q

TERMINAL NUMBER 78073023184

10/03/25 11:39am 231 84 8434 804

Mastercard

AID: A0000000041010

MasterCard 32.92
CHANGE 0.00

TOTAL ITEMS= 6

As a BJ's Member I JUST SAVED: \$6.53

BJ's Member Savings 6.53

Coupons Redeemed 0.00

Rewards Redeemed 0.00

Current BJ's Gas Savings

FuelSaver earned thru 10/02/25 0.00/gal

FuelSaver earned in this trx: 0.00/gal

Visit BJs.com/Gas for more details

SAVE TIME ON YOUR NEXT SHOP

Skip the checkout line with ExpressPay

Scan items, clip coupons & pay

with the BJ's app.



MEMBER COPY



1003231848434

***** Check Cart *****

* * PAID * *

* Fri, 10/03/2025 *

* 11:34 AM *



Final Details for Order #114-3035881-2535419

Order Placed: October 13, 2025
Amazon.com order number: 114-3035881-2535419
Order Total: \$58.48

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

Shipped on October 13, 2025	
Items Ordered	Price
1 Of: Joyful Artistry 120PCS Sheriff Badge Stickers Name Tags - Police Sheriff Badge Stickers for Kids, Name Labels, Police Birthday Party Supplies Sold by: Joyful Artistry (seller profile) Business Price Condition: New	\$9.49
1 Of: WellSign Wedding Arch Backdrop Stand 6FT, 5FT, 4FT Set of 3 Metal Gold Balloon Arch kit Stand for Ceremony Baby Shower Birthday Bridal Party Event Decoration, Garden Climbing Plant Frame Sold by: WellSign (seller profile) Condition: New	\$48.99
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$58.48 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$58.48 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	
	Total for This Shipment: \$58.48 -----

Payment information	
Payment Method: MasterCard | Last digits: 1064	Item(s) Subtotal: \$58.48 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
Billing address Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Total before tax: \$58.48 Estimated Tax: \$0.00 -----
	Grand Total: \$58.48
Credit Card transactions	MasterCard ending in 1064: October 13, 2025: \$58.48

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

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Final Details for Order #114-9188915-8921051

Order Placed: October 13, 2025
Amazon.com order number: 114-9188915-8921051
Order Total: \$429.91

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

Shipped on October 14, 2025

Items Ordered Price
1 Of: Toy Inspired Story Birthday Party Supplies, 7PCS Yard Signs with Stakes, Outdoor Lawn Party Decor, Toy Inspired Story Party Decorations, Yard Signs for Toy Inspired Story Theme Birthday Party \$30.99
1 Of: Winrayk 154Pcs Toy Inspired Story Birthday Party Decorations Supplies for Kids Teen, Balloon Arch with Backdrop Tablecloth Cow Print Balloons Star Rocket, Cartoon Game Girls Boys Birthday Party Decor \$21.99
1 Of: SmileMakers Mr Potato Head Make Your Own Spud Stickers - Party Favors - 100 per Pack \$13.99
1 Of: Tingjoo 3 Pcs Cartoon Arch Backdrop Cover Set 4Ft 5Ft 6Ft Cartoon Birthday Party Decorations Polyester Arch Stand Cover for Photo Props Cosplay Wedding Baby Shower Backdrop Decor \$37.99

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: \$104.96
Shipping & Handling: \$0.00
Total before tax: \$104.96
Sales Tax: \$0.00
Total for This Shipment: \$104.96

Shipped on October 14, 2025

Items Ordered Price
5 Of: 20 Pcs Children's Cowboy Hats Kids Party Cowboy Cowgirl Felt Hats for Western Halloween Birthday Costume(Brown) \$64.99
Sold by: Surlontye
Condition: New

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: \$324.95
 Shipping & Handling: \$0.00

 Total before tax: \$324.95
 Sales Tax: \$0.00

Total for This Shipment: \$324.95

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: \$429.91
 Shipping & Handling: \$0.00

 Total before tax: \$429.91
 Estimated Tax: \$0.00

Grand Total: \$429.91

Credit Card transactions

MasterCard ending in 1064: October 14, 2025: \$429.91

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

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	in your account since January 28, 2024. Learn more.	
10/14/2025	<p>Invoice #1760427033</p> <p>Constant Contact - Core</p> <p>501-1500 Contacts</p> <p>Highest contact count: 1064</p> <p>From 09/14/2025 to 10/14/2025</p> <p>Your Contact Tier is based on the highest number of active contacts you've had in your account since January 28, 2024. Learn more.</p>	\$62.00
	Total	\$62.00



ROOMS TO GO - INTERNET

Store #: 970

11540 E US HIGHWAY 92, SEFFNER, FL 33584 (888) 709-5380

Order # 41266016I

Order Date: 10/15/2025

Revise Order #: 1

Sales Person Name: DOTCOM SALES (999970)

11/17/2025 02:35 PM svc_ecom

Sold To: TISONS LANDING CDD ELIZABETH MYERS-HESFORD | 16529 TISONS BLUFF RD, JACKSONVILLE, FL 32218 | Home Tel. No.: (904) 708-3507

Business Tel. No.: (904) 708-3507

Delivery/Pickup: | See Instructions Below

Description	SKU No.	QTY	Unit Amount	Total Amount
Your Room Includes - GRAY	2411511P		\$1,399.99	\$1,399.99
84 IN CONSOLE - GRAY	24115102	1		
42" QUANTUM FIREBOX - BLACK	25142047	1		
			Sales Total	\$1,399.99
			Delivery/Setup	\$89.99
			Subtotal	\$1,489.98
			SALES TAX 0 %	\$0.00
			Total	\$1,489.98

Payment Information	
	Deposit \$1,489.98
	BALANCE DUE \$0.00

Deposit History	
10/15/2025	MASTERCARD \$1,489.98

Delivery/Pickup Instructions, Finance Information (if applicable), and Additional Details

Delivery Type: DELIVERY



ROOMS TO GO - INTERNET

Store #: 970

11540 E US HIGHWAY 92, SEFFNER, FL 33584 (888) 709-5380

Order # 412660161

Terms and Conditions of Sale, Limited Product Warranty, and Dispute Resolution/Arbitration Agreement.

This is to certify that all merchandise purchased after 10/15/2025 is purchased for reason: EXEMPT ORGANIZATION Certificate#'OTHER' No Cert # Req

A copy of the Rooms To Go Terms and Conditions of Sale, Limited Product Warranty, and Dispute Resolution/Arbitration Agreement is on the following pages in the printed and/or emailed sales Order.

TERMS AND CONDITIONS OF SALE, LIMITED PRODUCT WARRANTY, AND DISPUTE RESOLUTION/ARBITRATION AGREEMENT

THESE TERMS AND CONDITIONS CONTAIN A DISPUTE RESOLUTION/ARBITRATION AGREEMENT, A CLASS ACTION WAIVER, AND A JURY TRIAL WAIVER THAT AFFECTS YOUR RIGHTS. THESE PROVISIONS AFFECT HOW DISPUTES ARE RESOLVED. YOU WILL BE BOUND BY THESE PROVISIONS. IN ARBITRATION, THERE IS NO JUDGE OR JURY AND THERE IS LESS DISCOVERY AND APPELLATE REVIEW THAN IN COURT. PLEASE REVIEW THESE PROVISIONS CAREFULLY.

You can also read the Agreements at roomstogo.com/terms; Para leer los Acuerdos, favor dirigirse a roomstogo.com/terms

The Terms and Conditions of Sale, Limited Product Warranty, and Dispute Resolution/Arbitration Agreement ("Agreements") below are binding agreements between you and the Rooms To Go entity making this sale ("RTG," "we" or "us"). Except in the Limited Product Warranty, "you" means any person or entity who signs this Sales Order or on whose behalf it is signed and any privies, and any person or entity who receives, accepts, or uses the purchased products or services. All such persons and entities are expressly intended beneficiaries of the Dispute Resolution/Arbitration Agreement. In the Limited Product Warranty, "you" means solely the original consumer purchaser. The Agreements are expressly intended for the benefit of all affiliates of RTG and any third party that delivers, services or attempts to deliver or service your merchandise and its or their parents, subsidiaries, divisions, shareholders, members, managers, partners, directors, officers, trustees, employees, representatives, predecessors, successors, and assigns. The Agreements may not be changed except by a written agreement signed by you and us.

If any part of the Agreements is found invalid or unenforceable, then that part shall be stricken and all other parts shall remain in full force and effect, except as otherwise specifically provided herein.

TERMS AND CONDITIONS OF SALE

1. Refund/cancellation: No cancellations or refunds after merchandise has been delivered or for Express/Next Day Delivery. You are eligible for a full refund if you cancel within 48 hours of the order and for an 80% refund if you cancel after 48 hours but before delivery. You may incur a pickup, redelivery, restocking, or other fee for certain returns and exchanges, including Doorway Delivery, mattresses, and foundation/box springs. Mattresses and foundation/box springs may be subject to the RTG Sleep Trial Policy or Height Preference Exchange Policy provided with your purchase and available at https://www.roomstogo.com/90-night-sleep-trial-policy.

2. Merchandise will be delivered for assembly by You if it is marked "Assembly Required" or if you select "Doorway Delivery." YOU ARE SOLELY RESPONSIBLE FOR ASSEMBLING SUCH MERCHANDISE. YOU AGREE TO INDEMNIFY AND HOLD US HARMLESS FOR ANY AND ALL DAMAGE/INJURY TO YOU OR OTHERS, YOUR MERCHANDISE, HOME, AND OTHER BELONGINGS RELATING TO ASSEMBLY.

3. Limitation of Damages for Delivery Services: If you purchase delivery services, RTG will use a third party delivery service provider. The delivery service provider is expressly intended as a third party beneficiary of this Limitation of Damages. THE AGGREGATE LIABILITY OF RTG AND ANY THIRD PARTY DELIVERY SERVICE PROVIDER THAT DELIVERS OR ATTEMPTS TO DELIVER YOUR MERCHANDISE AND ITS OR THEIR AFFILIATES AND ALL OF ITS OR THEIR PARENTS, SUBSIDIARIES, DIVISIONS, SHAREHOLDERS, MEMBERS, DIRECTORS, MANAGERS, PARTNERS OFFICERS, TRUSTEES, EMPLOYEES, REPRESENTATIVES, PREDECESSORS, SUCCESSORS, AND ASSIGNS ("RTG and TP Provider"), RELATING IN ANY WAY TO THE DELIVERY SERVICES, SHALL NOT EXCEED TWO TIMES THE TOTAL AMOUNT YOU PAID FOR DELIVERY OF YOUR MERCHANDISE, WHETHER YOU CLAIM DAMAGES (INCLUDING, WITHOUT LIMITATION, DAMAGE TO REAL OR PERSONAL PROPERTY) RELATING TO BREACH OF CONTRACT, TORT OR ANY OTHER THEORY OF LIABILITY. IN NO EVENT SHALL RTG OR TP Provider BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES. This limitation of liability shall not apply to (a) liability resulting from RTG's or TP Provider's gross negligence or willful misconduct or (b) death or bodily injury resulting from RTG's or TP Provider's negligent acts or omissions. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply.

4. Customer Pickup: Customer pickup times may vary by location. It is your responsibility to verify the location's pickup hours. Your merchandise may or may not be pulled before your arrival. You must have a valid government-issued photo identification to pick up your merchandise. Always remain in your vehicle. To avoid damage to your merchandise or vehicle, you must arrive with a vehicle large enough to accommodate the merchandise being picked up. It is your responsibility to arrive with the appropriate material for securing your loaded items; RTG will not supply these materials. YOU ARE SOLELY RESPONSIBLE FOR LOADING, UNLOADING, AND TRANSPORTING YOUR MERCHANDISE. YOU AGREE TO INDEMNIFY AND HOLD RTG HARMLESS FOR ANY AND ALL DAMAGE OR INJURY TO VEHICLES, MERCHANDISE, OR OTHERS DURING LOADING, UNLOADING, AND TRANSPORT.

Information Sharing: RTG may use your information or share it with RTG's affiliates and third parties to process and service your order, arrange delivery, for marketing, financing, conducting surveys (including satisfaction surveys) and researching and improving products, among other purposes. This may include your name, contact information, and purchase history. By voluntarily giving your information to us, you consent to our use and sharing of your information as described.

5. Customer Communications: Notwithstanding the context in which you provide your e-mail address or phone number, any prior consents you may have provided to receive calls/SMS/MMS messages, any revocation of said consent or any request to be placed on a federal, state or internal do-not-call list, you consent to RTG, its affiliates, intended beneficiaries of the Agreements, and any third-party service providers, including, but not limited to, delivery service providers and survey/research companies, contacting you using any e-mail address or phone number that you provide. You agree that any calls/SMS/MMS messages may be sent/placed using an automatic telephone dialing system or prerecorded or artificial voice. You agree that such communications may be made for any purpose including, without limitation, processing and servicing your order, arranging delivery, conducting surveys (including satisfaction surveys), researching and improving products, and marketing. You agree that RTG, its affiliates, intended beneficiaries of the Agreements, and any third-party service providers may call or send you messages regarding any topic and that such messages or calls may be made or placed using different phone numbers or short codes. You acknowledge that each short code or phone number used to communicate with you is an independent communication campaign, separate from any other campaign you may receive from or on behalf of RTG, its affiliates, intended beneficiaries of the Agreements, and any third-party service providers. To stop, unsubscribe or otherwise revoke your consent to receive messages from a specific campaign, you must text "STOP" to each individual campaign. You agree that by texting "STOP" to a given message campaign, you will ONLY be unenrolled from messages from that specific campaign. If you wish to opt out of ALL message campaigns, you must text "STOP" to each message campaign. Alternatively, to opt out, you may call RTG at 800-766-6786 or send notice to: Legal Department, 11540 US Hwy 92 E, Seffner, FL 33584. Any other attempt to revoke consent shall be invalid and of no effect. You agree that the methods of revocation described in this paragraph are reasonable. If you want to start receiving messages again, sign up as you did the first time. If you need help, text "HELP" to any message you receive from us. You certify, warrant and represent that the phone number you have given is yours and not someone else's. You represent that you are permitted to receive calls and messages at the phone number you have given. You agree to promptly alert us whenever you stop using a phone number. RTG may use the means of communication described in this section even if you will incur costs to receive such communications. For customer support please call 800-766-6786. Message and data rates may apply, and message frequency may vary. Carriers are not liable for delayed or undelivered messages. You agree that the terms of these Agreements were arrived at by a mutually agreed, bargained-for exchange and that all terms in this paragraph are essential to the Agreements.

7. Photos: You agree that we may take or cause to be taken photos on delivery, attempted delivery, merchandise set-up, or service appointments, and use the photos to help resolve merchandise, delivery, set-up, damage or customer service issues and to verify delivery location or audit for quality purposes.

8. General: Changes to delivery address may delay delivery and are valid only if we confirm the change. Merchandise purchased for commercial settings or used for commercial purposes or sold "AS IS" is not covered by the Limited Product Warranty below or any other warranty, express or implied, where allowed by law. Merchandise sold "AS IS" is Final and not eligible for return, exchange, refund or service. We retain title to all merchandise until delivered and paid in full and merchandise is not guaranteed to be in stock or available until paid in full and delivery scheduled. You are liable to us for any collection costs including attorneys' fees if we must collect payment from you. We can correct mistakes in pricing or arithmetic at any time.

9. Governing Law and Venue. These Agreements are governed by the laws of the State of Florida, without regard to its conflict of law principles, except to the extent that the Federal Arbitration Act governs the Dispute Resolution/Arbitration Agreement, as stated below. The United Nations Convention for the International Sale of Goods does not apply. If the Arbitration Agreement is ever deemed unenforceable or void, or a dispute between the parties is not subject to arbitration, you irrevocably consent to the exclusive jurisdiction of the federal and state courts that encompass Hillsborough County, Florida, and you waive any objections as to personal jurisdiction or as to the laying of venue in such courts due to: (i) inconvenient forum or (ii) any other basis or any right to seek to transfer or change venue of any such action to another court.

10. Assignment. We may assign our rights and delegate our duties under these Agreements at any time to any party without notice to you. You may not assign these Agreements without our prior written consent.

11. Interpretation. These Agreements are the entire agreement between you and RTG with respect to your purchase of merchandise. RTG's failure to enforce any provision in these Agreements will not constitute a waiver of that provision or any other provision. Any waiver of any provision of these Agreements will be effective only if in writing and signed by RTG. If any provision of these Agreements is held invalid, void, or unenforceable, that provision will be considered severable from the remaining provisions and the remaining provisions will remain in full force and effect, except as otherwise specifically set forth herein (i.e., in connection with the Dispute Resolution section (including the Arbitration Agreement)). The headings in these Agreements are for convenience only and do not affect the interpretation of these Agreements. These Agreements will inure to the benefit of RTG's successors and assigns.

12. Survival. Any provisions of these Agreements that are intended to survive termination (including any provisions regarding indemnification, limitation of our liability, choice of law and venue, and the Dispute Resolution section, including the Arbitration Agreement, class action waiver, and jury trial waiver) will continue in effect beyond any termination of these Agreements.



ROOMS TO GO - INTERNET

Store #: 970

11540 E US HIGHWAY 92, SEFFNER, FL 33584 (888) 709-5380

Order # 412660161

13. Electronic Communications. These Agreements and any other documentation, agreements, notices, or communications between you and RTG may be provided to you electronically to the extent permissible by law. Please print or otherwise save a copy of all documentation, agreements, notices, and other communications for your reference.

14. LIMITED PRODUCT WARRANTY ("LIMITED WARRANTY")

This Limited Warranty is non-transferable and applies only to the original consumer purchaser of the merchandise, and to merchandise that has remained at the original non-commercial delivery site. RTG warrants that the purchased merchandise will be free from defects in material and workmanship for a period of ONE YEAR from the date of delivery or pickup. To obtain service under this Limited Warranty, the purchaser must give notice of the defect within the warranty period in writing at 11540 Hwy 92 E, Seffner, Florida 33584, or by phone at 800-766-6786. This Limited Warranty does not cover: 1) wear, fading, or shrinkage of fabrics; 2) damage due to alterations, misuse, abuse, or accidents; 3) damage or discoloration caused by light; 4) natural variations in the color or graining of products; 5) ridges or rough areas in wicker, marble, and natural stone; 6) mold, mildew, dirt, or pilling; 7) fading/oxidized paint or rust; 8) imperfections, small cracks, and teak oil in new and reclaimed teak; and 9) damage due to wind, fire, rain, hurricane, and other weather or climatological causes or natural disasters. Failure to follow care instructions, including but not limited to properly draining outdoor cushions and closing umbrellas, shall void the Limited Warranty. If you provide notice during the warranty period that merchandise is defective, we will, at our option, (i) repair nonconforming component(s) or merchandise, (ii) replace nonconforming merchandise in exchange for its return, or (iii) refund the purchase price in exchange for return of the merchandise. Commercial and AS IS Merchandise are not covered by this Limited Product Warranty or any other warranty, express or implied, where allowed by law.

DISCLAIMER OF CONSEQUENTIAL AND INCIDENTAL DAMAGES: EXCEPT TO THE EXTENT EXPRESSLY PROHIBITED BY APPLICABLE LAW, WE ARE NOT LIABLE TO YOU OR ANY OTHER PERSON FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES FOR BREACH OF THIS OR ANY OTHER WARRANTY. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. All disputes arising under this Limited Warranty are subject to the Dispute Resolution/Arbitration Agreement below.

DURATION OF IMPLIED WARRANTIES: RTG EXPRESSLY LIMITS THE DURATION OF THE IMPLIED WARRANTIES OF MERCHANTABILITY AND OF FITNESS FOR A PARTICULAR PURPOSE TO THE DURATION OF THE LIMITED WARRANTY PERIOD OF ONE YEAR FROM THE DATE OF DELIVERY OR PICKUP. RTG EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AFTER EXPIRATION OF THE LIMITED WARRANTY PERIOD. SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH VARY FROM STATE TO STATE.

15. **DISPUTE RESOLUTION (INCLUDING ARBITRATION AGREEMENT, CLASS ACTION WAIVER, AND JURY TRIAL WAIVER). READ CAREFULLY - THIS SECTION (INCLUDING PARAGRAPHS 16-24 SET FORTH BELOW) AFFECTS YOUR LEGAL RIGHTS. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, YOU MUST PROVIDE NOTICE TO US, PURSUANT TO THE PROCEDURES SET FORTH IN THIS DISPUTE RESOLUTION SECTION, OF ANY CLAIM WITHIN ONE YEAR OF ITS ACCRUAL OR YOUR CLAIM SHALL BE WAIVED AND TIME-BARRER.**

Arbitration Agreement.

16. **Mandatory Informal Dispute Resolution Process.** If you and any Arbitrating Entity (defined below) have a Dispute (defined below), the parties to the Dispute agree that they will first make a good faith effort to resolve it informally. This process should lead to a resolution. In connection with any Dispute, a notice ("Notice") must be sent to the other party that describes the Dispute. The Notice must include the claimant's name, address, telephone number, email address, sufficient information to identify any transaction at issue; and a detailed description of (i) the Dispute, (ii) the nature and basis of the claims, and (iii) the nature and basis of the relief sought with a calculation for it. The Notice must be personally signed by the party initiating the Dispute (and counsel if represented). You must send the Notice by email to legalnotices@roomstogo.com or by mail to: Legal Department, 11540 Highway 92 East, Seffner, FL 33584. If an Arbitrating Entity has a Dispute with you, it will send the Notice to the address on file for you. After a fully completed Notice is received, you and the Arbitrating Entity agree to negotiate in good faith, including through an informal and individualized telephone conference between you and the Arbitrating Entity if the party receiving the Notice makes such a request. If such a request is made, you and a representative of the Arbitrating Entity must personally appear at and participate in the telephone conference (if the parties are represented by counsel, counsel may also participate). Completion of this Mandatory Informal Dispute Resolution Process is a condition precedent to initiating a claim in arbitration. If the sufficiency of a Notice or compliance with this Mandatory Informal Dispute Resolution Process is at issue, such issue may be raised with and decided by a court of competent jurisdiction at either party's election, and during such court proceeding any arbitration shall be stayed. The court shall have the authority to enforce this condition precedent to arbitration, which includes the power to enjoin the filing or prosecution of arbitrations and the assessment or collection of arbitration fees. Nothing in this paragraph limits the right of a party to seek damages or other relief in arbitration for noncompliance with this Mandatory Informal Dispute Resolution Process. All applicable limitations periods (including statutes of limitations) shall be tolled from the date of receipt of a completed Notice through the conclusion of this Mandatory Informal Dispute Resolution Process. You or we may commence arbitration only if the Dispute is not resolved through this Mandatory Informal Dispute Resolution Process.

17. **Arbitration Procedures.** After exhaustion of the Mandatory Informal Dispute Resolution Process, You and any "Arbitrating Entity" (which is referred to as "We," "Us" and "Our" for purposes of this dispute resolution section and includes RTG, any third party delivery service provider that delivers, services or attempts to deliver or service your merchandise, and any of its or their affiliates, and all of its or their parent companies, subsidiaries, divisions, shareholders, partners, managers, trustees, directors, officers, employees, representatives, predecessors, successors, or assigns) agree that any unresolved dispute between You and any Arbitrating Entity, including but not limited to any dispute that relates in any way to Your relationship with any Arbitrating Entity, including, but not limited to, any product or service sold, performed, or distributed by any Arbitrating Entity, any transaction with any Arbitrating Entity, any warranty made by any Arbitrating Entity, the terms and conditions of sale, to the financing of any purchase from any Arbitrating Entity, the delivery, attempted delivery, servicing, or installation of your merchandise, to the use, transmission, collection or storage of personal information, or the Terms of Use or the Privacy Notice, including disputes under federal or state statutes, common law, or tort law, whether legal or equitable ("Dispute") must be resolved exclusively through final and binding individual arbitration with the limited exception set forth below. The term "Dispute" and the requirement to arbitrate will be broadly interpreted. Notwithstanding the foregoing, You or any Arbitrating Entity may elect to have a Dispute heard in small claims court so long as the matter proceeds only on an individual (not a class or representative) basis and seeks individual relief, and so long as the action remains in that court and is not removed or appealed to a court of general jurisdiction. This election may be made before or after an arbitrator is appointed consistent with AAA Rule 9. Notwithstanding the foregoing, you and any Arbitrating Entity may bring suit in court to enjoin infringement or other misuse of intellectual property rights. This Arbitration Agreement applies to disputes arising before, on, or after the date of Your visit to the site or the date of Your purchase, regardless of whether any warranty is in effect, and it survives cancellation of Your order or other termination of any agreement You may have with any Arbitrating Entity along with the remainder of the Dispute Resolution Section.

The arbitration shall be administered by and conducted in accordance with the applicable rules of the American Arbitration Association ("AAA"), including the AAA's Consumer Arbitration Rules (where appropriate) ("AAA Rules"), as modified by this Arbitration Agreement. The AAA Rules are available online at www.adr.org. You and We agree that the AAA's administrative determination to register this Arbitration Agreement means it comports with the Consumer Due Process Protocol and that neither a court nor an arbitrator may revisit that decision. If the AAA is unavailable or unwilling to administer the arbitration consistent with this Arbitration Agreement, the parties shall agree on an administrator that will do so. If the parties cannot agree, they shall petition a court of competent jurisdiction to appoint an administrator that will do so. An arbitration demand must be accompanied by a certification of compliance with the Mandatory Informal Dispute Resolution Process and be personally signed by the party initiating arbitration (and counsel, if represented). By submitting an arbitration demand, the party and counsel represent that, as in court, they are complying with the requirements of Federal Rule of Civil Procedure 11(b). The arbitrator is authorized to impose any sanctions available under Federal Rule of Civil Procedure 11 against represented parties and their counsel. You may choose to have the arbitration conducted by a phone, video, or in-person hearing, or through written submissions, except any Dispute seeking \$25,000 or more or injunctive relief shall have an in-person or video hearing unless the parties agree otherwise. Both parties reserve the right to request a hearing in any matter from the arbitrator. You and an Arbitrating Entity representative will personally appear at any hearing (with counsel, if represented). Any in-person hearing will be held in the county or parish in which you reside or at another mutually agreed location. If requested by either party, You and an Arbitrating Entity representative shall personally appear (with counsel if represented) at an individualized telephone case management conference with the AAA before an arbitrator is appointed. An arbitrator may award on an individual basis any relief that would be available in a court, including injunctive or declaratory relief only in favor of the individual party seeking relief and only to the extent necessary to provide relief warranted by that party's individual claim. To the maximum extent permitted by applicable law, You and We agree that each may bring claims against the other only in Your or Our individual capacity and not as a plaintiff or class member in any purported class, collective, consolidated, private attorney general, or representative proceeding. Further, unless both You and We agree otherwise, an arbitrator may not consolidate more than one person's claims and may not otherwise preside over any form of class, collective, consolidated, private attorney general, or representative proceeding. An arbitrator must follow and enforce these Agreements as a court would. If, after exhaustion of all appeals, any of these prohibitions on non-individualized injunctive or declaratory relief and class, collective, consolidated, private attorney general, or representative proceedings are found to be unenforceable with respect to a particular claim or request for relief (such as a request for public injunctive relief), then such a claim or request for relief will be decided by a court of competent jurisdiction, after all other claims and requests for relief are arbitrated. The arbitrator shall issue a reasoned written decision sufficient to explain essential findings and conclusions. The arbitrator shall apply the cost-shifting provisions of Federal Rule of Civil Procedure 68 after entry of an award. Judgment on any arbitration award may be entered in any court of competent jurisdiction, except an award that has been satisfied may not be entered in any court. An award shall have no preclusive effect in any other arbitration or proceeding in which You are not a named party.

18. **Delegation/Arbitrability.** You and we agree that these Agreements evidence a transaction in interstate commerce and the Federal Arbitration Act ("FAA") applies to this Arbitration Agreement exclusively and governs its interpretation and enforcement. The arbitrator shall decide all issues except the following, which are for a court of competent jurisdiction to decide: (i) issues that are reserved for a court in these Agreements; (ii) issues that relate to the scope, validity, and enforceability of the Arbitration Agreement, class action waiver, jury trial waiver, or any of the provisions of this Dispute Resolution section; and (iii) issues that relate to the arbitrability of any Dispute.

19. **Costs of Arbitration.** (A) Arbitration fees will be governed by the applicable AAA Rules and fee schedule. You and We agree that the parties have a shared interest in reducing the costs and increasing the efficiencies associated with arbitration. Therefore, You or We may elect to engage with the AAA regarding arbitration fees, and agree that the parties (and counsel, if represented) will work together in good faith to ensure that arbitration remains cost-effective for all parties.

(B) If You or any Arbitrating Entity files or causes to be filed in any court, agency, or other non-arbitral tribunal a Dispute that is subject to arbitration under this Arbitration Agreement (an "Arbitrable Suit"), the defendant/respondent may provide written notice to the plaintiff/claimant (or its attorney) of its duty to arbitrate the Arbitrable Suit and to comply with the Mandatory Informal Dispute Resolution Process set forth above. If the plaintiff/claimant does not dismiss the Arbitrable Suit within 14 calendar days of such notice, and the defendant/respondent successfully moves to compel compliance with the terms of this Arbitration Agreement, the plaintiff/claimant shall be responsible for paying the reasonable attorneys' fees and other costs incurred by the defendant/respondent in responding to and moving to compel arbitration of the Arbitrable Suit to the maximum extent permitted by applicable law. Any request for such fees and costs shall be addressed to and decided by an arbitrator as if it were a Dispute and otherwise addressed in accordance with these Agreements.

20. **Additional Procedures for Mass Arbitration.** You and We agree that these Additional Procedures for Mass Arbitration (in addition to the other provisions of this Arbitration Agreement) shall apply if You choose to participate in a Mass Arbitration. If 25 or more similar Disputes (including Yours) are asserted against an Arbitrating Entity by the same or coordinated counsel or are otherwise coordinated ("Mass Arbitration"), You understand and agree that the resolution of Your Dispute might be delayed and ultimately proceed in court. If Your Dispute is part of a Mass Arbitration, any applicable limitations periods (including statutes of limitations) shall be tolled for Your Dispute from the time that your Dispute is first submitted to the AAA until Your Dispute is selected to proceed as part of a staged process or is settled, withdrawn, otherwise resolved, or opted out of arbitration pursuant to this provision.



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STAGE ONE: If at least 50 Disputes are submitted as part of the Mass Arbitration, counsel for the claimants and counsel for the Arbitrating Entity shall each select 25 Disputes to be filed and to proceed as cases in individual arbitrations as part of this initial staged process. The number of Disputes to be selected to proceed in Stage One can be increased by agreement of counsel for the parties (and if there are fewer than 50 Disputes, all shall proceed individually in Stage One). Each of the 50 (or fewer) cases shall be assigned to a different arbitrator and proceed individually. If a case is withdrawn before the issuance of an arbitration award, another claim shall be selected to proceed as part of Stage One. The remaining Disputes shall not be filed or deemed filed in arbitration nor shall any arbitration fees be assessed or collected in connection with those claims. After this initial set of proceedings, counsel for the parties shall participate in a global mediation session with a mediator jointly selected by counsel for the parties in an effort to resolve the remaining Disputes (as informed by the adjudications of cases in Stage One), and the Arbitrating Entity shall pay the mediator's fee.

STAGE TWO: If the remaining Disputes have not been resolved at the conclusion of Stage One, counsel for the claimants and counsel for the Arbitrating Entity shall each select 25 Disputes per side to be filed and to proceed as cases in individual arbitrations as part of a second staged process. The number of Disputes to be selected to proceed as part of this second staged process can be increased by agreement of counsel for the parties (and if there are fewer than 50 Disputes, all shall proceed individually in Stage Two). No more than three cases may be assigned to a single arbitrator to proceed individually. If a case is withdrawn before the issuance of an arbitration award, another claim shall be selected to proceed as part of Stage Two. The remaining Disputes shall not be filed or deemed filed in arbitration nor shall any arbitration fees be assessed or collected in connection with those claims. After this second set of staged proceedings, the parties shall engage in a global mediation session of all remaining Disputes with a mediator jointly selected by counsel for the parties in an effort to resolve the remaining Disputes (as informed by the adjudications of cases in Stages One and Two), and the Arbitrating Entity shall pay the mediator's fee.

Upon the completion of the mediation set forth in Stage Two, each remaining Dispute (if any) that is not settled or not withdrawn shall be opted out of arbitration and may proceed in a court of competent jurisdiction consistent with the remainder of the Agreements, including the remaining provisions of this Dispute Resolution section. Notwithstanding the foregoing, counsel for the parties may mutually agree in writing to proceed with the adjudication of some or all of the remaining Disputes in individual arbitrations consistent with the process set forth in Stage Two (except Disputes shall be randomly selected and mediation shall be elective by agreement of counsel) or through another mutually agreeable process. A court of competent jurisdiction shall have the authority to enforce the Additional Procedures for Mass Arbitration, including the power to enjoin the filing or prosecution of arbitrations and the assessment or collection of arbitration fees. The Additional Procedures for Mass Arbitration provision and each of its requirements are essential parts of this Arbitration Agreement. If, after exhaustion of all appeals, a court of competent jurisdiction decides that the Additional Procedures for Mass Arbitration apply to Your Dispute and are not enforceable, then Your Dispute shall not proceed in arbitration and shall only proceed in a court of competent jurisdiction consistent with the remainder of these Agreements.

21. Future Changes to Arbitration Agreement. If we make any future changes to this Arbitration Agreement (other than a change to our contact information), You may reject any such change by sending a personally signed, written notice to the following address within 30 days of the change with a clear statement describing the changes to the Arbitration Agreement that you wish to opt out: by email to legalnotices@roomstogo.com or by mail to Legal Department, 11540 Highway 92 East, Seffner, FL 33584. Such written notice does not constitute an opt out of arbitration altogether. By rejecting any future change, You are agreeing that You will arbitrate any Dispute between You and the Arbitrating Entities (defined above) in accordance with this version of the Arbitration Agreement.

22. Severability. Except as specifically provided herein, if any part of this Dispute Resolution Agreement is found invalid or unenforceable, then it shall be stricken and the other parts of this Dispute Resolution Agreement shall remain in full force and effect.

Class Action Waiver; Jury Trial Waiver.

23. Class Action Waiver. YOU AND WE EACH AGREE THAT ANY PROCEEDING, WHETHER IN ARBITRATION OR IN LITIGATION, WILL BE CONDUCTED ONLY ON AN INDIVIDUAL BASIS AND NOT IN A CLASS, COLLECTIVE, CONSOLIDATED, PRIVATE ATTORNEY GENERAL, OR REPRESENTATIVE ACTION. YOU AND WE AGREE TO WAIVE ANY RIGHT TO BRING OR TO PARTICIPATE IN SUCH AN ACTION IN ARBITRATION OR IN COURT TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW. NOTWITHSTANDING THE FOREGOING, THE PARTIES RETAIN THE RIGHT TO PARTICIPATE IN A CLASS-WIDE SETTLEMENT.

24. Jury Trial Waiver. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, YOU AND WE WAIVE THE RIGHT TO A JURY TRIAL.

VTOSSTR240905

Wayfair

Item	SKU	Unit Price	Qty	Subtotal	Shipping & Tax	Total
58" Cardboard Standup	BBBM1095	47.21	1	47.21	0	47.21
53" Disney/Pixar Cardboard Standup	BBBM1306	49.95	1	49.95	0	49.95
53" Disney/Pixar Cardboard Standup	BBBM1302	49.95	1	49.95	0	49.95
49" Disney/Pixar Cardboard Standup	ROM1715	49.75	1	49.75	0	49.75
						196.86

SPIRIT

Yulee #60460
Villages of Amelia
Yulee, FL 32097
(866) 580-5819

Date: 10/23/25 3:45 PM Store: 60460
Register: 2 Trans: 5222
Cashier: 3492134
Trans Type: SALE

TS JESS MD
01597319

59.99 TX
1 @ 59.99

Subtotal: 59.99
TX Taxable Amount: 59.99
TX (7.000%) Tax: 4.20
Total: 64.19
MASTERCARD 64.19

*****1064
MEYERS/ELIZABETH

AUTH# 02305Q

Bank Receipt Section

AID: A0000000041010
TVR: 0000008000
TC: 5CA7649F3A9491B8
Application Label: Mastercard
Entry Mode: CHIP
Authorization Mode: ISSUER



604600 252229
Transaction Code

Thank You for Visiting
Spirit Halloween

We will gladly offer refunds through
October 17th. Exchanges will be
offered through October 23rd.

Items must have a receipt and
be in saleable condition.

Visit us online 24/7 @
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Guest Services is available
year round at (866) 586-0155.

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Thank you! ID #:7VR1L8192Q3S

Walmart *

WM Supercenter

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JACKSONVILLE FL 32218

ST# 03702 DP# 005869 TE# 23 TR# 01681

ITEMS SOLD 2

TC# 4451 5278 5242 2346 6004 9



MC PURPLE 196742116640 6.84 0
DEBIT LOAD 605388029450 150.00 0
FILEBAND-40Z 071815078040 3.88 X

SUBTOTAL 160.72
TAX1 7.5000 % 0.29
TOTAL 161.01

MCARD TEND 161.01
CHANGE DUE 0.00

MASTERCARD- 1064 I 1 APPR#02335Q

161.01 TOTAL PURCHASE

REF # 529606100672

AID A0000000041010

TERMINAL # 25850363

*No Signature Required

10/23/25 11:12:22

EFT DEBIT PAY FROM PRIMARY

150.00 DEBIT LOAD

NETWORK ID. APPR. CODE

IC00000000001238293702



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card. No in-store refunds. Please
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TSC TRACTOR SUPPLY CO
TractorSupply.com

453184 STATE ROAD 200
YULEE, FL 32097-5566
904-225-5252

Ticket: 531476

Date: 10/23/25

Store: 2421

Cashier: Jennifer

Time: 3:22 PM

Register: 2

Item	Qty	Price	Amount
2 STR BERMUDA HAY BALE 1022865	8	11.99	95.92
		Subtotal	95.92
		Tax	0.00
		Total	95.92

MasterCard - SALE 95.92
 *****1064 - EMV Chip
 Authorization #: 02386Q
 Terminal ID : 001792421000200
 Cryptogram : 10831A760D80AA7E
 MID : A0000000041010
 APP : Mastercard
 SVM : NONE / 1E0300
 TVR : 0000008000 / TSI : E800

Change 0.00
 I agree to pay the above amount according to my card issuer agreement.

Neighbor's Club makes Life Out Here more rewarding. Download the Tractor Supply mobile app, go to www.neighborsclub.com, or ask a team member to join or for more details on points earning, rewards and more.

As a member of Neighbor's Club, earn 5% in Rewards when you use a TSC Store Card to make a purchase. Subject to credit approval. Learn more @ www.TractorSupply.com/TSCCard or see a team member for more details.

 For our Returns Policy, visit TractorSupply.com/returns

 Help a neighbor. Review your products. www.tractorsupply.com/reviews

 Go to telltractorsupply.com or Call 1-800-541-4429 within 7 days to complete a survey and be entered in a monthly drawing for a chance to win a \$2500 shopping spree.
 (Awarded as Gift Cards) Ends 12/31/2025
 Click on "Sweepstakes Rules" for complete details or to participate without purchase or survey.

 Enter Survey Code #:
 2421-02-531476-102325-1522-2
 LD ITEM COUNT = 8



Please call 1-877-718-6750 for Customer Solutions.

 Sign up now for ads, news, and more at TractorSupply.com
 Customer Copy

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Spirit of Life Lutheran Church

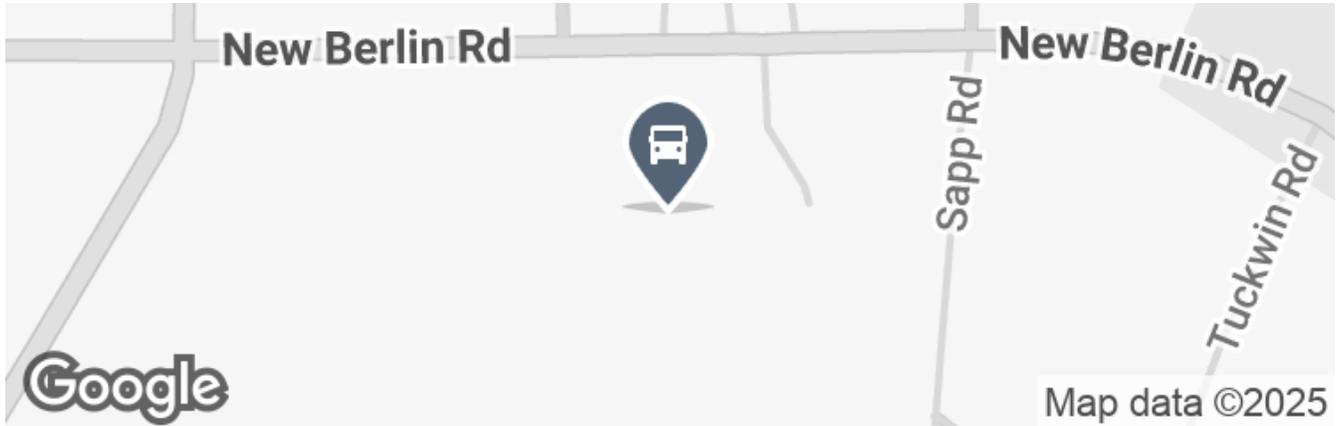


Let Spirit of Life Lutheran Church know how your experience was

\$485.00

Custom Amount	\$485.00
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Total	\$485.00
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Spirit of Life Lutheran Church

Last Location

[\(904\) 757-9114](tel:(904)757-9114)

Shop Online



MasterCard 1064
(Contactless)



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Oakland, CA 94612



12884 CITY CENTER BLVD
 JACKSONVILLE, FL
 Club Mgr. Olger Gucl

Club:231 Reg:86 Trans:6754
 Cashier:806 10/28/25 03:28pm

MEMBERSHIP ID. ***4070 *****
MEMBERSHIP EXPIRES ON 04/26 ***

 88867019719 BJ ULT TOWEL 19.99 T
****** SUBTOTAL 19.99**
 FL 7.5% Tax 1.50
****** TOTAL 21.49**

*****1064 ENTRY: C
 Purchase 00 APPROVED
 AUTH 02840Q
 TERMINAL NUMBER 78073023186
 10/28/25 03:29pm 231 86 6754 806
 Mastercard
 AID: A000000041010

MasterCard 21.49
 CHANGE 0.00

TOTAL ITEMS= 1

As a BJ's Member I JUST SAVED: \$4.00

BJ's Member Savings 4.00
 Coupons Redeemed 0.00
 Rewards Redeemed 0.00

Current BJ's Gas Savings

FuelSaver earned thru 10/27/25 0.00/gal
 FuelSaver earned in this trx: 0.00/gal

Visit BJs.com/Gas for more details

SAVE TIME ON YOUR NEXT SHOP

Skip the checkout line with ExpressPay
 Scan items, clip coupons & pay
 with the BJ's app.



MEMBER COPY



1028231866754

***** Check Cart *****

*** * PAID * ***

*** Tue, 10/28/2025 ***

*** 03:29 PM ***

For customer support visit Amazon.com/contact-us

Order date: October 3, 2025
Purchase Order #:
Order #: 112-0744504-1917841
Date shipped: October 3, 2025

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

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

Shipment details

Item description	Qty	Item price	Item subtotal
Tork Universal Hand Towel Roll White, Compatible with H21 Dispensers, 100% Recycled Fiber 6 Rolls x 800 Ft (RB8002) (SKU: B00M6XTONS) Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	\$39.97	\$39.97

Item subtotal	\$39.97
Shipping & handling	\$0.00
Sales tax	\$3.00

Total	\$42.97
--------------	----------------

Return or replace your item

Visit Amazon.com/returns

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

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

Order date: October 3, 2025
Purchase Order #:
Order #: 112-9890641-8159462
Date shipped: October 3, 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
Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use (SKU: G01306-FBA) Condition: New Sold by: Innovent Inc Gift message: ""	1	\$94.55	\$94.55
		Item subtotal	\$94.55
		Shipping & handling	\$0.00
		Sales tax	\$7.09
		Total	\$101.64

Return or replace your item

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

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

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

Order date: October 7, 2025
Purchase Order #:
Order #: 112-3718387-0334619
Date shipped: October 7, 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
Hayward SP1019BA Deck Drain Rectangular Grate with Screw Sets (SKU: 5942905208864) Condition: New Sold by: The Yard and Pool Company	2	\$12.67	\$25.34
Item subtotal			\$25.34
Shipping & handling			\$0.00
Sales tax			\$1.90
Total			\$27.24

Return or replace your item

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

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



Parker McEachin
Alpha Foundation Specialists, LLC
55 Industrial Loop N
Orange Park, FL 32073
Phone : 9048726198

Invoice Date: **10/23/2025**
Job Number: **76446**
Submitted To: **Tisons Landing CDD**
Address: **16529 Tisons Bluff Rd**
JACKSONVILLE, FL 32218
Job Location: **16529 Tisons Bluff Rd**
JACKSONVILLE, FL 32218
Phone: **9046126668**

PRODUCT	QTY	AMOUNT
Concrete Lifting		\$3,538.09
SettleStop PolyRenewal	200	
SettleStop PolyRenewal 2 Part System	200	
Utilities Protection	1	
TOTAL		\$3,538.09

Deposit Paid \$884.52
Total of Partial Payments \$0.00
Final Payments \$0.00
Adjustments \$0.00
Balance Due \$2,653.57

BUYER'S SIGNATURE

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

Order date: October 16, 2025

Purchase Order #:

Order #: 112-4147506-0612247

Date shipped: October 16, 2025

Ship to:

Timothy Harden

16578 YELLOW BLUFF RD

JACKSONVILLE, FL 32226-1159

United States

GL code: 51010 Repairs & Maintenance

Cost center: Northeast

Location: DSD - Tison's Landing

Custom info: Non-Billable

Shipment details

Item description	Qty	Item price	Item subtotal
Outdoor Photocell Sensor, Dusk to Dawn Day Night Swivel Mount Conduit Lighting Control, Photoelectric Sensor Switch for Indoor Outdoor Light (SKU: CAR-PHOTO) Condition: New Sold by: Shenzhenshi Karui keji youxian gongsi Gift message: ""	1	\$8.49	\$8.49
	Item subtotal		\$8.49
	Shipping & handling		\$0.00
	Sales tax		\$0.64
	Total		\$9.13

Return or replace your item

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

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

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

Order date: October 21, 2025
Purchase Order #:
Order #: 112-0710576-8003403
Date shipped: October 22, 2025

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

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

Shipment details

Item description	Qty	Item price	Item subtotal
2025 Upgraded Handheld Pool Vacuum Cleaner for Above Ground & Inground Pools - Cordless Pool Cleaner w/18.5GPM Suction, Telescoping Pole(20-69in), 2 Brush Heads - Ideal for Spas & Hot Tubs (SKU: WT597769A) Condition: New Sold by: Woot Inc Gift message: ""	1	\$90.73	\$90.73
		Item subtotal	\$90.73
		Shipping & handling	\$0.00
		Sales tax	\$6.80
		Total	\$97.53

Return or replace your item

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



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#: S2472TC2 2591589 TRANS#: 664935622 10-28-25

23909 1-1/2-IN PVC EL 90D SXS	2.98
23903 1-1/2-IN PVC MALE ADAPTER	2.48
955615 1/3-HP CAST IRON VRT SWIT	209.00

SUBTOTAL:	214.46
TOTAL TAX:	16.08
INVOICE 93110 TOTAL:	230.54
M/C:	230.54

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

EST. POINTS EARNED: 268*

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

MC: XXXXXXXXXXXX3184 AMOUNT: 230.54 AUTHCD: 02848Q
TAP REFID:247241110903 10/28/25 11:48:22
CUSTOMER CODE: NA
TVR : 0000000001
AID : A0000000041010

STORE: 2472 TERMINAL: 41 10/28/25 11:48:30
OF ITEMS PURCHASED: 3
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT

Timothy C. Harden

From: orders@patioslings.com
Sent: Wednesday, October 29, 2025 1:51 PM
To: Timothy C. Harden
Subject: PatioSlings.com Order Invoice esxxff4e

www.patioslings.com

Order Number: esxxff4e |

Billing Address

Timothy Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218
9046126668

Shipping Address

Timothy Harden
16578 Yellow Bluff Rd
Jacksonville, FL 32226
9046126668

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 22-1/4 | Back: 21-1/4 | Length: 48] BACK SIZES: [Top: 21-1/2 | Bottom: 21-3/4 | Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

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

Timothy C. Harden

From: orders@patioslings.com
Sent: Wednesday, October 29, 2025 1:46 PM
To: Timothy C. Harden
Subject: PatioSlings.com Order Invoice 6mtca8hf

www.patioslings.com

Order Number: 6mtca8hf |

Billing Address

Timothy Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218
9046126668

Shipping Address

Timothy Harden
16578 Yellow Bluff Rd
Jacksonville, FL 32226
9046126668

Qty	Item	Description	Price
1	CLS2P	CLS2P Custom Chaise Sling (2 Piece) SEAT SIZES: [Front: 23-1/4 | Back: 23 | Length: 48] BACK SIZES: [Top: 20-7/8 | Bottom: 21 | Length: 32-1/2] Fabric: Blue Jacquard	\$95.00

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

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

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

Page: 1
 10/31/2025
 Account No: 80-12113M
 Statement No: 196017

Attn: PATTI POWERS

TISON'S LANDING CDD

Fees

		Hours
10/01/2025		
GAF	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 10/9/25 MEETING OF BOARD OF SUPERVISORS	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT	0.30
GAF	CORRESPONDENCE TO DISTRICT MANAGER	0.20
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30
10/02/2025		
GAF	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 10/9/25 MEETING OF BOARD OF SUPERVISORS	0.50
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
10/06/2025		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	PREPARE INITIAL DRAFT OF GYM A/C REPLACEMENT SMALL PROJECT AGREEMENT	1.40
10/07/2025		
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
10/08/2025		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM FLORIDACOMMERCE WITH ENCLOSED SPECIAL DISTRICT FEE INVOICE AND INFORMATION REQUEST	0.30
10/09/2025		
GAF	RECEIPT AND REVIEW OF ADDITIONAL AGENDA ITEMS FOR 10/9/25 MEETING OF BOARD OF SUPERVISORS	0.30
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN AND COURTNEY HOGGE	0.20

TISON'S LANDING CDD

		Hours
	GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
	GAF RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENTS (X3)	0.30
	GAF PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING	1.40
	GAF FURTHER CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30
10/10/2025	GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
10/12/2025	MJP REVIEW AMENITY RULES FOR OPEN CARRY/FIREARMS PROVISIONS RE: NEW LAW	0.20
10/13/2025	MJP REVIEW FILE, PREPARATION OF FLORIDACOMMERCE UPDATE FORM, AND CORRESPONDENCE TO DISTRICT MANAGER	0.30
10/14/2025	GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER WITH ATTACHMENT	0.30
10/15/2025	GAF CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20
	GAF CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
10/16/2025	GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DISTRICT MANAGER	0.20
	GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
10/27/2025	GAF CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30
	GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
10/29/2025	GAF CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
	GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
10/30/2025	GAF RECEIPT AND REVIEW OF DRAFT AGENDA FOR 11/13/25 MEETING OF BOARD OF SUPERVISORS	0.30

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

Approved by Tim Harden

Please code to 320.538.35000

INVOICE

28415

Invoice Date

11/12/2025

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

Job Location
Tison's Landing CDD Various Addresses Jacksonville, FL 32218



P.O. Number	Terms	Due Date
	Net 30	12/12/2025

Serviced	Description	Quantity	Price Each	Amount
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	14	45.00	630.00
	16151 Dowing Creek Dr 1" Wilkins 975XL2 Serial# ABB06139 - PASSED			
	16123 Tisons Bluff Rd 1" Wilkins 975XL2 Serial# 1730114 - PASSED			
	261 Bradford Lake Cir 1" Wilkins 975XL2 Serial# ABA78941 - PASSED			
	79 Bradford Lake Cir 1" Wilkins 975XL Serial# ABB06605 - PASSED			
	14452 Tison Bluff Rd 1" Wilkins 975XL2 Serial# VABA00200 - PASSED			
	16316 Magnolia Grove Wy 1" Wilkins 975XL2 Serial# 4650802 - PASSED			
	16356 Magnolia Grove Wy 1" Wilkins 975XL2 Serial# 4564935 - FAILED			
	16529 Tions Bluff Rd 1" Wilkins 975XL2 Serial# 4745685 - PASSED			
	15681 Tisons Bluff Rd 1" Wilkins 975XL2 Serial# ABB06404 - PASSED			
	16211 Dowing Creek Dr 1" Wilkins 975XL2 Serial# ABA78690 - PASSED			

Total
Payments/Credits
Balance Due

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

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

INVOICE

28415

Invoice Date

11/12/2025

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

Job Location
Tison's Landing CDD Various Addresses Jacksonville, FL 32218



P.O. Number	Terms	Due Date
	Net 30	12/12/2025

Serviced	Description	Quantity	Price Each	Amount
	16303 Hunters Hollow Trl 1" Wilkins 975XL2 Serial# ABB06114 - FAILED			
	16529 Tisons Bluff Rd 2" Wilkins 975XL2 Serial# ACM5527 - PASSED			
	16331 Tisons Bluff Rd 1" Wilkins 975XL2 Serial# ABB06586 - PASSED			
	16343 Tisons Bluff Rd 1" Wilkins 975XL2 Serial# ABB06607 - PASSED			
	Proposal will follow for repairs needed to be in compliance with water utility provider.		0.00	0.00

Total	\$630.00
Payments/Credits	\$0.00
Balance Due	\$630.00

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

November 6, 2025

Date

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

Serial # <u>25-06629D</u>	PO/File # _____	<u>\$103.50</u>
Notice of Board of Supervisors Meeting		Payment Due
_____		<u>\$103.50</u>
Tison's Landing Community Development District		Publication Fee
_____		<u>103.50</u>
Case Number _____		Amount Paid
Publication Dates <u>11/6</u>		
County <u>Duval</u>		

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 # 25-06629D on your check or remittance advice.

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

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

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

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

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

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

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, November 13, 2025, at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

The meeting is open to the 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

Nov. 6 00 (25-06629D)

Envera

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

Invoice	
Invoice Number 762042	Date 11/03/2025
Customer Number 400423	Due Date 12/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/03/2025	12/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Passive Standard Camera 12/01/2025 - 12/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 12/01/2025 - 12/31/2025	1.00	\$30.61	\$30.61
			Subtotal:	\$130.61
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$130.61

Date	Invoice #	Description	Amount	Balance Due
11/3/2025	762042	Monitoring Services	\$130.61	\$130.61

Envera

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

Invoice	
Invoice Number 762042	Date 11/03/2025
Customer Number 400423	Due Date 12/01/2025

Net Due: \$130.61

Amount Enclosed: 130.61

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 762043	Date 11/03/2025
Customer Number 400423	Due Date 12/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/03/2025	12/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Active Video Monitoring 12/01/2025 - 12/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 12/01/2025 - 12/31/2025	1.00	\$138.21	\$138.21
			Subtotal:	\$288.21
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$288.21

Date	Invoice #	Description	Amount	Balance Due
11/3/2025	762043	Monitoring Services	\$288.21	\$288.21

Envera

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

Invoice	
Invoice Number 762043	Date 11/03/2025
Customer Number 400423	Due Date 12/01/2025

Net Due: \$288.21

Amount Enclosed: 288.21

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 762044	Date 11/03/2025
Customer Number 400423	Due Date 12/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/03/2025	12/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Passive Standard Camera 12/01/2025 - 12/31/2025	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 12/01/2025 - 12/31/2025	1.00	\$129.27	\$129.27
			Subtotal:	\$229.27
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$229.27

Date	Invoice #	Description	Amount	Balance Due
11/3/2025	762044	Monitoring Services	\$229.27	\$229.27

Envera

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

Invoice	
Invoice Number 762044	Date 11/03/2025
Customer Number 400423	Due Date 12/01/2025

Net Due: \$229.27

Amount Enclosed: 229.27

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

Invoice	
Invoice Number 762045	Date 11/03/2025
Customer Number 400423	Due Date 12/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		11/03/2025	12/01/2025

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD -				
1.00	Active Video Monitoring 12/01/2025 - 12/31/2025	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 12/01/2025 - 12/31/2025	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 12/01/2025 - 12/31/2025	1.00	\$75.00	\$75.00
	Subtotal:			\$1086.71
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$1086.71

Date	Invoice #	Description	Amount	Balance Due
11/3/2025	762045	Monitoring Services	\$1086.71	\$1086.71

Envera

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

Invoice	
Invoice Number 762045	Date 11/03/2025
Customer Number 400423	Due Date 12/01/2025

Net Due: \$1,086.71

Amount Enclosed: 1086.71

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Governmental Management Services, LLC

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

Invoice

Invoice #: 474

Invoice Date: 11/1/25

Due Date: 11/1/25

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 - November 2025	370	3,862.50	3,862.50
Website Administration - November 2025	475	150.00	150.00
Information Technology - November 2025	351	150.00	150.00
Dissemination Agent Services - November 2025	318	83.33	83.33
Copies	475	9.15	9.15
Telephone	410	21.13	21.13

Total \$4,276.11

Payments/Credits \$0.00

Balance Due \$4,276.11

Original



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

INVOICE

Total Invoice	\$447.00
Invoice Number	7246556
Invoice Date	11/4/25
Sales Order Number/Type	4981287 SL
Branch Plant	74
Shipment Number	5977843

Sold To: 485799
ACCOUNTS PAYABLE
TISON'S LANDING CDD
475 W Town PI
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 #			
12/4/25	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 1 LB BLK (Mini-Bulk)	N	145.0000	GA	\$3.0000	GA	1,402.2 LB	\$435.00
				145.0000	GA			1,402.2 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.

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$447.00**

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

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

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

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

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

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.

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

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# 1910050



Invoice

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

Invoice # 429113
Date 11/01/2025
Terms
Due Date 11/30/2025
Memo Monthly Fees

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

Description	Quantity	Rate	Amount
Amenity Manager	1	8,773.00	8,773.00
Pool maintenance	1	2,845.42	2,845.42
Field management and administration	1	3,191.17	3,191.17
Janitorial Supplies	1	338.17	338.17
Janitorial maintenance	1	2,841.00	2,841.00
Website fee	1	257.50	257.50
Facility/Pool Monitors	1	1,131.66	1,131.66

Total 19,377.92