

TISON'S LANDING
Community Development District

MAY 14, 2026

AGENDA

Tison's Landing Community Development District

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

May 7, 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, May 14, 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. Consideration of Resolution 2026-02, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date
- IV. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 1. Report on the Number of Registered Voters (1,488)
 2. Reminder of Upcoming General Election
 - D. Amenity Manager – Report
 - E. Field Operations Manager – Consideration of Proposals for Chemical Controller
- V. Approval of Consent Agenda
 - A. Minutes of the April 9, 2026 Meeting
 - B. Financial Statements
 - C. Check Register

- VI. Supervisor Requests
- VII. Audience Comments
- VIII. Next Scheduled Meeting – Thursday, June 11, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison’s Bluff Road, Jacksonville, Florida 32218
- IX. Adjournment

THIRD ORDER OF BUSINESS

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Tison’s Landing Community Development District (the “Board”) prior to June 15, 2026, proposed operating and debt service budgets for Fiscal Year 2026/2027; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and place:

Date: July 16, 2026

Hour: 6:00 p.m.

Place: Yellow Bluff Amenity Center
16529 Tisons Bluff Road
Jacksonville, FL 32218

3. The District Manager is hereby directed to submit a copy of the proposed budget to the City of Jacksonville and Duval County at least 60 days prior to the hearing set above.

4. The District's Secretary is further directed to post this proposed budget on the District's website at least two days before the budget hearing date as set forth in Section 2.

5. Notice of this public hearing shall be published in the manner prescribed in Florida Law.

6. This Resolution shall take effect immediately upon adoption.

Passed and adopted this 14th day of May, 2026.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Chairman / Vice Chairman

Secretary / Assistant Secretary

Tison's Landing
Community Development District

Proposed Budget
FY 2027



Table of Contents

1-2	<hr/>	General Fund
3-8	<hr/>	Narratives
9	<hr/>	Capital Reserve Fund
10-12	<hr/>	Debt Service Fund Series 2016
13	<hr/>	Assessment Schedule

Tison's Landing
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 854,540	\$ 841,991	\$ 12,549	\$ 854,540	\$ 854,540
Clubhouse Rentals	2,000	1,680	3,320	5,000	5,000
Interest Income	16,000	15,329	4,671	20,000	16,000
Other Income	-	300	-	300	-
TOTAL REVENUES	\$ 872,540	\$ 859,300	\$ 20,540	\$ 879,840	\$ 875,540

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 4,600	\$ 6,000	\$ 10,600	\$ 12,000
FICA Taxes	918	352	459	811	918
District Engineer Fees	3,000	1,582	1,418	3,000	3,000
District Counsel Fees	15,000	4,641	10,360	15,000	15,000
Annual Audit	3,300	3,300	100	3,400	3,400
Assessment Administration	2,500	2,500	-	2,500	2,575
Arbitrage Rebate	1,200	-	550	550	550
Dissemination Agent	1,000	600	400	1,000	1,030
Amortization Fees	-	-	-	-	100
Trustee Fees	3,725	-	3,725	3,725	4,098
District Management Fees	46,350	23,175	23,175	46,350	47,741
Information Technology	1,800	900	900	1,800	1,854
District Website Administration	1,800	900	900	1,800	1,854
Telephone	350	84	266	350	350
Postage & Delivery	1,000	63	937	1,000	1,000
General Liability and Public Officials Insurance	12,661	11,559	-	11,559	12,715
Printing & Binding	2,000	135	865	1,000	1,000
Legal Advertising	2,500	621	1,879	2,500	2,500
Bank Fees and Other Charges	1,000	479	721	1,200	1,320
Office Supplies	500	-	500	500	500
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 112,779	\$ 55,665	\$ 53,155	\$ 108,820	\$ 113,679

Operations & Maintenance

Community Operations

Property Insurance	\$ 23,977	\$ 21,473	\$ -	\$ 21,473	\$ 23,620
Field Management & Administration (Vesta)	38,294	19,147	19,147	38,294	39,443
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,377	4,529	11,848	16,377	16,377
Landscape Maintenance (LawnBoy)	60,608	30,033	30,033	60,066	63,069
Landscape Mulch	15,000	-	15,000	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	11,166	11,166	22,332	22,332
Irrigation Repairs and Maintenance	10,000	2,766	7,234	10,000	10,000
Landscape Repairs and Maintenance	7,000	5,019	1,981	7,000	7,000
Lake Maintenance (The Lake Doctor)	11,200	4,950	6,250	11,200	11,497
Utilities-Cable (Comcast)	1,680	740	740	1,480	1,680
Utilities-Electric (JEA)	1,800	491	1,309	1,800	1,800
Utilities-Irrigation (JEA)	24,000	7,530	16,470	24,000	24,000
Community Repairs and Maintenance	20,000	1,563	18,437	20,000	20,000
Community Operations Contingency	2,493	58	2,435	2,493	2,493
Capital Improvement Plan	22,500	-	22,500	22,500	-
Total Community Operations	\$ 276,761	\$ 109,465	\$ 167,050	\$ 276,515	\$ 260,811

Tison's Landing
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Amenity Operations					
Amenity Manager (Vesta)	\$ 105,276	\$ 52,638	\$ 52,638	\$ 105,276	\$ 108,434
Pool Maintenance (Vesta)	34,145	17,073	17,073	34,145	35,169
Janitorial Maintenance (Vesta)	34,092	17,046	17,046	34,092	35,115
Janitorial Supplies (Vesta)	4,058	2,029	2,029	4,058	4,180
Amenity Website (Vesta)	3,090	1,545	1,545	3,090	3,183
Seasonal Office Staffing (Vesta) (Pool Monitors)	13,580	6,790	6,790	13,580	13,987
Security Camera Monitoring (Envera/High-Tech)	13,761	6,880	6,880	13,761	13,761
Pool Chemicals (Hawkins)	15,000	5,791	14,209	20,000	20,000
License / Permit Fees	600	248	352	600	600
Utilities-Cable (Comcast)	6,600	3,120	3,480	6,600	6,600
Utilities-Electric (JEA)	15,000	4,316	7,684	12,000	15,000
Utilities-Water/Sewer (JEA)	12,000	8,793	9,207	18,000	20,000
Refuse Services (Waste Management)	11,400	1,051	1,349	2,400	2,400
Pest Control	600	556	444	1,000	1,000
Amenity Repairs and Maintenance	15,400	9,872	5,528	15,400	17,000
Fitness Equipment Maintenance	2,000	803	1,197	2,000	2,000
Special Events	23,500	13,843	9,657	23,500	23,500
Amenity Supplies	4,698	1,549	3,149	4,698	5,000
Amenity Operations Contingency	2,000	-	2,000	2,000	2,000
Capital Outlay	-	1,490	-	1,490	-
Total Amenity Operations	\$ 316,799	\$ 155,433	\$ 162,257	\$ 317,690	\$ 328,929
TOTAL EXPENDITURES	\$ 706,340	\$ 320,564	\$ 382,461	\$ 703,024	\$ 703,419
Other Sources/(Uses)					
Capital Reserve-Transfer Out	(166,200)	(166,200)	(10,615)	(176,815)	(172,121)
TOTAL OTHER SOURCES/(USES)	\$ (166,200)	\$ (166,200)	\$ (10,615)	\$ (176,815)	\$ (172,121)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 372,536	\$ (372,536)	\$ -	\$ -

Neighborhood	Assessable Units	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family - 50'-65'	182	\$ 247,259.56	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	111	\$ 150,801.16	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	68	\$ 92,382.69	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	177	\$ 240,466.72	\$ 1,358.57	\$ 1,358.57	\$ -
Single Family - 50'-65'	142	\$ 192,916.80	\$ 1,358.57	\$ 1,358.57	\$ -
TOTAL GROSS	680	\$ 923,826.93			
Minus Collection Fees & Discounts (7.5%)		69,287.02			
Net Assessment		<u>\$ 854,539.91</u>			

Tison's Landing
Community Development District
Budget Narrative
FY 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Clubhouse Rentals Revenues

The District will collect fees for room rental of the amenity center.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

District Engineering Fees

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

District Counsel Fees

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS-NF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Amortization Fees

Fees for updating amortization schedules after a special call was made.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A1 and A2 Special Assessment Revenue Refunding Bonds. Currently the District has contracted with Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Tison's Landing
Community Development District
Budget Narrative
FY 2027

Expenditures - Administrative (continued)

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-NF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – NF, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-NF, LLC and updated monthly.

Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Bank Fees and Other Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures – Operations

Property Insurance

The District's Property Insurance policy (Amenity Center) is with Egis. Egis specializes in providing insurance coverage to governmental agencies.

Field Management & Administration (Vesta)

The District has contracted with Vesta Property Service for on-site field management of contracts for District services such as landscaping, amenity & pool facilities, lake maintenance and security. Proposed an increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$3,286.92	\$39,443

Tison's Landing
Community Development District
Budget Narrative
FY 2027

Expenditures – Operations (continued)

Security Off Duty (JSO)

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

Security Camera Monitoring (Envera)

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

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

Landscape Maintenance (LawnBoy)

The District currently has a landscape maintenance contract with LawnBoy Lawn Services, Inc. The budgeted amount is based upon the following:

Vendor		Monthly fee	Annual
LawnBoy Services, Inc		\$5,255.76	\$63,069

Landscape Mulch

Cost to replace mulch throughout the district

Landscape Fertilization (AgrowPro)

The District currently has a contract AgrowPro Inc.. The budgeted amount is based upon the following:

Vendor		Monthly fee	Annual
AgrowPro		\$1,860.98	\$22,332

Irrigation Repairs and Maintenance

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

Landscape Repairs and Maintenance

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

Lake Maintenance (The Lake Doctor)

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

Vendor		Monthly fee	Annual
The Lake Doctor		\$849.75	\$10,197
Contingency		\$108.33	\$1,300
	Total		\$11,497

Utilities-Cable (Comcast)

The District uses Comcast for internet at entrance gate.

Utilities-Electric (JEA)

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

Location		Meter #
16365 N Main St Apt SG01	Electric	95045373

Tison's Landing
Community Development District
Budget Narrative
FY 2027

Expenditures – Operations (continued)

Utilities-Irrigation (JEA)

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

Location		Meter #
15635 Tisons Bluff Road	Irrigation	67370623
15681 Tisons Bluff Road	Irrigation	67370625
16123 Tisons Bluff Road	Irrigation	83726295
16151 Dowing Creek Dr	Irrigation	74534584
16211 Dowing Creek Dr	Irrigation	74458033
16303 Hunters Hollow TL	Irrigation	67370633
16316 Magnolia Grove Wy	Irrigation	67370626
16331 Tisons Bluff Road	Irrigation	67370634
16343 Tisons Bluff Road	Irrigation	67370632
16356 Magnolia Grove Wy Apt IR01	Irrigation	67370624
261 Bradford Lake Cr	Irrigation	81523391
79 Bradford Lake Cr	Irrigation	83874232

Community Repairs and Maintenance

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

Community Operations Contingency

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

Capital Improvement Plan

Represents for Capital Improvement Projects defined by the Reserve Study/CIP.

Capital Reserve Funding

Funds set aside for future replacements of capital related items.

Expenditures – Amenity Operations

Amenity Manager (Vesta)

The District's management company (Vesta Property Service) will be providing a Recreational Director who will coordinate special events and miscellaneous programs for the District. Proposed an increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$9,036.19	\$108,434

Pool Maintenance (Vesta)

The District's management company (Vesta Property Service) is currently maintaining the pool at the Amenity Center. Proposed increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$2,930.78	\$35,169

Janitorial Maintenance (Vesta)

The district's management company (Vesta Property Service) provides weekly cleaning of the clubhouse, restrooms, and pool area. Proposed an increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$2,926.23	\$35,115

Tison's Landing
Community Development District
Budget Narrative
FY 2027

Expenditures – Amenity Operations (continued)

Janitorial Supplies (Vesta)

The district's management company (Vesta Property Service) provides janitorial supplies.

Vendor	Monthly fee	Annual
Vesta Property Service	\$348.31	\$4,180

Amenity Website (Vesta)

Contractor [Vesta] provides community website administration and mobile applications accessible to residents. Proposed an increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$265.23	\$3,183

Seasonal Office Staffing (Vesta)

Additional staffing for 12 hours during the high season (26 weeks) (Pool Monitors). Proposed an increase of 3%.

Vendor	Monthly fee	Annual
Vesta Property Service	\$1,165.62	\$13,987

Security Camera Monitoring (Envera/High-Tech)

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

Vendor		Monthly fee	Annual
Envera	Amenity	\$1,086.71	\$13,041
High-Tech	Alarm access control	\$60.00	\$720
Total			\$13,761

Pool Chemicals (Hawkins)

The District's has contract with Hawkins for the placement of chemicals in the Amenity Center Swimming Pool.

Vendor	Monthly fee	Annual
Hawkins	\$1,667	\$20,000

License / Permit Fees

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

Utilities-Cable (Comcast)

The District uses Comcast for cable/TV and internet.

Utilities-Electric (JEA)

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

Location		Meter #
16529 Tisons Bluff Road	Electric	6221889

Utilities-Waster/Sewer (JEA)

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

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

Refuse Service

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

Pest Control

Represents pest control costs.

Amenity Repairs and Maintenance

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

Tison's Landing
Community Development District
Budget Narrative
FY 2027

Expenditures – Amenity Operations (continued)

Fitness Equipment Maintenance

Represents maintenance to fitness equipment costs.

Special Events

Monthly events and organized functions provided for all residents.

Amenity Supplies

Miscellaneous supplies needed for the Clubhouse.

Amenity Operations Contingency

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

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Interest Income	\$ 4,235	\$ 3,792	\$ 2,208	\$ 6,000	\$ 5,175
Carry Forward Balance	125,712	122,578	-	122,578	251,050
TOTAL REVENUES	\$ 129,947	\$ 126,370	\$ 2,208	\$ 128,578	\$ 256,225
EXPENDITURES:					
Capital Outlay					
Capital Outlay	\$ 22,423	\$ 51,273	\$ 2,189	\$ 53,462	\$ 20,262
Miscellaneous Services	-	521	360	881	1,000
TOTAL EXPENDITURES	\$ 22,423	\$ 51,794	\$ 2,549	\$ 54,343	\$ 21,262
Other Sources/(Uses)					
Capital Reserve-Transfer In	\$ 166,200	\$ 166,200	\$ 10,615	\$ 176,815	\$ 172,121
TOTAL OTHER SOURCES/(USES)	\$ 166,200	\$ 166,200	\$ 10,615	\$ 176,815	\$ 172,121
EXCESS REVENUES (EXPENDITURES)	\$ 273,724	\$ 240,776	\$ 10,274	\$ 251,050	\$ 407,084

Capital Reserve Study

General

Description	FY 2027- Reserve Study
Reserves Beginning of Year	\$ 286,592
Contributions	78,675
Interest Income	5,175
Expenditures	(20,262)
Anticipated Balance	\$350,180

Budget Fiscal Year 2027

Description	Budget FY 2027
Reserves Beginning of Year	\$ 251,050
Contributions	172,121
Interest Income	5,175
Expenditures	(21,262)
Anticipated Balance	407,084

Variance Reserve Study Vs Actual	\$56,904
---	-----------------

Tison's Landing
Community Development District
Proposed Budget

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 381,936	\$ 376,327	\$ 5,609	\$ 381,936	\$ 381,936
Interest Earnings	7,500	7,186	2,814	10,000	6,500
Carry Forward Surplus ⁽¹⁾	82,314	84,267	-	84,267	86,832
TOTAL REVENUES	\$ 471,749	\$ 467,780	\$ 8,423	\$ 476,203	\$ 475,267
EXPENDITURES:					
Series 2016-1					
Interest - 11/01	\$ 48,882	\$ 48,882	\$ -	\$ 48,882	\$ 46,007
Interest - 05/01	48,882	-	48,882	48,882	46,007
Principal - 05/01	200,000	-	200,000	200,000	205,000
Series 2016-2					
Interest - 11/01	\$ 15,863	\$ 15,863	\$ -	\$ 15,863	\$ 14,570
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 05/01	15,863	-	15,745	15,745	14,570
Principal - 05/01	45,000	-	50,000	50,000	45,000
Special Call - 05/01	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 374,489	\$ 69,744	\$ 319,627	\$ 389,371	\$ 371,154
TOTAL EXPENDITURES	\$ 374,489	\$ 69,744	\$ 319,627	\$ 389,371	\$ 371,154
EXCESS REVENUES (EXPENDITURES)	\$ 97,261	\$ 398,036	\$ (311,204)	\$ 86,832	\$ 104,114

⁽¹⁾ Carry Forward is Net of Reserve Requirement

2016-1 Interest Due 11/1/27	\$ 42,932
2016-2 Interest Due 11/1/27	13,513
	\$ 56,444

Neighborhood	Assessable Units	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family - 50'-65'	175	\$ 73,087.00	\$ 417.64	\$ 417.64	\$ -
Single Family - 50'-65'	111	\$ 46,759.86	\$ 421.26	\$ 421.26	\$ -
Single Family - 50'-65'	68	\$ 29,690.84	\$ 436.63	\$ 436.63	\$ -
Single Family - 50'-65'	177	\$ 128,965.74	\$ 728.62	\$ 728.62	\$ -
Single Family - 50'-65'	142	\$ 134,400.16	\$ 946.48	\$ 946.48	\$ -
TOTAL GROSS	673	\$ 412,903.60			
Minus Collection Fees & Discounts (7.5%)		30,967.77			
Net Assessment		\$ 381,935.83			

Tison's Landing
Community Development District
AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/16	\$ 4,520,000	2.000%	\$ -	\$ 29,271	\$ 29,271
05/01/17	4,520,000	2.000%	165,000	66,693	306,736
11/01/17	4,355,000	2.000%	10,000	65,043	303,026
05/01/18	4,345,000	2.000%	170,000	64,863	304,526
11/01/18	4,175,000	2.000%	5,000	63,163	295,751
05/01/19	4,170,000	2.000%	170,000	63,113	302,201
11/01/19	4,000,000	2.000%	10,000	61,413	293,433
05/01/20	3,990,000	2.000%	175,000	61,251	299,513
11/01/20	3,815,000	2.000%	-	59,500	295,114
05/01/21	3,815,000	2.000%	180,000	59,501	295,299
11/01/21	3,635,000	2.000%	5,000	57,701	294,889
05/01/22	3,630,000	2.000%	180,000	57,616	293,939
11/01/22	3,450,000	2.000%	-	55,816	292,583
05/01/23	3,450,000	2.200%	190,000	55,816	290,673
11/01/23	3,260,000	2.200%	-	53,697	293,248
05/01/24	3,260,000	2.400%	190,000	53,697	295,486
11/01/24	3,070,000	2.400%	-	51,417	292,470
05/01/25	3,070,000	2.600%	195,000	51,417	293,920
11/01/25	2,875,000	2.600%	-	48,882	294,740
05/01/26	2,875,000	2.875%	200,000	48,882	295,200
11/01/26	2,675,000	2.875%	-	46,007	290,390
05/01/27	2,675,000	3.000%	205,000	46,007	295,220
11/01/27	2,470,000	3.000%	-	42,932	292,470
05/01/28	2,470,000	3.125%	210,000	42,932	293,920
11/01/28	2,260,000	3.125%	-	39,651	294,740
05/01/29	2,260,000	3.375%	215,000	39,651	295,200
11/01/29	2,045,000	3.375%	-	36,023	292,470
05/01/30	2,045,000	3.375%	225,000	36,023	293,920
11/01/30	1,820,000	3.375%	-	32,226	294,740
05/01/31	1,820,000	3.375%	235,000	32,226	295,200
11/01/31	1,585,000	3.375%	-	28,260	292,470
05/01/32	1,585,000	3.375%	240,000	28,260	293,920
11/01/32	1,345,000	3.375%	-	24,210	294,740
05/01/33	1,345,000	3.600%	250,000	24,210	295,200
11/01/33	1,095,000	3.600%	-	19,710	292,470
05/01/34	1,095,000	3.600%	260,000	19,710	293,920
11/01/34	835,000	3.600%	-	15,030	294,740
05/01/35	835,000	3.600%	270,000	15,030	295,200
11/01/35	565,000	3.600%	-	10,170	292,470
05/01/36	565,000	3.600%	275,000	10,170	293,920
11/01/36	290,000	3.600%	-	5,220	294,740
05/01/37	290,000	3.600%	290,000	5,220	295,200
Total			\$ 4,520,000	\$ 1,727,627	\$ 6,247,627

Tison's Landing
Community Development District
AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/16	\$ 1,135,000	4.700%	\$ -	\$ 11,706	\$ 11,706
05/01/17	1,135,000	4.700%	50,000	26,673	
11/01/17	1,085,000	4.700%	-	25,498	102,170
05/01/18	1,085,000	4.700%	45,000	25,498	
11/01/18	1,040,000	4.700%	-	24,440	94,938
05/01/19	1,040,000	4.700%	40,000	24,440	
11/01/19	1,000,000	4.700%	5,000	23,500	92,940
05/01/20	995,000	4.700%	45,000	23,383	
11/01/20	950,000	4.700%	-	22,325	90,708
05/01/21	950,000	4.700%	45,000	22,325	
11/01/21	905,000	4.700%	-	21,268	88,593
05/01/22	905,000	4.700%	45,000	21,268	
11/01/22	860,000	4.700%	-	20,210	86,478
05/01/23	860,000	4.700%	45,000	20,210	
11/01/23	815,000	4.700%	-	19,153	84,363
05/01/24	815,000	4.700%	40,000	19,153	
11/01/24	775,000	4.700%	5,000	18,213	82,365
05/01/25	770,000	4.700%	95,000	18,095	
11/01/25	675,000	4.700%	5,000	15,863	133,958
05/01/26	670,000	4.700%	50,000	15,745	
11/01/26	620,000	4.700%	-	14,570	80,315
05/01/27	620,000	4.700%	45,000	14,570	
11/01/27	575,000	4.700%	-	13,513	73,083
05/01/28	575,000	4.700%	45,000	13,513	
11/01/28	530,000	4.700%	-	12,455	70,968
05/01/29	530,000	4.700%	50,000	12,455	
11/01/29	480,000	4.700%	-	11,280	73,735
05/01/30	480,000	4.700%	50,000	11,280	
11/01/30	430,000	4.700%	-	10,105	71,385
05/01/31	430,000	4.700%	55,000	10,105	
11/01/31	375,000	4.700%	-	8,813	73,918
05/01/32	375,000	4.700%	55,000	8,813	
11/01/32	320,000	4.700%	-	7,520	71,333
05/01/33	320,000	4.700%	60,000	7,520	
11/01/33	260,000	4.700%	-	6,110	73,630
05/01/34	260,000	4.700%	60,000	6,110	
11/01/34	200,000	4.700%	-	4,700	70,810
05/01/35	200,000	4.700%	65,000	4,700	
11/01/35	135,000	4.700%	-	3,173	72,873
05/01/36	135,000	4.700%	65,000	3,173	
11/01/36	70,000	4.700%	-	1,645	69,818
05/01/37	70,000	4.700%	70,000	1,645	71,645
Total			\$ 1,135,000	\$ 606,726	\$ 1,741,726

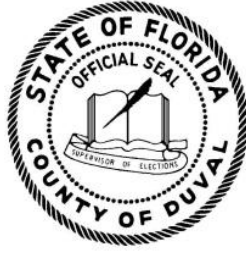
Tison's Landing
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	Debt Level	O&M Units	Bonds 2016 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
				FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)	FY 2027	FY2026	Increase/(decrease)
Single Family - 50'	\$5,239.00	20	15	\$1,358.57	\$1,358.57	\$0.00	\$417.64	\$417.64	\$0.00	\$1,776.21	\$1,776.21	\$0.00
Single Family - 50'	\$5,279.00	33	33	\$1,358.57	\$1,358.57	\$0.00	\$421.26	\$421.26	\$0.00	\$1,779.83	\$1,779.83	\$0.00
Single Family - 50'	\$5,480.00	32	32	\$1,358.57	\$1,358.57	\$0.00	\$436.63	\$436.63	\$0.00	\$1,795.20	\$1,795.20	\$0.00
Single Family - 50'	\$9,133.00	101	101	\$1,358.57	\$1,358.57	\$0.00	\$728.62	\$728.62	\$0.00	\$2,087.19	\$2,087.19	\$0.00
Single Family - 55'	\$5,239.00	21	21	\$1,358.57	\$1,358.57	\$0.00	\$417.64	\$417.64	\$0.00	\$1,776.21	\$1,776.21	\$0.00
Single Family - 55'	\$5,279.00	33	33	\$1,358.57	\$1,358.57	\$0.00	\$421.26	\$421.26	\$0.00	\$1,779.83	\$1,779.83	\$0.00
Single Family - 55'	\$5,480.00	21	21	\$1,358.57	\$1,358.57	\$0.00	\$436.63	\$436.63	\$0.00	\$1,795.20	\$1,795.20	\$0.00
Single Family - 55'	\$9,133.00	76	76	\$1,358.57	\$1,358.57	\$0.00	\$728.62	\$728.62	\$0.00	\$2,087.19	\$2,087.19	\$0.00
Single Family - 60'	\$5,239.00	67	66	\$1,358.57	\$1,358.57	\$0.00	\$417.64	\$417.64	\$0.00	\$1,776.21	\$1,776.21	\$0.00
Single Family - 60'	\$5,279.00	10	10	\$1,358.57	\$1,358.57	\$0.00	\$421.26	\$421.26	\$0.00	\$1,779.83	\$1,779.83	\$0.00
Single Family - 60'	\$5,480.00	5	5	\$1,358.57	\$1,358.57	\$0.00	\$436.63	\$436.63	\$0.00	\$1,795.20	\$1,795.20	\$0.00
Single Family - 60'	\$11,873.00	56	56	\$1,358.57	\$1,358.57	\$0.00	\$946.48	\$946.48	\$0.00	\$2,305.05	\$2,305.05	\$0.00
Single Family - 65'	\$5,239.00	74	73	\$1,358.57	\$1,358.57	\$0.00	\$417.64	\$417.64	\$0.00	\$1,776.21	\$1,776.21	\$0.00
Single Family - 65'	\$5,279.00	35	35	\$1,358.57	\$1,358.57	\$0.00	\$421.26	\$421.26	\$0.00	\$1,779.83	\$1,779.83	\$0.00
Single Family - 65'	\$5,480.00	10	10	\$1,358.57	\$1,358.57	\$0.00	\$436.63	\$436.63	\$0.00	\$1,795.20	\$1,795.20	\$0.00
Single Family - 65'	\$11,873.00	86	86	\$1,358.57	\$1,358.57	\$0.00	\$946.48	\$946.48	\$0.00	\$2,305.05	\$2,305.05	\$0.00
Total		680	673									

FOURTH ORDER OF BUSINESS

C.

1.



OFFICE OF THE SUPERVISOR OF ELECTIONS

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

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

04/20/2026

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

Dear Courtney Hogge,

The information you requested on 04/16/2026 appears below:

Tison's Landing Community Development District-1488 Registered Voters as of 4/15/2026

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

Sincerely,

Cierra Fackler
Director of Candidates and Records

2.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tison's Landing Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Duval County Supervisor of Elections located at 1 Imeson Park Blvd., Bldg. 100, Jacksonville, Florida 32218; (904) 255-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tison's Landing Community Development District has three (3) seats up for election, specifically Seats 2, 4 and 5. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Duval County Supervisor of Elections.

E.



Amenity Manager's Report



Prepared For
Tisons Landing
CDD
for the month of
May
2026

Respectfully submitted by
Tim Harden and Elizabeth
Myers-Hesford

UPCOMING EVENTS

Date: May 23rd through 25th 2pm to 4pm

Event: Memorial Day Weekend Events



A patriotic poster for Memorial Day Weekend Events. At the top, a red banner with white stars reads "MEMORIAL DAY". Below it, the text "WEEKEND EVENTS" is written in large, bold, blue letters. The event schedule is listed in three rows, each underlined:

Saturday	Foam Party	2pm - 4pm
Sunday	Game Truck	2pm - 4pm
Monday	Basketball/Mini Golf	2pm to 4pm

The bottom half of the poster features silhouettes of fighter jets flying in a V-formation against a light background. Below the jets are silhouettes of soldiers in various poses, some saluting, set against a background of the American flag's stars and stripes. The entire poster is framed by a decorative border of white stars and stripes.

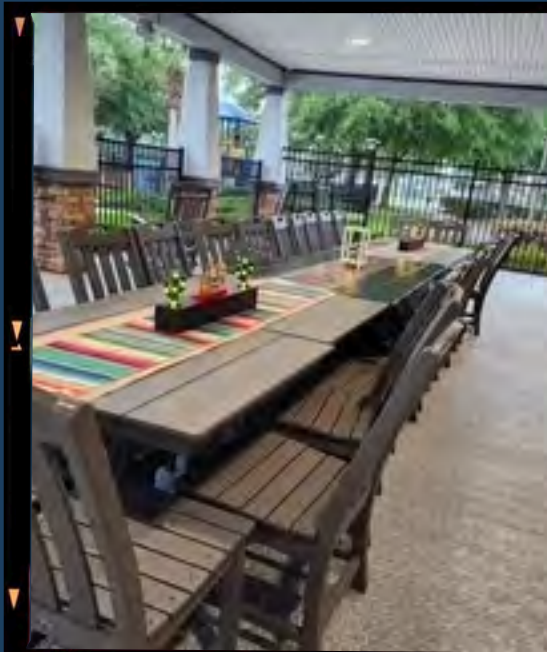
PAST EVENTS

Date : May 2nd 11am to 1pm

Event: Cinco De Mayo



PHOTOS FROM CINCO DE MAYO



PAST EVENTS

Date: April 4th 2pm to 4pm

Event: Easter Event



PHOTOS FROM EASTER EVENT



PHOTOS FROM EASTER EVENT



MANAGER'S NOTES:

This month we begin daily staffing of pool monitors starting Memorial Day Weekend and continuing through Labor Day Weekend to ensure safety, oversight, and an enhanced resident experience throughout the summer season.

The pool furniture has been ordered and came in under budget, with a total cost of \$25,060.16. We are expecting delivery prior to Memorial Day Weekend, just in time for the start of the summer season. During the upcoming meeting, I will also be able to present the cost for additional umbrellas and stands to complement the new pool furniture.

Additionally, I am currently working on updating the Amenity Center Policies, as well as implementing a block rental schedule that includes a slight increase in rental fees. Residents have shared overwhelmingly positive feedback regarding the new social room and back patio furniture, and I believe this modest increase in rental costs will be well received.

Finally, I plan to audit Alarm.com access, removing outdated resident entries and ensuring all records are current. To assist with this process, I will be sending an e-blast with an information update form for residents in hope they will confirm or update their access details.

Removal of temporary power poles

Staff noted that there were temporary power poles in the District remaining from when the developers were building houses in Tisons Landing CDD. There was one on Hunters Hollow Ct, one on Willow Bluff Ct, one on Magnolia Grove Way and one on Wild Plum Ct. Since the poles were still energized they posed a potential danger to the residents. JEA was notified and a request was logged to have them disconnected. After confirming that these were deenergized, they were removed and discarded.



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

X
X
X
X
X
X

Gutters Cleaned

Staff cleaned the gutters on the front of the amenity center. The tree limbs on the oak tree and magnolia that hung over the roof were trimmed back to help keep the gutters from getting clogged as easily.



Dumpster gate repair

The wheel was worn off of one of the dumpster gates. The old hardware was removed and a new wheel was installed in order to make it easier to open the gate.



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

Tisons Bluff pocket park

The pocket park at the intersection of Tisons Bluff Rd and Magnolia Grove currently has no turf. Our landscaper feels that this is due to the dense tree canopy which the turf has to compete with for resources. Staff got an estimate from Lucas Tree Service for removal of three of the seven oak trees for \$5k. Alternatively, they will thin the canopy of all seven trees for \$2k. If we decide not to remove any of the trees, we might consider planting some shrubs and mulching the entire park so that it does not appear barren.



x x x x x x
x x x x x x

x
x
x
x
x
x

Replacement of speed sign battery

Staff noticed that speed sign on Tisons Bluff was not working. A new battery was ordered and installed and the sign is working properly now.



Chemical Controller for Main Pool

The chemical controller on the main pool needs to be replaced. Staff has collected two proposals for this service. The first is from CES, who installed the chemical controller on the spray feature pool back in December. The second is from Big Z Pools. A couple other Vesta managed properties use the Pentair controller and they have been very happy with them. I recommend going with the Big Z proposal.

Tisons Landing Chemical Controller Options			
<u>Vendor</u>	<u>Equipment</u>	<u>Price</u>	
CES	CES Precision Control MR2 ORP/ph package, BEC Sysbackplate Vertical Mount	3,886.56	
Big Z Pools	Pentair Intellichem Controller, ORP/PH, flowcell, probes and flow sensor	2,689.00	

**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.

Big Z Pool Service LLC
9048684660
172 Stokes Landing Rd.
Saint Augustine, FL 32095
CPC1459355



Yellow Bluff Landing Amenity Center c/o Vesta Property
Services
16529 Tison's Bluff Rd
Jacksonville, FL 32226

Estimate Number 0000754A
Estimate Date 05/04/2026
Reference Chemical Controller

Description	Rate	Qty	Line Total
RE: ORP/Ph Controller Complete	\$0.00	1	\$0.00
Pentair Intellichem Controller ORP and Ph Controller, including flow cell, probes and flow sensor	\$2,289.00	1	\$2,289.00
Labor Installation	\$375.00	1	\$375.00
Fuel Surcharge	\$25.00	1	\$25.00
	Subtotal		2,689.00
	Tax		0.00
	Estimate Total (USD)		\$2,689.00

Notes

This estimate is valid for 30 days from 5/4/26.

Terms

Thank you for considering our services.

We want to ensure clarity regarding the terms associated with your estimate. Please review the following:

Deposit Requirement: NA

Final Balance: NET 10

We appreciate timely payments.

Late Payment Fee: Late payments are subject to a 3.5% fee after the due date on the total outstanding balance.

Acceptance:

Acceptance of this estimate is required via:

Signed Estimate: You may sign the estimate document.

Electronic Acceptance: Click the hyperlink attached to the email to accept electronically.

Preferred Payment Methods:

Cash

Check

Credit Cards: We accept credit cards; however, a 3.9% surcharge fee applies if that feature is enabled for the invoice.

Insufficient funds due to returned checks, wire transfers, and/or credit cards will be subject to loss of customer discount and will incur a 1.5% financial charge compounded monthly until paid in full.

Legal Considerations:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.

Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.

Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.



Order # 350206
Date 04/27/26
Consultant Matt L Stiles
WQA Kenneth
Billing Terms Credit Card
Customer PO # Price Quote

Proposed To

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

Ship To

Yellow Bluff Landing Amenity Center
 Tim Harden
 16529 Tisons Bluff Rd
 Jacksonville, FL 32218
Phone:
Courier Service
 FedEx Ground

Fax:

Order Description

Tisons Landing CDD

Order Items

Line Item Code	Description	Quantity	Unit Price	Item Total
CJB MR2	CES Precision Control, MR2, ORP/pH Package, BECSysBackplate Vertical Mount	1	3,038.00	3,038.00
	CES Precision Control, MR2, ORP/pH Package High Resolution Control of Oxidant and pH levels Demand Based Proportional Feed and Failsafe Circuits pH Interlock of Oxidant Feed for Failsafe and Protection Auxiliary 3rd relay for probe clean, dual pH, or DSBM booster mode, or alarm Probe Cell Assembly vertically mounted Digital Temp display with programmable alarms In-line Rotary Flowswitch for added safety Temperature Sensor Included Factory 5-year Factory Electronics Warranty			
INST-CL1	CL1 Chemistry Controller Install	1		
	Standard Installation of Level 1 Chemistry Controller by licensed factory trained technician including sample stream tubing for flow cell (25 ft maximum run). One year warranty on workmanship. *No wall penetrations included *Electrical By Others			
PSU-CL1	CL1 Chemistry Controller Professional Commissioning & Operator Training	1		
	Professional Commissioning & Operator Training on Level 1 Chemistry Controller by Factory Certified Technician. Includes configuring control system for the specific application, warranty registration, and on-site Factory Warranty Administration. Training on control system per Operator Training Checklist.			
JB 736-2633	Enclosure Hinged, Clear Cover, 19 x 15 x 7 (Horizontal Mount)	1	452.25	452.25
	Enclosure Hinged, Clear Cover, 19 x 15 x 7 For Horizontally Mounted Control Systems such as CES Precision Control MR1, MR2, BECSys2, or BECSys3. Required on outdoor installations, optional on indoor pump rooms.			





Order # 350206
Date 04/27/26
Consultant Matt L Stiles
WQA Kenneth
Billing Terms Credit Card
Customer PO # Price Quote

Proposed To

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

Ship To

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

Phone:
Courier Service FedEx Ground
Fax:

DRILL	Vent Installation for Enclosures	1		
CB Start-Up Manual	CES Treatment Package Start Up Manual	1		
CES Treatment Package Start Up Manual Includes: Equipment Manuals, Start up & Warranty Paperwork, MSDS sheets for all major chemicals & test kit reagents, Laminated instruction charts, Chemical Dosage Chart, Personalized log sheets, Operations & maintenance sheet, and Pool Chemistry Dosing Calculator. Delivered to and reviewed with owner's rep by CES Start-up Technician.				
Temporary Tariff Fee	Temporary Manufacturer Tariff	1	76.60	76.60
CB ISU	Installation, less electric	1	240.00	240.00

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

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





ESTIMATE
Tisons Landing CDD
1 MR2 Precision Controller

Order # 350206
Date 04/27/26
Consultant Matt L Stiles
WQA Kenneth
Billing Terms Credit Card
Customer PO # Price Quote

Proposed To

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

Ship To

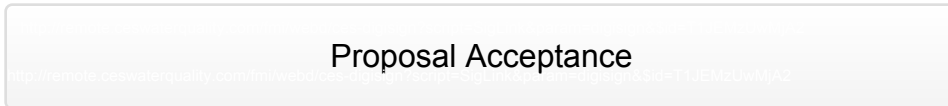
Yellow Bluff Landing Amenity Center
Tim Harden
16529 Tisons Bluff Rd
Jacksonville, FL 32218

Phone:
Fax:
Courier Service
FedEx Ground

Additional Information

Shipping is Estimated
Electric is not Included

Please click link below to digitally accept this proposal



Subtotal	3,806.85
Adjustment	0.00
Total	3,806.85
Shipping	79.71
Tax	0.00
Grand Total	3,886.56
Payments	0.00
Payment Due	0.00

Signature _____ **Date** _____

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

1. **Orders paid by credit card will incur a 3.0% processing fee**
2. Payment terms are subject to the credit agreement you have on file with Aquafinity.
3. A deposit may be required to process your order
4. 18% APR is charged on all past due invoices
5. Pricing is valid for 30 days from date of this Estimate, after which is subject to change.
6. If applicable, returns must be pre-approved, shipped prepaid and accompany a written RMA.
7. Minimum 20% restocking fee applies to all returns. % is based on actual manufacturer restock fee.
8. Any changes to this order must be made in writing to Aquafinity.
9. Freight cost is an estimate only and actual freight may be different at time of shipping.
10. Order is subject to applicable sales tax to ship point.

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

THANK YOU!



Aquafinity * Complete Water Control * AES * CES * Duffield * KSI
Addison TX * Anderson SC * Jupiter FL * Livermore CA * Nassau BAH * Santa Ana CA * Tempe AZ
www.aquafinity.com * (888) 299-2782 * ©2011-2023



FIFTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, April 9, 2026, 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
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
Elizabeth Meyers	Amenity Manager
Tim Harden	Field Operations Manager

The following is a summary of the discussions and actions taken at the April 9, 2026, 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

Discussion of the Fiscal Year 2027 Budget

Mr. Laughlin stated that there is currently no increase in assessments being projected for fiscal year 2027. The budget will be presented for approval in May and adopted in July. There were some 3% increases from vendors, but money from other line items was moved around to balance out the increases.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01,
Declaring Surplus Property (Leg Press
Machine)**

Mr. Laughlin noted this resolution authorizing disposal of the leg press machine is required due to the machine being purchased with public funds.

On MOTION by Ms. Timmons seconded by Ms. Schaffer to approve Resolution 2026-01, declaring surplus property by roll call vote:
Supervisor Timmons: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

There being nothing to report, the next item followed.

C. District Manager

Hr. Harden relayed a request to the Board from the Supervisor of Elections to utilize the amenity center as a polling location for the upcoming primary and general election. In return, they would pay a \$250 fee per election.

Ms. Timmons suggested polling the residents to get their opinions.

Ms. Waldhauer and Ms. Schaffer suggested trying it for one year to see how it goes.

On MOTION by Ms. Waldhauer seconded by Mr. Evans to approve the request from the Supervisor of Elections to use the amenity facility for the 2026 elections by roll call vote:
Supervisor Timmons: Nay
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 3-1.

D. Amenity Manager

1. Report

Ms. Meyers gave an overview of the upcoming events. A copy of the amenity and operations report was included in the agenda package for the Board's review.

Next, Ms. Meyers informed the Board a resident has offered to spray pesticides around the amenities. The resident is not licensed and insured, and he does want to be reimbursed for the products, which are around \$400. She reminded the Board that the District is under contract with Nader's for pest control and an additional treatment would be \$100.

Mr. Laughlin stated that the resident would have to be licensed and insured.

Next, Ms. Meyers has had requests for swim lessons. Champion Swim has expressed interest in providing the lessons.

The Board directed Ms. Meyers to poll the residents on their interest and needs.

2. Proposals for Pool Furniture

Ms. Meyers provided a detailed overview of each company that provided proposals and each product offered. A lengthy discussion of the options ensued, and the Board made the following motion to purchase new furniture.

On MOTION by Ms. Timmons seconded by Ms. Schaffer to approve purchasing the Trex Outdoor product in the grey color with 7 tables, 45 chaise lounges, 40 chairs and 11 side tables included, by roll call vote:
Supervisor Timmons: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

E. Field Operations Manager

1. Proposals for Dog Park Fencing

Mr. Harden presented proposals for increasing the size of the fence for the dog park and dividing it into two sections, one for small dogs and one for large dogs. Additionally, the proposals include a six-foot fence on the side near the basketball court to prevent balls from landing in the dog park. The proposals included pricing for aluminum and chain link. It was noted Masters Quality Fence provided the best pricing and warranty.

Mr. Evans suggested making the entire fence six-foot tall.

On MOTION by Ms. Waldhauer seconded by Ms. Timmons to approve the proposal from Master Quality Fence for black aluminum fencing by roll call vote:
 Supervisor Timmons: Aye
 Supervisor Evans: Aye
 Supervisor Schaffer: Aye
 Supervisor Waldhauer: Aye
 Motion passed 4-0.

2. Proposal for Pocket Park Project

Mr. Harden presented proposals to install pavers in the pocket parks around the area in which there are currently benches.

On MOTION by Ms. Timmons seconded by Mr. Evans to approve the proposal from United Land Services totaling \$8,737.50 by roll call vote:
 Supervisor Timmons: Aye
 Supervisor Evans: Aye
 Supervisor Schaffer: Aye
 Supervisor Waldhauer: Aye
 Motion passed 4-0.

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the March 12, 2026 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$61,812.93 were included in the agenda package for the Board’s review.

On MOTION by Mr. Evans seconded by Ms. Timmons to approve the consent agenda by roll call vote:
 Supervisor Timmons: Aye
 Supervisor Evans: Aye
 Supervisor Schaffer: Aye
 Supervisor Waldhauer: Aye
 Motion passed 4-0.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Waldhauer commented that the handrail in the entryway needs to be painted or cleaned. Additionally, the concrete in the entryway and the older fencing needs to be pressure washed.

Ms. Schaffer questioned if the Board will still be looking at whether to switch security companies.

Mr. Harden responded that he would bring quotes back as it gets closer to the budget adoption.

Jill Graby questioned if the amenity center being used as a polling location would affect onsite staff’s work.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
May 14, 2026, at 6:00 p.m. at the Yellow
Bluff Amenity Center**

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Timmons seconded by Ms. Schaffer to adjourn the meeting by roll call vote:
Supervisor Timmons: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 4-0.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing
Community Development District

Unaudited Financial Reporting
March 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2016</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Tison's Landing
Community Development District
Combined Balance Sheet
March 31, 2026

	<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	\$ 18,323	\$ -	\$ -	\$ 18,323
Capital Reserve Account	-	-	2,993	2,993
Due from General Fund	-	1,527	-	1,527
<u>Investments:</u>				
State Board Administration (SBA)	915,734	-	237,783	1,153,517
Series 2016-1				
Reserve	-	149,668	-	149,668
Revenue	-	396,503	-	396,503
Redemption	-	4	-	4
Series 2016-2				
Reserve	-	43,761	-	43,761
Prepayment	-	2	-	2
Deposits	4,202	-	-	4,202
Total Assets	\$ 938,259	\$ 591,464	\$ 240,776	\$ 1,770,500
Liabilities:				
Accounts Payable	\$ 11,547	\$ -	\$ -	\$ 11,547
Due to Debt Service	1,527	-	-	1,527
Total Liabilities	\$ 13,073	\$ -	\$ -	\$ 13,073
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service	-	591,464	-	591,464
Assigned for:				
Capital Reserve Fund	-	-	240,776	240,776
Unassigned	920,984	-	-	920,984
Total Fund Balances	\$ 925,186	\$ 591,464	\$ 240,776	\$ 1,757,426
Total Liabilities & Fund Balance	\$ 938,259	\$ 591,464	\$ 240,776	\$ 1,770,500

Tison's Landing
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 854,540	\$ 841,991	\$ 841,991	\$ -
Clubhouse Income	2,000	1,000	1,680	680
Interest Income	16,000	8,000	15,329	7,329
Other Income	-	-	300	300
Total Revenues	\$ 872,540	\$ 850,991	\$ 859,300	\$ 8,309
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 4,600	\$ 1,400
PR-FICA	918	459	352	107
Engineering	3,000	1,500	1,582	(82)
Attorney	15,000	7,500	4,641	2,860
Annual Audit	3,300	3,300	3,300	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	500	600	(100)
Trustee Fees	3,725	-	-	-
Management Fees	46,350	23,175	23,175	-
Information Technology	1,800	900	900	-
Website Maintenance	1,800	900	900	-
Telephone	350	175	84	91
Postage & Delivery	1,000	500	63	437
Insurance General Liability	12,661	12,661	11,559	1,102
Printing & Binding	2,000	1,000	135	865
Legal Advertising	2,500	1,250	621	629
Other Current Charges	1,000	500	479	21
Office Supplies	500	250	-	250
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 112,779	\$ 63,245	\$ 55,665	\$ 7,580
<u>Operations & Maintenance</u>				
Community Operations				
Insurance (Property)	\$ 23,977	\$ 23,977	\$ 21,473	\$ 2,504
Field Management & Administration (Vesta)	38,294	19,147	19,147	0
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera)	16,377	8,189	4,529	3,660
Landscape Maintenance (LawnBoy)	60,608	30,304	30,033	271
Landscape Mulch	15,000	-	-	-
Landscape Fertilization (Agro Pro)	19,332	9,666	11,166	(1,500)
Irrigation Repairs and Maintenance	10,000	5,000	2,766	2,234
Landscape Repairs and Maintenance	7,000	5,019	5,019	-
Lake Maintenance (The Lake Doctor)	11,200	5,600	4,950	650
Utilities-Cable (Comcast)	1,680	840	740	100
Utilities-Electric (JEA)	1,800	900	491	409
Utilities-Irrigation (JEA)	24,000	12,000	7,530	4,470
Community Repairs and Maintenance	20,000	10,000	1,563	8,437
Community Operations Contingency	2,493	1,247	58	1,189
Capital Improvement Plan	22,500	11,250	-	11,250
Subtotal Community Operations Expenditures	\$ 276,761	\$ 143,138	\$ 109,465	\$ 33,672

Tison's Landing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Amenity Operations Expenditures				
Amenity Manager (Vesta)	\$ 105,276	52,638	\$ 52,638	\$ 0
Pool Maintenance (Vesta)	34,145	17,072	17,073	(0)
Janitorial Maintenance (Vesta)	34,092	17,046	17,046	(0)
Janitorial Supplies (Vesta)	4,058	2,029	2,029	(0)
Amenity Website (Vesta)	3,090	1,545	1,545	-
Seasonal Office Staffing (Vesta)	13,580	6,790	6,790	0
Security Camera Monitoring (Envera/High-Tech)	13,761	6,880	6,880	-
Pool Chemicals (Hawkins)	15,000	7,500	5,791	1,709
License / Permit Fees	600	600	248	352
Utilities-Cable (Comcast)	6,600	3,300	3,120	180
Utilities-Electric (JEA)	15,000	7,500	4,316	3,184
Utilities-Water/Sewer (JEA)	12,000	6,000	8,793	(2,793)
Refuse Service (Waste Management)	11,400	5,700	1,051	4,649
Pest Control	600	300	556	(256)
Amenity Repairs and Maintenance	15,400	7,700	9,872	(2,172)
Fitness Equipment Maintenance	2,000	1,000	803	197
Special Events	23,500	13,843	13,843	-
Amenity Supplies	4,698	2,349	1,549	800
Amenity Operations Contingency	2,000	1,000	-	1,000
Capital Outlay	-	-	1,490	(1,490)
Subtotal Amenity Operations Expenditures	\$ 316,799	\$ 160,792	\$ 155,433	\$ 5,359
Total Operations & Maintenance	\$ 593,561	\$ 303,930	\$ 264,898	\$ 39,032
Total Expenditures	\$ 706,340	\$ 367,175	\$ 320,564	\$ 46,611
Excess (Deficiency) of Revenues over Expenditure	\$ 166,200	\$ 483,816	\$ 538,736	\$ 54,920
<i>Other Financing Sources/(Uses):</i>				
Capital Reserve - Transfer Out	(166,200)	(166,200)	\$ (166,200)	-
Total Other Financing Sources/(Uses)	\$ (166,200)	\$ (166,200)	\$ (166,200)	\$ -
Net Change in Fund Balance	\$ -	\$ 317,616	\$ 372,536	\$ 54,920
Fund Balance - Beginning	\$ -		\$ 552,650	
Fund Balance - Ending	\$ -		\$ 925,186	

Tison's Landing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ 4,235	\$ 2,118	\$ 3,792	\$ 1,674
Total Revenues	\$ 4,235	\$ 2,118	\$ 3,792	\$ 1,674
Expenditures:				
Capital Outlay	\$ 22,423	\$ 22,423	-	\$ 22,423
Top Coat Painting	-	-	2,850	(2,850)
Heat Pump System	-	-	8,955	(8,955)
Railings	-	-	7,500	(7,500)
Plumbing Leak	-	-	7,750	(7,750)
Control Oxidation Levels	-	-	3,529	(3,529)
Floor Installment	-	-	18,500	(18,500)
Leg Press Heavy Stack	-	-	2,189	(2,189)
Miscellaneous Services	-	-	521	(521)
Total Expenditures	\$ 22,423	\$ 22,423	\$ 51,794	\$ (29,371)
Excess (Deficiency) of Revenues over Expenditure	\$ (18,188)	\$ (20,306)	\$ (48,002)	\$ (27,696)
Other Financing Sources/(Uses)				
Capital Reserve - Transfer In	\$ 166,200	\$ 166,200	\$ 166,200	\$ -
Total Other Financing Sources (Uses)	\$ 166,200	\$ 166,200	\$ 166,200	\$ -
Net Change in Fund Balance	\$ 148,012	\$ 145,895	\$ 118,198	\$ (27,696)
Fund Balance - Beginning	\$ 125,712		\$ 122,578	
Fund Balance - Ending	\$ 273,724		\$ 240,776	

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 March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 381,936	\$ 376,327	\$ 376,327	\$ -
Interest Income	7,500	3,750	7,186	3,436
Total Revenues	\$ 389,436	\$ 380,077	\$ 383,513	\$ 3,436
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	\$ 315,332	\$ 313,769	\$ (1,564)
Net Change in Fund Balance	\$ 14,947	\$ 315,332	\$ 313,769	\$ (1,564)
Fund Balance - Beginning	\$ 82,314		\$ 277,696	
Fund Balance - Ending	\$ 97,261		\$ 591,464	

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	\$ 783,447	\$ 6,704	\$ 2,537	\$ 2,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 841,991
Clubhouse Income	395	870	-	415	-	-	-	-	-	-	-	-	1,680
Interest Income	1,763	1,525	2,753	3,351	2,899	3,039	-	-	-	-	-	-	15,329
Other Income	50	141	-	-	109	-	-	-	-	-	-	-	300
Total Revenues	\$ 2,208	\$ 49,595	\$ 786,200	\$ 10,470	\$ 5,546	\$ 5,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 859,300
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
PR-FICA	77	77	-	77	61	61	-	-	-	-	-	-	352
Engineering	-	-	-	-	-	1,582	-	-	-	-	-	-	1,582
Attorney	2,014	930	585	1,112	-	-	-	-	-	-	-	-	4,641
Annual Audit	-	2,000	1,200	100	-	-	-	-	-	-	-	-	3,300
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	183	83	83	83	83	83	-	-	-	-	-	-	600
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	-	-	-	-	-	-	23,175
Information Technology	150	150	150	150	150	150	-	-	-	-	-	-	900
Website Maintenance	150	150	150	150	150	150	-	-	-	-	-	-	900
Telephone	-	21	26	15	-	21	-	-	-	-	-	-	84
Postage & Delivery	11	-	11	30	-	12	-	-	-	-	-	-	63
Insurance General Liability	11,559	-	-	-	-	-	-	-	-	-	-	-	11,559
Printing & Binding	56	9	50	-	17	4	-	-	-	-	-	-	135
Legal Advertising	-	207	104	104	104	104	-	-	-	-	-	-	621
Other Current Charges	125	81	94	-	84	96	-	-	-	-	-	-	479
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 21,861	\$ 8,570	\$ 6,316	\$ 6,682	\$ 5,311	\$ 6,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,665

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Community Operations													
Insurance (Property)	\$ 21,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,473
Field Management & Administration (Vesta)	3,191	3,191	3,191	3,191	3,191	3,191	-	-	-	-	-	-	19,147
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera)	648	648	648	648	648	1,289	-	-	-	-	-	-	4,529
Landscape Maintenance (LawnBoy)	5,006	5,006	5,006	5,006	5,006	5,006	-	-	-	-	-	-	30,033
Landscape Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Fertilization (Agro Pro)	1,861	1,861	1,861	1,861	1,861	1,861	-	-	-	-	-	-	11,166
Irrigation Repairs and Maintenance	-	1,097	-	-	1,669	-	-	-	-	-	-	-	2,766
Landscape Repairs and Maintenance	2,070	-	1,500	1,200	249	-	-	-	-	-	-	-	5,019
Lake Maintenance (The Lake Doctor)	825	825	825	825	825	825	-	-	-	-	-	-	4,950
Utilities-Cable (Comcast)	123	123	123	123	123	123	-	-	-	-	-	-	740
Utilities-Electric (JEA)	98	87	89	72	70	76	-	-	-	-	-	-	491
Utilities-Irrigation (JEA)	1,683	1,533	1,472	933	1,030	879	-	-	-	-	-	-	7,530
Community Repairs and Maintenance	-	42	397	15	53	1,056	-	-	15	53	-	-	1,563
Community Operations Contingency	-	58	-	-	-	-	-	-	-	-	-	-	58
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 36,978	\$ 14,471	\$ 15,111	\$ 13,875	\$ 14,725	\$ 14,306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109,465
Amenity Operations Expenditures													
Amenity Manager (Vesta)	\$ 8,773	\$ 8,773	\$ 8,773	\$ 8,773	\$ 8,773	\$ 8,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,638
Pool Maintenance (Vesta)	2,845	2,845	2,845	2,845	2,845	2,845	-	-	-	-	-	-	17,073
Janitorial Maintenance (Vesta)	2,841	2,841	2,841	2,841	2,841	2,841	-	-	-	-	-	-	17,046
Janitorial Supplies (Vesta)	338	338	338	338	338	338	-	-	-	-	-	-	2,029
Amenity Website (Vesta)	258	258	258	258	258	258	-	-	-	-	-	-	1,545
Seasonal Office Staffing (Vesta)	1,132	1,132	1,132	1,132	1,132	1,132	-	-	-	-	-	-	6,790
Security Camera Monitoring (Envera/High-Te)	1,147	1,147	1,147	1,147	1,147	1,147	-	-	-	-	-	-	6,880
Pool Chemicals (Hawkins)	1,371	978	774	432	669	1,567	-	-	-	-	-	-	5,791
License / Permit Fees	-	124	62	-	-	62	-	-	-	-	-	-	248
Utilities-Cable (Comcast)	513	513	523	535	535	500	-	-	-	-	-	-	3,120
Utilities-Electric (JEA)	855	668	878	602	589	724	-	-	-	-	-	-	4,316
Utilities-Water/Sewer (JEA)	1,395	2,471	1,793	1,030	649	1,454	-	-	-	-	-	-	8,793
Refuse Service (Waste Management)	180	180	186	165	169	171	-	-	-	-	-	-	1,051
Pest Control	150	50	50	256	50	-	-	-	-	-	-	-	556
Amenity Repairs and Maintenance	2,654	1,875	1,132	3,249	540	423	-	-	-	-	-	-	9,872
Fitness Equipment Maintenance	-	-	200	603	-	-	-	-	-	-	-	-	803
Special Events	4,677	285	2,897	190	2,699	3,094	-	-	-	-	-	-	13,843
Amenity Supplies	-	377	190	910	18	54	-	-	-	-	-	-	1,549
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	1,490	-	-	-	-	-	-	-	-	-	-	1,490
Subtotal Amenity Expenditures	\$ 29,128	\$ 26,345	\$ 26,019	\$ 25,306	\$ 23,251	\$ 25,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,433
Total Operations & Maintenance	\$ 66,106	\$ 40,816	\$ 41,130	\$ 39,181	\$ 37,976	\$ 39,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,898
Total Expenditures	\$ 87,968	\$ 49,386	\$ 47,445	\$ 45,864	\$ 43,287	\$ 46,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,564
Excess (Deficiency) of Revenues over Expe	\$ (85,760)	\$ 210	\$ 738,754	\$ (35,393)	\$ (37,741)	\$ (41,333)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 538,736
Other Financing Sources/Uses:													
Capital Reserve - Transfer Out	\$ -	\$ -	\$ (166,200)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (166,200)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ (166,200)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (166,200)
Net Change in Fund Balance	\$ (85,760)	\$ 210	\$ 572,554	\$ (35,393)	\$ (37,741)	\$ (41,333)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 372,536

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
11/07/25	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
11/14/25	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
11/20/25	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
11/26/25	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
12/04/25	11/24-11/30/25	1,075,178.33	43,007.32	20,953.07	15,172.92	996,045.02	688,376.15	307,668.87	996,045.02
12/20/25	12/01-12/07/25	148,486.69	5,934.84	2,893.81	2,095.50	137,562.54	95,070.78	42,491.76	137,562.54
01/09/26	12/15-12/31/25	8,034.97	241.05	158.21	114.58	7,521.13	5,197.92	2,323.21	7,521.13
01/21/26	01/01-01/15/26	2,305.05	46.10	45.86	33.20	2,179.89	1,506.54	673.35	2,179.89
02/04/26	01/16-01/31/26	2,087.19	41.74	41.52	30.07	1,973.86	1,364.15	609.71	1,973.86
02/16/26	02/01-02/16/26	1,776.21	17.76	35.70	25.85	1,696.90	1,172.74	524.16	1,696.90
03/17/26	03/01-03/15/26	3,362.78	-	68.26	49.44	3,245.08	2,242.71	1,002.37	3,245.08
TOTAL		\$ 1,314,753.82	\$ 52,248.31	\$ 25,628.86	\$ 18,558.84	\$ 1,218,317.81	\$ 841,990.98	\$ 376,326.83	\$ 1,218,317.81

98.36%	Percent Collected
\$ 21,977.38	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>
3/1 - 3/31/26	4029-4046	\$	38,755.35

TOTAL CHECKS		\$	38,755.35
---------------------	--	-----------	------------------

<i>Date</i>	<i>ACH</i>		<i>Amount</i>
3/1 - 3/31/26	80041-80045	\$	5,932.82

TOTAL ACH		\$	5,932.82
------------------	--	-----------	-----------------

CAPITAL RESERVE FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
3/1 - 3/31/26	76	\$	2,188.76

TOTAL CHECKS		\$	2,188.76
---------------------	--	-----------	-----------------

TOTAL		\$	46,876.93
--------------	--	-----------	------------------

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00161	2/28/26	20802	202602	320	53800	46203		AGROWPRO INC.	*	1,610.98		
			FEB 26	COMM TURF/ORNAMENT						*	250.00		
		2/28/26	20802	202602	320	53800	46203		AGROWPRO INC.	*		1,860.98	004029
3/10/26	00012	2/26/26	26-01094	202602	310	51300	48000		BOARD OF SUPERVISORS MTG	*	103.50		
									DAILY RECORD + OBSERVER LLC			103.50	004030
3/10/26	00004	3/01/26	478	202603	310	51300	34000		MAR 26- MGMT FEE	*	3,862.50		
		3/01/26	478	202603	310	51300	49500		MAR 26- WEBSITE ADMIN	*	150.00		
		3/01/26	478	202603	310	51300	35100		MAR 26- IT	*	150.00		
		3/01/26	478	202603	310	51300	31200		MAR 26- DISSEMINATION	*	83.33		
		3/01/26	478	202603	310	51300	42000		MAR 26- POSTAGE	*	11.70		
		3/01/26	478	202603	310	51300	42500		MAR 26- COPIES	*	3.75		
		3/01/26	478	202603	310	51300	41000		MAR 26- TELEPHONE	*	21.13		
									GOVERNMENTAL MANAGEMENT SERVICES			4,282.41	004031
3/10/26	00206	2/25/26	7346664	202602	320	57200	46500		AZONE-EPA REG NO. 7870-1	*	282.00		
									HAWKINS, INC.			282.00	004032
3/10/26	00186	3/01/26	438705	202603	320	57200	34502		MAR 26 - ACCESS CONTR SYS	*	60.00		
									HI-TECH SYSTEMS ASSOCIATES			60.00	004033
3/10/26	00052	3/01/26	9753	202602	320	53800	46200		FEB 26 LAWN MAINT	*	5,005.50		
									LAWNBOY LAWN SERVICES, INC.			5,005.50	004034
3/10/26	00137	3/01/26	351949B	202603	320	53800	46800		MAR 26 - WATER MGMT	*	825.00		
									THE LAKE DOCTORS, INC.			825.00	004035
3/17/26	00081	1/31/26	197052	202601	310	51300	31500		LEGAL SV THRU 1/31/26	*	1,111.50		
									BILLING COCHRAN, P.A.			1,111.50	004036

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/26	00116	2/28/26	32525	202602	320-53800-35000		BACKFLOW TEST	*	175.00		
BOB'S BACKFLOW & PLUMBING SERVICES										175.00	004037
3/17/26	00229	4/04/26	13	202604	320-57200-49400		DJ SOUND HOST EASTER EVNT	*	250.00		
MAXIMUM ENTERTAINMENT TRIVIA										250.00	004038
3/23/26	00206	2/02/26	7323292	202602	320-57200-46500		AZONE-EPA REG NO. 7870-1	*	387.00		
HAWKINS, INC.										387.00	004039
3/25/26	00156	3/01/26	766496	202604	320-53800-34502		ENTRY 2 MONIT 4/1-3/30	*	130.61		
3/01/26		766497	202604	320-53800-34502		UTILITY MONIT 4/1-3/30/26	*	288.21			
3/01/26		766498	202604	320-53800-34502		ENTRY 1 MONIT 4/1-3/30/26	*	229.27			
3/01/26		766499	202604	320-57200-34502		AMENITY 4/1-3/30/26	*	1,086.71			
ENVERA SYSTEMS										1,734.80	004040
3/25/26	00206	3/18/26	7365150	202603	320-57200-46500		AZONE-EPA REG NO. 7870-1	*	996.24		
HAWKINS, INC.										996.24	004041
3/25/26	00157	3/01/26	431050	202603	320-57200-45105		MAR 26- AMENITY MANAGER	*	8,773.00		
3/01/26		431050	202603	320-57200-46400		MAR 26- POOL MAINT	*	2,845.42			
3/01/26		431050	202603	320-53800-34400		MAR 26- FIELD MGMT	*	3,191.17			
3/01/26		431050	202603	320-57200-46602		MAR 26- JANITORIAL SUPPL	*	338.17			
3/01/26		431050	202603	320-57200-46601		MAR 26- JANITORIAL MAINT	*	2,841.00			
3/01/26		431050	202603	320-57200-49510		MAR 26- WEBSITE FEE	*	257.50			
3/01/26		431050	202603	320-57200-34450		MAR 26- FAC/POOL MONIT	*	1,131.66			
VESTA PROPERTY SERVICE INC.										19,377.92	004042
3/26/26	00181	2/06/26	150	202603	320-57200-49400		BALANCE 2 HRS AIRTAT ARTI	*	450.00		
AIRTATBODYART										450.00	004043

TISO TISON

TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/26/26	00012	3/26/26 26-01623	202603 310-51300-48000	NOTICE BOARD MEETING 4/9	*	103.50		
							DAILY RECORD + OBSERVER LLC	103.50 004044
3/26/26	00223	2/12/26 1825	202603 320-57200-49400	COWBOY/COWGIRL PETTING ZO	*	1,400.00		
							PINTO CARRIAGE WORKS, LLC	1,400.00 004045
3/26/26	00266	3/13/26 358	202603 320-57200-49400	BALLOON ENTERTAM 2HR 4/4	*	350.00		
							TWIST OF FUN BALLOON ART	350.00 004046
						TOTAL FOR BANK A	38,755.35	
						TOTAL FOR REGISTER	38,755.35	

TISO TISON

TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00030	2/25/26	84957412	202603	320	57200	41050		INTERNET/TV 3/4-4/3/26	*	500.36		
		2/28/26	84957412	202603	320	53800	41050		INTERNET 3/2-4/1/26	*	123.35		
COMCAST (AUTO PAY)												623.71	080041
3/10/26	00015	3/04/26	89708215	202602	320	53800	43000		ELECTRIC 1/29-2/27/26	*	69.82		
		3/04/26	89708215	202602	320	57200	43000		ELECTRIC 1/29-2/27/26	*	588.73		
		3/04/26	89708215	202602	320	53800	43100		IRRIGATION 1/28-2/26/26	*	1,029.92		
		3/04/26	89708215	202602	320	57200	43100		W/S 2/3-3/4/26	*	648.93		
JEA (AUTO PAY)												2,337.40	080042
3/10/26	00257	2/25/26	0596988-	202603	320	57200	43200		WASTE 3/1-3/31/26	*	170.88		
WM CORPORATE SERVICES, INC												170.88	080043
3/23/26	99999	3/23/26	VOID	202603	000	00000	00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****												.00	080044
3/23/26	00152	3/03/26	55693990	202602	320	57200	49400		VALENTINE EVENT	*	1,165.22		
		3/03/26	55693990	202602	320	57200	49400		EASTER VENDOR	*	150.00		
		3/03/26	55693990	202602	320	57200	52000		BATERIES	*	17.98		
		3/03/26	55693990	202602	320	57200	49400		CONSTANT CONTACT	*	62.00		
		3/03/26	55693990	202602	320	57200	49400		GIFT CARDS VALENTINE EVEN	*	82.95		
		3/03/26	55693990	202602	320	57200	49400		EASTER EGGS FOR HUNT	*	596.00		
		3/03/26	55693990	202602	320	57200	49400		SPRING BREAK EVENTS	*	226.85		
		3/03/26	55693990	202602	300	36900	10000		WF CASH BACK	*	109.41-		
		3/03/26	55693990	202602	320	57200	49400		FAIRY LIGHTS FOR TABLES	*	16.30		
		3/03/26	55693990	202602	320	53800	46000		CONCRETE	*	6.63		
		3/03/26	55693990	202602	320	57200	46000		TRASH BAGS	*	30.84		

TISO TISON

TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/17/26	00203	2/20/26 F9870937	202602 600-53800-60000	50% DEP LEG PRESS HVY STK	*	2,188.76	
-----							2,188.76 000076
						TOTAL FOR BANK C	2,188.76
						TOTAL FOR REGISTER	2,188.76

TISO TISON

TCESSNA

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL, 32218-8982		
Previous balance		\$123.35
EFT Payment - thank you	Feb 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35
Amount due		\$123.35

← Your bill explained

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

320 538 41050

1 Thanks for paying by Automatic Payment

Your automatic payment on Mar 19, 2026, 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

<p>COMCAST BUSINESS</p> <p>1401 NORTHPOINT PKWY W PALM BCH FL 33407-1937</p> <p>TISONS LANDING COMMUNITY ATTN JOHNATHAN PERRY 5385 N NOB HILL RD SUNRISE, FL 33351-4761</p>	<p>Account number 8495 74 120 3534627</p> <p>Automatic payment Mar 19, 2026</p> <p>Please pay \$123.35</p> <p>Electronic payment will be applied Mar 19, 2026</p>
--	---

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

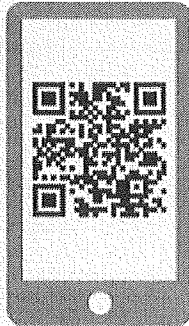
849574120353462700123356

Download the Comcast Business App

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

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

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

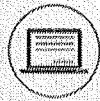


Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

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

What's included?



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

Visit business.comcast.com/myaccount for more details

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

Hello Landing Tison's,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 16529 TISON'S BLUFF RD, JACKSONVILLE, FL, 32218-8908		
Previous balance		\$535.29
EFT Payment - thank you	Feb 17	-\$535.29
Balance forward		\$0.00
Partial charges	Page 3	-\$6.98
Regular monthly charges	Page 3	\$500.25
Taxes, fees and other charges	Page 4	\$7.09
New charges		\$500.36
Amount due		\$500.36

← Your bill explained

- We've applied a partial charge of -\$6.98 as a result of Unreturned Equipment change(s) made to your account on Feb 25.
- Regular monthly charges have decreased by \$27.95 as a result of service change(s) made to Internet services, Voice services, TV services and other regular monthly charges.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

320 572 41030

1 Thanks for paying by Automatic Payment
 Your automatic payment on Mar 16, 2026, 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 0906133**
 Automatic payment **Mar 16, 2026**
Please pay \$500.36

Electronic payment will be applied Mar 16, 2026

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

COMCAST
 PO BOX 71211
 CHARLOTTE NC 28272-1211

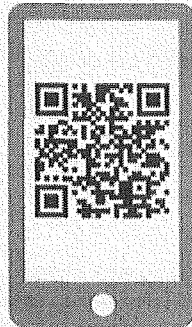
849574120090613300500363

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.

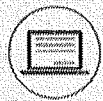


Faster speeds. More solutions. Bigger savings.

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

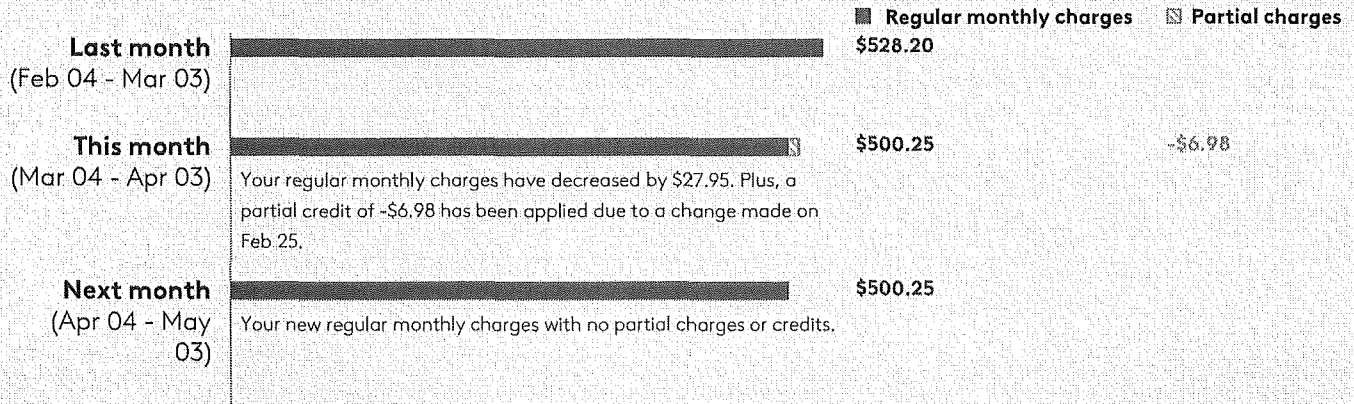


In-Store

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

Your regular monthly charges have changed

A change was made to your service, so this bill will be a little different. Here's why:



Please note: amounts shown exclude one-time charges, taxes and fees, additional change of service, discount expiration or rate adjustments.

Partial charges - \$6.98

Services removed	Feb 25 - Mar 03	-\$6.98
Unreturned Equipment		

Please note: Credits for service you were billed for in advance last month.

On your last bill you were billed in advance for services between Feb 04 - Mar 03. We've applied a credit of -\$6.98 as a result of your change(s) on Feb 25. For more details about the change to your service please go to business.comcast.com/myaccount.

Regular monthly charges \$500.25

Comcast Business	\$478.25
TV services	\$136.95
TV Standard	\$124.95
Business Video	
Service Discount	-\$65.00
TV Box + Remote	\$2.70
Service To Additional TV With TV Box and Remote. Qty 2 @ \$9.95 each	\$19.90
Broadcast TV Fee	\$49.70
Regional Sports Fee	\$4.70
Internet services	\$279.90
Business Internet 150	\$254.95
Static IP - 5	\$24.95
Voice services	\$61.40
Voice Line Business Voice	\$44.45

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 \$65.00 this month with your service discount.

...continued

Equipment Fee Voice.	\$16.95
-------------------------	---------

Service fees	\$22.00
Directory Listing Management Fee	\$11.00
Voice Network Investment	\$11.00

Taxes, fees and other charges	\$7.09
Other charges	\$7.09
Federal Universal Service Fund	\$4.10
Regulatory Cost Recovery	\$2.99

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.



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 \$2,337.40 Do not pay. AutoPay will process your payment on 03/26/26.
Bill Date: 03/04/26	
Cycle: 04	

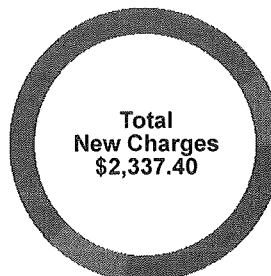
TOTAL SUMMARY OF CHARGES

Electric	\$	658.55
Water		209.74
Sewer		439.19
Irrigation		853.30
Other Activities.....		176.62
Total New Charges	\$	2,337.40

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

Previous Balance	\$	2,638.31
Payment(s) Received		-2,638.31
Balance Before New Charges		0.00
New Charges		2,337.40

Do not pay. AutoPay will process your payment on 03/26/26. \$ 2,337.40



- Electric \$658.55
- Water \$209.74
- Sewer \$439.19
- Irrigation \$853.30
- Other \$176.62

MESSAGES



JEA offers rebates for businesses on electric and water efficiency upgrades. Learn more at jea.com/businessrebates.



Remember to follow your watering days. A second day is added during Daylight Savings Time. To confirm your days assigned by SJRWMD and learn more visit jea.com/wateringdays.

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

Additional information on reverse side. →



- 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: 03/04/26
Do not pay. AutoPay will process your payment on 03/26/26.	
\$2,337.40	TOTAL AMOUNT PAID

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

Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill



Manage your services *your way*.
 We're one community, but we all have different needs. That's why we offer a variety of billing, payment and financial support options.



Scan to learn more.

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



Scan to find more ways to save.



STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

Account # 8970821539 Tel: [REDACTED]

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

E-mail: [REDACTED]



Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539

Bill Date: 03/04/26

Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
15635 TISONS BLUFF RD	I	\$27.00	Irrigation 1 - Commercial	01/28/26 - 02/26/26	Commercial Irrigation Service										
Detail Charges:		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		7.98													
City of Jacksonville Franchise Fee		0.79													
			<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>29</td> <td>30</td> <td>Regular</td> <td>2000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99209661	29	30	Regular	2000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99209661	29	30	Regular	2000 GAL											
15681 TISONS BLUFF RD	I	\$39.33	Irrigation 1 - Commercial	01/28/26 - 02/26/26	Commercial Irrigation Service										
Detail Charges:		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		19.95													
City of Jacksonville Franchise Fee		1.15													
			<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>99462033</td> <td>29</td> <td>83</td> <td>Regular</td> <td>5000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99462033	29	83	Regular	5000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99462033	29	83	Regular	5000 GAL											
16123 TISONS BLUFF RD	I	\$43.44	Irrigation 1 - Commercial	01/28/26 - 02/26/26	Commercial Irrigation Service										
Detail Charges:		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		23.94													
City of Jacksonville Franchise Fee		1.27													
			<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>29</td> <td>1267</td> <td>Regular</td> <td>6000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83726295	29	1267	Regular	6000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83726295	29	1267	Regular	6000 GAL											
16151 DOWING CREEK DR	I	\$47.54	Irrigation 1 - Commercial	01/28/26 - 02/26/26	Commercial Irrigation Service										
Detail Charges:		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		27.93													
City of Jacksonville Franchise Fee		1.38													
			<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>29</td> <td>2369</td> <td>Regular</td> <td>7000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74534584	29	2369	Regular	7000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74534584	29	2369	Regular	7000 GAL											
16211 DOWING CREEK DR	I	\$97.23	Irrigation 1 - Commercial	01/28/26 - 02/26/26	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)		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>74458033</td> <td>29</td> <td>8164</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)	74458033	29	8164	Regular	16000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74458033	29	8164	Regular	16000 GAL											
16303 HUNTERS HOLLOW TL	I	\$35.22	Irrigation 1 - Commercial	01/28/26 - 02/26/26	Commercial Irrigation Service										
Detail Charges:		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		15.96													
City of Jacksonville Franchise Fee		1.03													
			<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>29</td> <td>52</td> <td>Regular</td> <td>4000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514110306	29	52	Regular	4000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514110306	29	52	Regular	4000 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
16316 MAGNOLIA GROVE WY	I	\$75.15	Irrigation 1 - Commercial	01/28/26 - 02/26/26	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>99461977</td> <td>29</td> <td>154</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)	99461977	29	154	Regular	12000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99461977	29	154	Regular	12000 GAL											
16331 TISONS BLUFF RD	I	\$58.59	Irrigation 1 - Commercial	01/28/26 - 02/26/26	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)		10.71													
City of Jacksonville Franchise Fee		1.71													
			<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>29</td> <td>406</td> <td>Regular</td> <td>9000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514107089	29	406	Regular	9000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514107089	29	406	Regular	9000 GAL											
16343 TISONS BLUFF RD	I	\$119.32	Irrigation 1 - Commercial	01/28/26 - 02/26/26	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)		69.67													
City of Jacksonville Franchise Fee		3.48													
			<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>29</td> <td>280</td> <td>Regular</td> <td>20000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514109738	29	280	Regular	20000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514109738	29	280	Regular	20000 GAL											
16356 MAGNOLIA GROVE WY APT IR01	I	\$86.19	Irrigation 1 - Commercial	01/28/26 - 02/26/26	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)		37.51													
City of Jacksonville Franchise Fee		2.51													
			<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>99461978</td> <td>29</td> <td>216</td> <td>Regular</td> <td>14000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99461978	29	216	Regular	14000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99461978	29	216	Regular	14000 GAL											
16365 N MAIN ST APT SG01	E	\$69.82	Commercial - Electric	01/29/26 - 02/27/26	General Service										
Detail Charges: Basic Monthly Charge		25.00													
Energy Charge (\$0.06813 per kWh)		25.55													
Tax Exempt Fuel Cost (\$0.03633 per kWh)		13.62													
Taxable Fuel Cost (\$0.00511 per kWh)		1.92													
City of Jacksonville Franchise Fee		1.98													
Gross Receipts Tax		1.75													
			<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>29</td> <td>47339</td> <td>Regular</td> <td>375 KWH</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	29	47339	Regular	375 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24074025	29	47339	Regular	375 KWH											
16464 MAGNOLIA GROVE WY	I	\$130.36	Irrigation 1 - Commercial	01/28/26 - 02/26/26	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)		80.39													
City of Jacksonville Franchise Fee		3.80													
			<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>99466782</td> <td>29</td> <td>87</td> <td>Regular</td> <td>22000 GAL</td> </tr> </tbody> </table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99466782	29	87	Regular	22000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99466782	29	87	Regular	22000 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	E	\$588.73	Commercial - Electric	01/29/26 - 02/27/26	General Service
Detail Charges:		Basic Monthly Charge	25.00		
		Energy Charge (\$0.06813 per kWh)	330.98		
		Tax Exempt Fuel Cost (\$0.03633 per kWh)	176.49		
		Taxable Fuel Cost (\$0.00511 per kWh)	24.82		
		City of Jacksonville Franchise Fee	16.72		
		Gross Receipts Tax	14.72		
16529 TISONS BLUFF RD	W	\$209.74	Commercial - Water/Sewer	02/03/26 - 03/04/26	Commercial Water Service
Detail Charges:		Basic Monthly Charge	50.63		
		Water Consumption Charge	153.00		
		City of Jacksonville Franchise Fee	6.11		
16529 TISONS BLUFF RD	S	\$439.19	Commercial - Water/Sewer	02/03/26 - 03/04/26	Commercial Sewer Service
Detail Charges:		Basic Monthly Charge	167.90		
		Sewer Usage Charge	258.50		
		City of Jacksonville Franchise Fee	12.79		
261 BRADFORD LAKE CR	I	\$18.78	Irrigation 1 - Commercial	01/28/26 - 02/26/26	Commercial Irrigation Service
Detail Charges:		Basic Monthly Charge	18.23		
		City of Jacksonville Franchise Fee	0.55		
79 BRADFORD LAKE CR	I	\$75.15	Irrigation 1 - Commercial	01/28/26 - 02/26/26	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		

Total New Charges For This Address \$1,237.66

- Electric \$588.73
- Water \$209.74
- Sewer \$439.19

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22968209	29	84517	Regular	4858 KWH
22968209	29	22.07	Regular	22.07 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	29	7390	Regular	50000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	29	7390	Regular	50000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81523391	29	4492	Regular	0 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83974232	29	2727	Regular	12000 GAL



Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539
 Bill Date: 03/04/26
 Cycle: 04

TOTAL OTHER ACTIVITIES

Service Address:	Budget Number	Service Type	Adjustment Description	Service Period:	Current Charges
16464 MAGNOLIA GROVE WY		W	Re-Billed	12/29/25 - 01/28/26	329.06
16464 MAGNOLIA GROVE WY		W	Billing Correction	12/29/25 - 01/28/26	-152.44
Total Other Activities					176.62



INVOICE

Customer ID: 33-09788-93001
Customer Name: TISONS LANDING CDD
Service Period: 03/01/26-03/31/26
Invoice Date: 02/25/2026
Invoice Number: 0596988-4034-1

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

Mar 27, 2026

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

\$170.88

If payment is received after 03/27/2026: **\$ 175.88**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
168.76		(168.76)		0.00		170.88		170.88

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	03/01/26		1.00	126.00
Energy Surcharge				20.05
DUVAL CM 17% FRANCHISE FEE				24.83
Total Current Charges				170.88

----- 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)
02/25/2026	0596988-4034-1	33-09788-93001
Payment Terms	Total Due	Amount
Total Due by 03/27/2026	\$170.88	
If Received after 03/27/2026	\$175.88	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
 Your bank account will be drafted \$170.88.

4034000330978893001005969880000001708800000017088 9

I0290C52

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

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 <small>If payment is received after 10/25/2022 \$128.45</small>
--	--	---

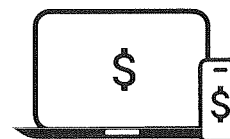
Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
\$123.45		(\$123.45)		0.00		\$123.45		\$123.45

DETAILS OF SERVICE					
Description	Unit	Rate	Quantity	Amount	
98 Gallon Toner	1	10.00	1	10.00	
MARINE SOLID WASTE TAX @ 75%				7.50	
COUNTY ENVIRONMENTAL CHARGE				15.95	

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

New Payment Platform

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



Expanded payment options.

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

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

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM.		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.	
Address 1		Email	
Address 2			
City		Date	
State			
Zip		Bank Account Holder Signature	
Email			
Date Valid			

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
20802	02/28/2026	\$1,860.98	03/30/2026	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

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, March 12, 2026, 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

Feb. 26 00 (26-01094D)

Governmental Management Services, LLC

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

Invoice

Invoice #: 478
Invoice Date: 3/1/26
Due Date: 3/1/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2026	310	3,862.50	3,862.50
Website Administration - March 2026	485	150.00	150.00
Information Technology - March 2026	351	150.00	150.00
Dissemination Agent Services - March 2026	312	83.33	83.33
Postage	410	11.70	11.70
Copies	425	3.75	3.75
Telephone	410	21.13	21.13

Total \$4,282.41

Payments/Credits \$0.00

Balance Due \$4,282.41

Original



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

INVOICE

Total Invoice	\$282.00
Invoice Number	7346664
Invoice Date	2/25/26
Sales Order Number/Type	5075551 SL
Branch Plant	74
Shipment Number	6098893

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 320.572.4650 0

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
3/27/26	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	90.0000 90.0000	GA GA	\$3.0000	GA	870.3 LB 870.3 GW	\$270.00
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 **\$282.00**

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.



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 438705
Invoice Date: 03/01/2026
Completed: 03/02/2026
Terms: Due On Receipt
Bid#:

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

16529 Tisons Bluff Rd

[Click Here to Pay Online!](#)

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 #
3/1/2026	9753

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	3/31/2026	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- February, 2026 Service	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

MAKE CHECK PAYABLE TO:

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



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



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	3/1/2026	\$825.00

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

0000000013025200100000003519490000008250098

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 3/11/2026 Invoice 351949B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/1/2026	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

CommercialFitnessProducts

INVOICE

5034 N Hiatus Road, Sunrise, FL 33351

INVOICE # F98709374M

Office:

Date: Feb 20, 2026

Cell: 904- 562-8318

Email: mark@commfitnessproducts.com

Fax: 239-938-1462

BILL

TO: Tisons Landing
16529 Tisons Bluff Rd
Jacksonville, FL 32218

SHIP

TO: Tisons Landing
16529 Tisons Bluff Rd
Jacksonville, FL 32218

ATN Tim Harden
Phone (904) 757-1547
Email tharden@vestapropertyservices.com

ATN Tim Harden
Phone (904) 757-1547
Email tharden@vestapropertyservices.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	VS-S70-USB2	Matrix Versa Leg Press Heavy Stack	\$4,475.99	\$4,475.99
		22.0% Discount		-\$984.72
		SubTotal		\$3,491.27
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator) <i>TAX Exempt - Must Provide Documentation</i>	\$425.00	\$425.00

<i>Frame Color</i>	Standard Silver
<i>Upholstery Color</i>	Standard Black
<i>Notes</i>	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

Subtotal	\$3,916.27
State Tax	\$0.00
Freight	\$461.25
Grand Total	\$4,377.52

Deposit Due	\$2,188.76
--------------------	-------------------

For Delivery Staff			
Date:	Amount Collected:	Check No.:	
Received By: (Print Name and Sign)			

033 600 538 60000
001.320.57200.60000 50%
deposit leg press heavy stack

Terms and Conditions

Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in

Scheduled Installations

CFP will make every effort to deliver & install on Purchaser's required date. Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

Additional Terms of Sale

Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package. Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer. Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a

Technology

Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty:Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty:Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/

Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts.1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor



Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:
Commercial Fitness Products, Inc.
Fed-Ex, UPS, USPS etc.
Commercial Fitness Products, Inc.
5034 N Hiatus Rd
Sunrise, FL 33351

Wire Transfer Bank Information Available
Upon Request.

Invoice # : F98709374M
Invoice Amount: \$4,377.52
Payment Terms: 50% Deposit, 50% COD
Deposit Amount: \$2,188.76
Balance: \$2,188.76
Signature _____
Print Name: _____
Facility Name: _____
Date of Acceptance: _____

BILLING COCHRAN, 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
 01/31/2026
 Account No: 80-12113M
 Statement No: 197052

Attn: PATTI POWERS

TISON'S LANDING CDD

Fees

		Hours
01/01/2026		
GAF	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 1/8/26 MEETING OF BOARD OF SUPERVISORS	0.50
01/02/2026		
GAF	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20
01/05/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20
01/08/2026		
GAF	PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING	1.50
01/09/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
01/12/2026		
GAF	PREPARE INITIAL DRAFT OF AMENITY CENTER RESURFACE OF CONCRETE FLOORING SMALL PROJECT AGREEMENT	1.30
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30
01/29/2026		
GAF	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 2/12/26 MEETING OF BOARD OF SUPERVISORS	0.30
GAF	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20
GAF	RECEIPT AND REVIEW OF DRAFT MINUTES OF THE	

TISON'S LANDING CDD

TISON'S LANDING CDD

		Hours	
	JANUARY 8, 2026 MEETING OF THE BOARD OF SUPERVISORS	0.30	
GAF	FURTHER CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20	
	For Current Services Rendered	5.70	<u>1,111.50</u>

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GABRIELLA A. FERNANDEZ	ASSOCIATES	5.70	\$195.00	\$1,111.50

Previous Balance	\$585.00
Total Current Work	1,111.50

Payments

01/27/2026	PAYMENT RECEIVED - THANK YOU	-585.00
	Balance Due	<u>\$1,111.50</u>

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

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 320.538.3500 0

INVOICE

32525

Invoice Date

2/28/2026

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	3/30/2026

Serviced	Description	Quantity	Price Each	Amount
3/2/2026	1" Wilkins 975XL2 S#:ABB06114 - Irrigation 16303 Hunters Hollow Trail			
	Labor to replace #2 check rubber, clean, flush, test, and certify	1.75	100.00	175.00
	Wilkins RK34-950XLR 950/975 Double Check Kit .75'-1' (Material Warranty Installed 6/07/24)			
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	0.00	0.00
	Device Subtotal			175.00

Total	\$175.00
Payments/Credits	\$0.00
Balance Due	\$175.00

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

Original



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

INVOICE

Total Invoice	\$387.00
Invoice Number	7323292
Invoice Date	2/2/26
Sales Order Number/Type	5055252 SL
Branch Plant	74
Shipment Number	6071721

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 #			
3/4/26	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	125.0000 125.0000	GA GA	\$3.0000	GA	1,208.8 LB 1,208.8 GW	\$375.00
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 **\$387.00**

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 8560-1.4(a), 80-300.5(a) and 80-741.5(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# 2266573

Alexandra Salisbury

From: Tiziana Cessna <TCessna@gmssf.com>
Sent: Friday, March 20, 2026 1:12 PM
To: Alexandra Salisbury
Subject: FW: Your Hawkins Inc. Account #485799 is Past Due - Friendly Reminder
Attachments: CHK-INV ck 004025 02-26-26 .pdf

Hi Alex,
Please void and reissue. Thanks

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

-----Original Message-----

From: Annette Floyd <Annette.Floyd@hawkinsinc.com>
Sent: Friday, March 20, 2026 12:22 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Subject: FW: Your Hawkins Inc. Account #485799 is Past Due - Friendly Reminder

Hello,

Our records do not indicate that we have received this payment. The invoice 7323292 is still showing as unpaid.

Has the check cleared your bank?

Thank you,

Annette Floyd | Credit Specialist, Credit Department
Office: 321-335-6649 | Fax: 800.524.9315 annette.floyd@hawkinsinc.com |
https://url.avanan.click/v2/r01/___http://www.hawkinsinc.com___.YXAzOmdvdmVybm1lbnRhbG1hbmFnZW1lbnRzZXJ2aWNlc3NvdXRoZmxvcmlkYTphOm86MjU1NjQ3NDRIYmZjNzAyN2UxMzMwMmE1ZjI4ZTFhMTg6NzoxM2ViOmVmMjQwZjg5OTc2OGZjYTEyNWYwZGUyNWl4NTZjN2MwNzk0NzZmZjVlZTZhMTFkMmNiMDcyNjlxZjViMzA1ZjU6cDpUOkY

-----Original Message-----

From: Credit Department <Credit.Dept@HawkinsInc.com>
Sent: Friday, March 20, 2026 11:27 AM
To: Annette Floyd <Annette.Floyd@hawkinsinc.com>
Subject: FW: Your Hawkins Inc. Account #485799 is Past Due - Friendly Reminder

Envera

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

<h1>Invoice</h1>	
Invoice Number 766496	Date 03/01/2026
Customer Number 400423	Due Date 04/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/01/2026	04/01/2026

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
1.00	Passive Standard Camera 04/01/2026 - 04/30/2026	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 04/01/2026 - 04/30/2026	1.00	\$30.61	\$30.61
			Subtotal:	\$130.61
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$130.61

Date	Invoice #	Description	Amount	Balance Due
3/1/2026	766496	Monitoring Services	\$130.61	\$130.61

Envera

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

<h1>Invoice</h1>	
Invoice Number 766496	Date 03/01/2026
Customer Number 400423	Due Date 04/01/2026

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 766497	Date 03/01/2026
Customer Number 400423	Due Date 04/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/01/2026	04/01/2026

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL</i>				
1.00	Active Video Monitoring 04/01/2026 - 04/30/2026	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 04/01/2026 - 04/30/2026	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
3/1/2026	766497	Monitoring Services	\$288.21	\$288.21

Envera

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

Invoice	
Invoice Number 766497	Date 03/01/2026
Customer Number 400423	Due Date 04/01/2026

Net Due: \$288.21

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 766498	Date 03/01/2026
Customer Number 400423	Due Date 04/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/01/2026	04/01/2026

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
1.00	Passive Standard Camera 04/01/2026 - 04/30/2026	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 04/01/2026 - 04/30/2026	1.00	\$129.27	\$129.27
Subtotal:				\$229.27
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$229.27

Date	Invoice #	Description	Amount	Balance Due
3/1/2026	766498	Monitoring Services	\$229.27	\$229.27

Envera

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

<h1>Invoice</h1>	
Invoice Number 766498	Date 03/01/2026
Customer Number 400423	Due Date 04/01/2026

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

<h1>Invoice</h1>	
Invoice Number 766499	Date 03/01/2026
Customer Number 400423	Due Date 04/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		03/01/2026	04/01/2026

Quantity	Description	Months	Rate	Amount
<i>2902 - CCTV - Tison's Landing CDD - Amenity, 16529 Tisons Bluff Rd, Jacksonville, FL</i>				
1.00	Active Video Monitoring 04/01/2026 - 04/30/2026	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 04/01/2026 - 04/30/2026	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 04/01/2026 - 04/30/2026	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
3/1/2026	766499	Monitoring Services	\$1086.71	\$1086.71

Envera

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

<h1>Invoice</h1>	
Invoice Number 766499	Date 03/01/2026
Customer Number 400423	Due Date 04/01/2026

Net Due: \$1,086.71

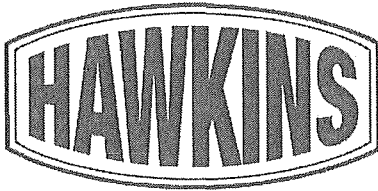
Amount Enclosed: 1086.71

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Original



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

INVOICE

Total Invoice	\$996.24
Invoice Number	7365150
Invoice Date	3/18/26
Sales Order Number/Type	5094222 SL
Branch Plant	74
Shipment Number	6123484

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 320.572.4650 0

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
4/17/26	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	300.0000 300.0000	GA GA	\$3.0000	GA	2,901.0 LB 2,901.0 GW	\$900.00
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40% 15 GA DD	N	1.0000 1.0000	DD DD	\$69.2400	DD	162.0 LB 172.0 GW	\$69.24
2.001	699922	15 GA Blu/Black Delldrum DELDRM 1H1/X1.9/250	N	1.0000 1.0000	DD RD	\$15.0000	RD	10.0 LB 10.0 GW	\$15.00

Related Order #: 05094222

***** 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 **\$996.24**

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# 2471371



Invoice

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

Invoice # 431050
Date 03/01/2026
Terms
Due Date 03/31/2026
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

Invoice #000150

We appreciate your business. Thank you for letting AirTatBodyArt make a lasting impression at your event!

Customer	Invoice Details	Deposit	Balance
Tisons Landing CCD Tisons Landing CCD emyers@vestapropertyservic es.com (904) 757-1547 16529 Tisons Bluff Road Jacksonville, FL 32218	PDF created March 25, 2026 \$600.00 Service date April 4, 2026	Due Mar 4, 2026 \$150.00	Due April 4, 2026 \$450.00

Items	Quantity	Price	Amount
2hrs. 1 Airtat Artist	2	\$300.00	\$600.00
Subtotal			\$600.00

Total Due **\$600.00**

Deposit	\$150.00
Paid • Due on Mar 4, 2026	
Balance	\$450.00
Unpaid • Due on Apr 4, 2026	

Payments	
Feb 12, 2026 (Mastercard 1064)	\$150.00



Pay online

To pay your invoice go to <https://squareup.com/u/wx9pVytA>

Or open the camera on your mobile device and place the QR code in the camera's view.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

March 26, 2026

Date

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

Serial # <u>26-01623D</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
_____		_____
Case Number _____		Amount Paid
Publication Dates <u>3/26</u>		
County <u>Duval</u>		

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

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

If your payment is being
mailed, please reference
Serial # 26-01623D on your
check or remittance advice.

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, April 9, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tison's 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.Tison'sLandingCDD.com. Any person requiring special accommodations to attend the meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or (904) 940-5850 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Daniel Laughlin
District Manager

Mar. 26 00 (26-01623D)

INVOICE



Pinto Carriage Works, LLC
1584 Dogwood Lane, Middleburg, FL 32068,
UNITED STATES
info@pintocarriageworks.com; Website:
www.pintocarriageworks.com

Invoice No# : 1825
Invoice Date : Feb 12, 2026
Due Date : Mar 21, 2026



\$1,400.00 USD
AMOUNT DUE

BILL TO

Tisons Landing CDD
emyers@vestapropertyservices.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Cowboy/Cowgirl Petting Zoo Basic Petting Zoo + 2 Riding Ponies- 1 hour - 4/4/26	1	\$1,000.00	\$1,000.00
2	Add an Hour 1 additional hour(s) {2 hours total}	1	\$400.00	\$400.00
			Subtotal	\$1,400.00
			TOTAL	\$1,400.00 USD
			Minimum amount due	\$0.00

NOTES TO CUSTOMER

Hi Tisons Landing CDD & Elizabeth, Here's the invoice for the balance for your petting zoo service. If you have any questions, please let me know. Thank you, ~Nicole & Mike Pinto Pinto Carriage Works, LLC

TERMS AND CONDITIONS

This pays your petting zoo service off in full and includes a retainer of \$100, which holds the date of your event and is non-refundable. Please have your balance paid by 3/21/26.

Submit

Document - Order will not be printed



Twist of Fun! Balloon Art

Inflated Excellence

6111 Wakulla Springs Road • Jacksonville • FL 32268 • twistoffun@outlook.com
TW: (904) 568-2472 • Fax: • <https://www.facebook.com/twistoffunballoonart>

Invoice for Services

Invoice Date: March 13, 2026

Invoice No.: 358

Client:

Tison's Landing
Tison's Landing CDD
16529 Tison's Bluff Road Jacksonville, FL
32218
Tel: (904) 708-3507
Email: yellowbluffmanager@gmail.com

Event Info & Venue:

Apr 4, 2026 - Saturday, 2:00pm to 4:00pm
16529 Tison's Bluff Road Jacksonville, FL
32218
(904) 708-3507

Services:

Item	Rate
Balloon Entertainment 2hrs	\$350.00

Amount Due:

Total: \$350.00

Terms

- * Balance is due by Mar 21, 2026
- * Please make all checks payable to Twist of Fun! Balloon Art.
- * All payments are non-refundable.

If you have any questions or need any additional information, please contact us at (904) 568-2472 or twistoffun@outlook.com

Thank you for letting us entertain you!

10/25/20

