

TISON'S LANDING
Community Development District

JUNE 11, 2026

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

June 4, 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, June 11, 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 2026-03, Declaring Surplus Tangible Property (Old Pool Furniture)
- IV. Discussion of the Fiscal Year 2027 Budget
- V. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager – Proposal to Replace Poolside Potted Plants
- VI. Approval of Consent Agenda
 - A. Minutes of the April 9, 2026 Meeting
 - B. Financial Statements
 - C. Check Register
- VII. Supervisor Requests

VII. Audience Comments

IX. Next Scheduled Meeting – Thursday, July 16, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison’s Bluff Road, Jacksonville, Florida 32218

X. Adjournment

THIRD ORDER OF BUSINESS

RESOLUTION 2026-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING CERTAIN TANGIBLE PERSONAL PROPERTY OF THE DISTRICT, INCLUDING, BUT NOT LIMITED TO, SEVERAL PIECES OF OUTDOOR POOL FURNITURE, AS SURPLUS AND AUTHORIZING THE DISTRICT MANAGER OR HIS DESIGNEE TO SELL OR DISPOSE OF SAID EQUIPMENT AS EXPEDITIOUSLY AS POSSIBLE IN ACCORDANCE WITH CHAPTER 274, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the Tison's Landing Community Development District (collectively, the "District") owns certain tangible personal property as more fully described in Exhibit "A", attached hereto and made a part hereof (the "Property"), which Property includes, but is not limited to, several pieces of outdoor pool furniture utilized on the pool deck of the Yellow Bluff Amenity Center; and

WHEREAS, said Property is no longer useful to the District and the continued use of such Property is no longer economical or efficient, or said Property no longer serves a useful function; and

WHEREAS, the District has replaced the outdoor poolside furniture and no longer requires the Property, which is old, outdated, damaged, and of no further use to the District; and

WHEREAS, the District desires to classify and declare said Property on Exhibit "A" as surplus property; and

WHEREAS, the District desires to authorize the District Manager to sell or dispose of said Property as appropriate and in accordance with Chapter 274, Florida Statutes, governing the disposal of surplus tangible personal property by local governments, including special districts.

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

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein.

Section 2. The District Manager is hereby authorized to take the necessary and appropriate steps to sell at auction or dispose as appropriate and in accordance with Chapter 274, Florida Statutes, said Property.

Section 3. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 11th day of June, 2026, by the Board of Supervisors of the Tison's Landing Community Development District, Jacksonville, Duval County, Florida.

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair

EXHIBIT "A"

1. Forty-three (43) Chaise Lounge Chairs, which are old, outdated, and/or damaged.
2. Eighteen (18) Chairs, which are old, outdated, and/or damaged.
3. Eleven (11) Tables, which are old, outdated, and/or damaged.

FOURTH ORDER OF BUSINESS

Tison's Landing
Community Development District

Approved Proposed Budget
FY 2027



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

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved
Description	FY2026	4/30/26	5 Months	9/30/26	Proposed Budget FY 2027

REVENUES:

Special Assessments - On Roll	\$ 854,540	\$ 849,641	\$ 4,899	\$ 854,540	\$ 854,540
Clubhouse Rentals	2,000	5,375	4,625	10,000	5,000
Interest Income	16,000	18,189	11,811	30,000	16,000
Other Income	-	300	-	300	-
TOTAL REVENUES	\$ 872,540	\$ 873,505	\$ 21,335	\$ 894,840	\$ 875,540

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 12,000	\$ 5,400	\$ 5,000	\$ 10,400	\$ 12,000
FICA Taxes	918	413	383	796	918
District Engineer Fees	3,000	1,582	1,418	3,000	3,000
District Counsel Fees	15,000	8,810	6,190	15,000	15,000
Annual Audit	3,300	3,300	-	3,300	3,400
Assessment Administration	2,500	2,500	-	2,500	2,575
Arbitrage Rebate	1,200	-	550	550	550
Dissemination Agent	1,000	783	217	1,000	1,030
Amortization Fees	-	-	-	-	100
Trustee Fees	3,725	-	3,725	3,725	4,098
District Management Fees	46,350	27,038	19,313	46,350	47,741
Information Technology	1,800	1,050	750	1,800	1,854
District Website Administration	1,800	1,050	750	1,800	1,854
Telephone	350	101	249	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	602	598	1,200	1,320
Office Supplies	500	-	500	500	500
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 112,779	\$ 65,182	\$ 43,322	\$ 108,505	\$ 113,679

Operations & Maintenance

Community Operations

Property Insurance	\$ 23,977	\$ 21,473	\$ -	\$ 21,473	\$ 23,620
Field Management & Administration (Vesta)	38,294	22,338	15,956	38,294	39,443
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,377	5,177	11,200	16,377	16,377
Landscape Maintenance (LawnBoy)	60,608	35,039	25,028	60,066	63,069
Landscape Mulch	15,000	-	15,000	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	13,027	9,305	22,332	22,332
Irrigation Repairs and Maintenance	10,000	2,811	7,189	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	5,775	5,425	11,200	11,497
Utilities-Cable (Comcast)	1,680	863	617	1,480	1,680
Utilities-Electric (JEA)	1,800	595	1,205	1,800	1,800
Utilities-Irrigation (JEA)	24,000	9,931	14,069	24,000	24,000
Community Repairs and Maintenance	20,000	2,077	17,923	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	\$ 124,182	\$ 152,333	\$ 276,515	\$ 260,811

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

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>Amenity Operations</u>					
Amenity Manager (Vesta)	\$ 105,276	\$ 61,411	\$ 43,865	\$ 105,276	\$ 108,434
Pool Maintenance (Vesta)	34,145	19,918	14,227	34,145	35,169
Janitorial Maintenance (Vesta)	34,092	19,887	14,205	34,092	35,115
Janitorial Supplies (Vesta)	4,058	2,367	1,691	4,058	4,180
Amenity Website (Vesta)	3,090	1,803	1,288	3,090	3,183
Seasonal Office Staffing (Vesta) (Pool Monitors)	13,580	7,922	5,658	13,580	13,987
Security Camera Monitoring (Envera/High-Tech)	13,761	8,027	5,734	13,761	13,761
Pool Chemicals (Hawkins)	15,000	6,640	13,360	20,000	20,000
License / Permit Fees	600	248	352	600	600
Utilities-Cable (Comcast)	6,600	3,739	2,861	6,600	6,600
Utilities-Electric (JEA)	15,000	5,183	6,817	12,000	15,000
Utilities-Water/Sewer (JEA)	12,000	10,858	7,142	18,000	20,000
Refuse Services (Waste Management)	11,400	1,232	1,168	2,400	2,400
Pest Control	600	707	293	1,000	1,000
Amenity Repairs and Maintenance	15,400	10,823	4,577	15,400	17,000
Fitness Equipment Maintenance	2,000	1,003	997	2,000	2,000
Special Events	23,500	15,891	7,609	23,500	23,500
Amenity Supplies	4,698	1,823	2,875	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	\$ 180,972	\$ 136,718	\$ 317,690	\$ 328,929
TOTAL EXPENDITURES	\$ 706,340	\$ 370,336	\$ 332,373	\$ 702,709	\$ 703,419
<u>Other Sources/(Uses)</u>					
Capital Reserve-Transfer Out	(166,200)	(166,200)	(25,930)	(192,130)	(172,121)
TOTAL OTHER SOURCES/(USES)	\$ (166,200)	\$ (166,200)	\$ (25,930)	\$ (192,130)	\$ (172,121)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 336,969	\$ (336,968)	\$ -	\$ -

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)
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- 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 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
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REVENUES:

Interest Income	\$ 4,235	\$ 4,521	\$ 3,400	\$ 7,921	\$ 5,175
Carry Forward Balance	125,712	122,578	-	122,578	224,637

TOTAL REVENUES	\$ 129,947	\$ 127,099	\$ 3,400	\$ 130,499	\$ 229,812
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EXPENDITURES:

Capital Outlay

Capital Outlay	\$ 22,423	\$ 87,007	\$ 9,978	\$ 96,985	\$ 20,262
Miscellaneous Services	-	607	400	1,007	1,000

TOTAL EXPENDITURES	\$ 22,423	\$ 87,614	\$ 10,378	\$ 97,992	\$ 21,262
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Other Sources/(Uses)

Capital Reserve-Transfer In	\$ 166,200	\$ 166,200	\$ 25,930	\$ 192,130	\$ 172,121
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TOTAL OTHER SOURCES/(USES)	\$ 166,200	\$ 166,200	\$ 25,930	\$ 192,130	\$ 172,121
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EXCESS REVENUES (EXPENDITURES)	\$ 273,724	\$ 205,685	\$ 18,952	\$ 224,637	\$ 380,671
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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	\$ 224,637
Contributions	172,121
Interest Income	5,175
Expenditures	(21,262)
Anticipated Balance	380,671

Variance Reserve Study Vs Actual	\$30,491
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Tison's Landing

Community Development District

Approved Proposed Budget

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

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
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REVENUES:

Special Assessments-On Roll	\$ 381,936	\$ 379,746	\$ 2,190	\$ 381,936	\$ 381,936
Interest Earnings	7,500	8,904	2,500	11,404	6,500
Carry Forward Surplus ⁽¹⁾	82,314	84,267	-	84,267	88,236
TOTAL REVENUES	\$ 471,749	\$ 472,917	\$ 4,690	\$ 477,607	\$ 476,672

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	\$ 403,173	\$ (314,937)	\$ 88,236	\$ 105,518

⁽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
	<u>\$ 56,444</u>

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		<u>\$ 381,935.83</u>			

Tison's Landing
Community Development District
AMORTIZATION SCHEDULE

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

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

Tison's Landing
Community Development District
AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/16	\$ 1,135,000	4.700%	\$ -	\$ 11,706	\$ 11,706
05/01/17	1,135,000	4.700%	50,000	26,673	
11/01/17	1,085,000	4.700%	-	25,498	102,170
05/01/18	1,085,000	4.700%	45,000	25,498	
11/01/18	1,040,000	4.700%	-	24,440	94,938
05/01/19	1,040,000	4.700%	40,000	24,440	
11/01/19	1,000,000	4.700%	5,000	23,500	92,940
05/01/20	995,000	4.700%	45,000	23,383	
11/01/20	950,000	4.700%	-	22,325	90,708
05/01/21	950,000	4.700%	45,000	22,325	
11/01/21	905,000	4.700%	-	21,268	88,593
05/01/22	905,000	4.700%	45,000	21,268	
11/01/22	860,000	4.700%	-	20,210	86,478
05/01/23	860,000	4.700%	45,000	20,210	
11/01/23	815,000	4.700%	-	19,153	84,363
05/01/24	815,000	4.700%	40,000	19,153	
11/01/24	775,000	4.700%	5,000	18,213	82,365
05/01/25	770,000	4.700%	95,000	18,095	
11/01/25	675,000	4.700%	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									

FIFTH ORDER OF BUSINESS

D.



Amenity Manager's Report



Prepared For
Tisons Landing
CDD
for the month of
June
2026

Respectfully submitted by
Tim Harden and Elizabeth
Myers-Hesford

PAST EVENTS

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

Event: Memorial Day Weekend Events



PHOTOS FROM MEMORIAL WEEKEND EVENTS



UPCOMING EVENTS

Date : June 7th 2pm to 4pm

Event: Graduation Event

Let's Celebrate Our Graduates

2026
class of

Amenity Center
Sunday, June 7th
2pm to 4pm



UPCOMING EVENT

Date: June 21st Noon to 2pm

Event: HOA SPONSORED EVENT



BINGO

★ BARBECUE ★

Join us for a day of excitement, barbecue, and the thrill of the win at BINGO Tell your family and neighbors to mark their calendars for this day filled with food, prizes and fun. Click the link below to let us know how many to expect.

PRIZE | FOOD | FUN

Sunday, June 21st
12noon to 2pm
Amenity Center

05 09 13 02 16 28
B 27 N 12 B 11 N 07 04 3

EVENT SPONSORED BY

The poster features a vibrant design with a grid of bingo balls at the bottom, each containing a number and a letter (B, N, O). The text is bold and colorful, with a mix of red, blue, and orange. The background is a light beige with a subtle grid pattern.

UPCOMING EVENT

Date: July 3rd 5pm to 8pm

Event: Vendor Fair



4TH OF JULY WEEKEND

VENDOR FAIR!

KICK OFF YOUR HOLIDAY WEEKEND WITH FUN, FOOD, SHOPPING & MORE!

FRIDAY, JULY 3RD
= 5PM - 8PM =

Invite your Family & Friends

★ TO THIS ★

SPECTACULAR EVENT!

SHOP AMAZING LOCAL VENDORS!

★ Craft/Jewelry	★ funnel cakes/baked goods
★ flavored popcorn/nuts	★ bible covers, bookmarks
★ cake pops/cookies	★ Crochet items, stickers, prints
★ childrens book reader armbands, solar power magnet, aromatherapy, children's books, classroom pillows	★ Footwear accessories (Crocs)
★ Sourdough bread	★ guilted key chains, coin purse
★ candles	★ Canvas artwork, on clothes and shoes
★ Paparazzi Jewelry	★ candle wax melts
★ Oven door towels	★ crochet plushies, etc...
★ Laser my pet/ coasters	★ Fairy Hair/Coupons
★ tumblers, shirts/clothing, epoxy resin keychains	★ Breads and jams
★ Diamond Art	★ yougurt fruit cups, mini cakes
	★ cookies, sweet toasts banana bread, chex mix

FOOD TRUCKS AND MUCH MORE!

SHOP ★ EAT ★ ENJOY ★ CELEBRATE

Let's make this a weekend to remember!

★ WE CAN'T WAIT TO SEE YOU THERE! ★

SIGN UP TO LET US KNOW YOU ARE ATTENDING

MANAGER'S NOTES:

During the month of June, several improvements were made to the Amenity Center and pool area to enhance the resident experience. New pool chaise loungers, side tables, and seven additional tables with umbrellas have been installed and are now available for resident use. We are currently awaiting shipment of the remaining umbrellas from the vendor and look forward to completing this phase of the project once they arrive.

I continuing the process of reviewing and updating the Amenity Center Policies to ensure they remain current and effectively support the needs of the community. As part of this review, I am developing a block rental schedule that will include a modest increase in rental fees. Residents have provided overwhelmingly positive feedback regarding the new social room furnishings and back patio furniture, and I believe this reasonable adjustment in rental rates will be well received while helping to maintain the quality and upkeep of these amenities.

Additionally, I will be conducting an audit of the Alarm.com access system. This review will include removing outdated resident entries and verifying that all access records are accurate and up to date. To assist with this effort, an e-blast will be sent to residents containing an information update form, allowing them to confirm or update their access information as needed.

Dog Station Repair

Staff noticed that the dog station at Magnolia Grove Way and Tisons Bluff Rd was leaning forward. Upon examination it was determined that the pole supporting it was broken. A new post and dog waste receptacle was ordered and installed.



Pool Furniture Assembly

The new pool furniture was delivered on the morning of May 19th. Four of the eight pallets were the chairs that were preassembled and only had to be unboxed and moved onto the pool deck. The seven large tables, 23 side tables and 47 chaise loungers had to be assembled. It was a team effort to accomplish this monumental task. We are still working on disposing of all of the cardboard that is being stored onsite. The old pool furniture has been removed from the pool deck and stacked out of site until their disposal is approved.



Pick up of new umbrella bases

Staff picked up the 17 new umbrella bases that were ordered from Florida Backyard. The seven that go with tables have been installed on the pool deck. The ten stands for the freestanding umbrellas have been stored in the utility shed and will be installed on the pool deck when the umbrellas arrive.



Pool Deck Landscaping

Four of the five planters on the pool deck are looking rough. The hard freeze that we had over the winter killed the plants that were in the large pots. Lawnboy recommends replanting Eugenia and Potato Vines in the five poolside planters at a cost of \$2,160. This includes removing the current plant material and soil and installing new soil and plant material.



Current Poolside Landscaping



Eugenia



Potato Vines

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



E.

Timothy C. Harden

From: leo@lawnboyinc.com
Sent: Tuesday, May 12, 2026 9:42 AM
To: Timothy C. Harden
Subject: Refreshing Plants in Pots by Pool - Qty - 5 Pots
Attachments: Eugenia-Brush Cherry.jpg; IMG_8451.jpeg; IMG_8452.jpeg

External Sender - From: (<leo@lawnboyinc.com>)
This message came from outside your organization.

Tim,

Here is our proposal for replacing the plant material in the large clay pots in the pool area at the Amenity Center.

Project Tasks:

1. Remove existing dead plant material
2. Cut and remove roots
3. Haul off
4. Remove old dirt
5. Haul off
6. Install eugenia in pots
7. Fill with new soil
8. Place potato plants around base of eugenia
9. Test/Repair irrigation to all pots
10. Set irrigation schedule
11. Clean up

Please see the photos of the eugenia and potato vines. The eugenia is slow growing and should be a good fit for this purpose. The potato vines will provide color and cover the soil at the base of the eugenia and inhibit weed growth.

The cost for this project is \$ 2,160.00

Thank you for the opportunity to provide a quote. Please let me know if you have any questions.

Leo

LawnBoy Lawn Services
P. O. Box 551203
Jacksonville, FL 32255
904-333-8995 Mobile



Eugenia



Potato Vines

SIXTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, May 14, 2026, at 6:01 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Gabriella Fernandez Perez <i>by phone</i>	District Counsel
Joe Schofield	District Engineer
Elizabeth Meyers	Amenity Manager
Tim Harden	Field Operations Manager
Dana Harden	Regional General Manager

The following is a summary of the discussions and actions taken at the May 14, 2026, meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:01 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Regarding Agenda Items

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing
Date**

Mr. Laughlin presented the proposed budget for fiscal year 2027. There is a moderate increase in assessments being proposed with much of the increase being due to contractual increases for management services and increases in utility expenses.

On MOTION by Ms. Schaffer seconded by Ms. Timmons to approve Resolution 2026-02, approving the proposed budget for fiscal year 2027 and setting a public hearing for July 16, 2026 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Schofield introduced himself as the new District Engineer.

B. District Counsel

Ms. Fernandez Perez reminded the board members to complete their Form 1 by July 1st.

C. District Manager

1. Report on the Number of Registered Voters

Mr. Laughlin reported that there are 1,488 registered voters reported to be residing within in the District's boundaries.

2. Reminder of Upcoming General Election

Mr. Laughlin stated that the qualifying period is June 8th through June 12th. There are three seats up for election in November.

D. Amenity Manager – 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. It was reported the pool furniture would be delivered a few days after the meeting, and the final cost was \$5,500 less than expected. Next, Ms. Meyers presented a proposal to purchase four new umbrellas and bases for a total of \$2,046.84. She also recommended purchasing some larger umbrellas. Ms. Waldhauer recommended purchasing 10 umbrellas total.

Mr. Evans recommended creating an inventory log of the furniture.

On MOTION by Ms. Waldhauer seconded by Ms. Schaffer to approve purchasing 10 pool umbrellas and bases for an amount not to exceed \$9,000, by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

Next, Ms. Meyers asked if the Board would like to replace the TV with a 75" in addition to replacing the bracket to one that swivels. The Board asked that Ms. Meyers look into an 85" TV.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve purchasing an 85-inch TV for an amount not to exceed \$1,200 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

Mr. Evans asked staff to look into purchasing a sound bar.

E. Field Operations Manager – Consideration of Proposals for Chemical Controller

Mr. Harden stated that the sod at the pocket park south of Tisons Bluff and Magnolia Grove has no turf due to the dense tree canopy. He provided options of removing the oak trees for around \$12,000, thinning the tree canopy for around \$2,000, or adding mulch.

Mr. Evans stated that he was opposed to removing the trees.

Ms. Waldhauer recommended using mulch and shrubs that are shade tolerant.

Next, Mr. Harden presented two proposals to replace the pool chemical controller. He recommended proceeding with Big Z.

On MOTION by Ms. Waldhauer seconded by Ms. Alford to approve the proposal from Big Z Pools totaling \$2,689 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

Next, Ms. Harden stated that Vesta would begin offering a system to keep a list of the District's assets. There will be a fee to initially inventory all the assets of around \$500.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the April 9, 2026 Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**

Copies of the minutes, financial statements, and check register totaling \$46,876.93 were included in the agenda package for the Board's review.

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

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Waldhauer asked if plants could be installed in the large pots near the pool.

Mr. Harden responded that he had already talked to the landscaping vendor about that, and a quote was submitted for \$2,160 to fill the five pots.

Ms. Waldhauer asked if the Supervisor of Elections decided on whether to use the amenity center as a voting precinct.

Ms. Meyers responded that they would be.

SEVENTH ORDER OF BUSINESS

Audience Comments

Jill Graby asked if the pool is still open for swimming when swim lessons are taking place.

Ms. Meyers responded yes.

Jill Graby asked if a swim aerobics class would be offered.

Ms. Meyers responded that she would ask the vendor if that is possible.

Ms. Waldhauer asked about the possibility of adding other classes such as Tai chi or a stretch class.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
June 11, 2026, at 6:00 p.m. at the Yellow
Bluff Amenity Center**

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Tison's Landing
Community Development District
Combined Balance Sheet
April 30, 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	\$ 10,880	\$ -	\$ -	\$ 10,880
Capital Reserve Account	-	-	3,846	3,846
Accounts Receivable	465	-	-	465
Due from General Fund	-	545	-	545
<u>Investments:</u>				
State Board Administration (SBA)	888,595	-	205,012	1,093,607
<u>Series 2016-1</u>				
Reserve	-	149,668	-	149,668
Revenue	-	402,621	-	402,621
Redemption	-	4	-	4
<u>Series 2016-2</u>				
Reserve	-	43,761	-	43,761
Prepayment	-	2	-	2
Deposits	4,202	-	-	4,202
Total Assets	\$ 904,142	\$ 596,601	\$ 208,859	\$ 1,709,602
Liabilities:				
Accounts Payable	\$ 13,978	\$ -	\$ 3,173	\$ 17,151
Due to Debt Service	545	-	-	545
Total Liabilities	\$ 14,523	\$ -	\$ 3,173	\$ 17,697
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service	-	596,601	-	596,601
Assigned for:				
Capital Reserve Fund	-	-	205,685	205,685
Unassigned	885,416	-	-	885,416
Total Fund Balances	\$ 889,618	\$ 596,601	\$ 205,685	\$ 1,691,905
Total Liabilities & Fund Balance	\$ 904,142	\$ 596,601	\$ 208,859	\$ 1,709,602

Tison's Landing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 854,540	\$ 854,540	\$ 849,641	\$ (4,899)
Clubhouse Income	2,000	1,167	5,375	4,208
Interest Income	16,000	9,333	18,189	8,856
Other Income	-	-	300	300
Total Revenues	\$ 872,540	\$ 865,040	\$ 873,505	\$ 8,465

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 5,400	\$ 1,600
PR-FICA	918	536	413	122
Engineering	3,000	1,750	1,582	168
Attorney	15,000	8,750	8,810	(60)
Annual Audit	3,300	3,300	3,300	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	583	783	(200)
Trustee Fees	3,725	-	-	-
Management Fees	46,350	27,038	27,038	-
Information Technology	1,800	1,050	1,050	-
Website Maintenance	1,800	1,050	1,050	-
Telephone	350	204	101	103
Postage & Delivery	1,000	583	63	521
Insurance General Liability	12,661	12,661	11,559	1,102
Printing & Binding	2,000	1,167	135	1,031
Legal Advertising	2,500	1,458	621	837
Other Current Charges	1,000	583	602	(19)
Office Supplies	500	292	-	292
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 112,779	\$ 70,680	\$ 65,182	\$ 5,498

Operations & Maintenance

Community Operations

Insurance (Property)	\$ 23,977	\$ 23,977	\$ 21,473	\$ 2,504
Field Management & Administration (Vesta)	38,294	22,338	22,338	0
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera)	16,377	9,553	5,177	4,376
Landscape Maintenance (LawnBoy)	60,608	35,355	35,039	316
Landscape Mulch	15,000	-	-	-
Landscape Fertilization (Agro Pro)	19,332	11,277	13,027	(1,750)
Irrigation Repairs and Maintenance	10,000	5,833	2,811	3,022
Landscape Repairs and Maintenance	7,000	5,019	5,019	-
Lake Maintenance (The Lake Doctor)	11,200	6,533	5,775	758
Utilities-Cable (Comcast)	1,680	980	863	117
Utilities-Electric (JEA)	1,800	1,050	595	455
Utilities-Irrigation (JEA)	24,000	14,000	9,931	4,069
Community Repairs and Maintenance	20,000	11,667	2,077	9,590
Community Operations Contingency	2,493	1,454	58	1,396
Capital Improvement Plan	22,500	13,125	-	13,125
Subtotal Community Operations Expenditures	\$ 276,761	\$ 162,161	\$ 124,182	\$ 37,979

Tison's Landing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Amenity Operations Expenditures				
Amenity Manager (Vesta)	\$ 105,276	61,411	\$ 61,411	\$ 0
Pool Maintenance (Vesta)	34,145	19,918	19,918	(0)
Janitorial Maintenance (Vesta)	34,092	19,887	19,887	(0)
Janitorial Supplies (Vesta)	4,058	2,367	2,367	(0)
Amenity Website (Vesta)	3,090	1,803	1,803	-
Seasonal Office Staffing (Vesta)	13,580	7,922	7,922	0
Security Camera Monitoring (Envera/High-Tech)	13,761	8,027	8,027	-
Pool Chemicals (Hawkins)	15,000	8,750	6,640	2,110
License / Permit Fees	600	600	248	352
Utilities-Cable (Comcast)	6,600	3,850	3,739	111
Utilities-Electric (JEA)	15,000	8,750	5,183	3,567
Utilities-Water/Sewer (JEA)	12,000	7,000	10,858	(3,858)
Refuse Service (Waste Management)	11,400	6,650	1,232	5,418
Pest Control	600	350	707	(357)
Amenity Repairs and Maintenance	15,400	8,983	10,823	(1,840)
Fitness Equipment Maintenance	2,000	1,167	1,003	163
Special Events	23,500	15,891	15,891	-
Amenity Supplies	4,698	2,741	1,823	917
Amenity Operations Contingency	2,000	1,167	-	1,167
Capital Outlay	-	-	1,490	(1,490)
Subtotal Amenity Operations Expenditures	\$ 316,799	\$ 187,233	\$ 180,972	\$ 6,261
Total Operations & Maintenance	\$ 593,561	\$ 349,394	\$ 305,154	\$ 44,240
Total Expenditures	\$ 706,340	\$ 420,074	\$ 370,336	\$ 49,738
Excess (Deficiency) of Revenues over Expenditure	\$ 166,200	\$ 444,966	\$ 503,169	\$ 58,203
<u>Other Financing Sources/(Uses):</u>				
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	\$ -	\$ 278,766	\$ 336,969	\$ 58,203
Fund Balance - Beginning	\$ -		\$ 552,650	
Fund Balance - Ending	\$ -		\$ 889,618	

Tison's Landing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<u>Revenues</u>				
Interest	\$ 4,235	\$ 2,470	\$ 4,521	\$ 2,051
Total Revenues	\$ 4,235	\$ 2,470	\$ 4,521	\$ 2,051
<u>Expenditures:</u>				
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	-	-	5,362	(5,362)
Black Aluminium Fenc	-	-	7,500	(7,500)
Tables/Chaise/Dining Set	-	-	25,060	(25,060)
Miscellaneous Services	-	-	607	(607)
Total Expenditures	\$ 22,423	\$ 22,423	\$ 87,614	\$ (65,191)
Excess (Deficiency) of Revenues over Expenditure	\$ (18,188)	\$ (19,953)	\$ (83,093)	\$ (63,140)
<u>Other Financing Sources/(Uses)</u>				
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	\$ 146,247	\$ 83,107	\$ (63,140)
Fund Balance - Beginning	\$ 125,712		\$ 122,578	
Fund Balance - Ending	\$ 273,724		\$ 205,685	

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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 381,936	\$ 381,936	\$ 379,746	\$ (2,190)
Interest Income	7,500	4,375	8,904	4,529
Total Revenues	\$ 389,436	\$ 386,311	\$ 388,650	\$ 2,339
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	\$ 321,566	\$ 318,906	\$ (2,661)
Net Change in Fund Balance	\$ 14,947	\$ 321,566	\$ 318,906	\$ (2,661)
Fund Balance - Beginning	\$ 82,314		\$ 277,696	
Fund Balance - Ending	\$ 97,261		\$ 596,601	

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	\$ 7,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 849,641
Clubhouse Income	395	870	-	415	-	-	3,695	-	-	-	-	-	5,375
Interest Income	1,763	1,525	2,753	3,351	2,899	3,039	2,860	-	-	-	-	-	18,189
Other Income	50	141	-	-	109	-	-	-	-	-	-	-	300
Total Revenues	\$ 2,208	\$ 49,595	\$ 786,200	\$ 10,470	\$ 5,546	\$ 5,281	\$ 14,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 873,505
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
PR-FICA	77	77	-	77	61	61	61	-	-	-	-	-	413
Engineering	-	-	-	-	-	1,582	-	-	-	-	-	-	1,582
Attorney	2,014	930	585	1,112	886	1,081	2,204	-	-	-	-	-	8,810
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	183	-	-	-	-	-	783
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	-	-	-	-	-	27,038
Information Technology	150	150	150	150	150	150	150	-	-	-	-	-	1,050
Website Maintenance	150	150	150	150	150	150	150	-	-	-	-	-	1,050
Telephone	-	21	26	15	-	21	17	-	-	-	-	-	101
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	123	-	-	-	-	-	602
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 21,861	\$ 8,570	\$ 6,316	\$ 6,682	\$ 6,196	\$ 8,005	\$ 7,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,182

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Community Operations													
Insurance (Property)	\$ 21,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,473
Field Management & Administration (Vesta)	3,191	3,191	3,191	3,191	3,191	3,191	3,191	-	-	-	-	-	22,338
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera)	648	648	648	648	648	1,289	648	-	-	-	-	-	5,177
Landscape Maintenance (LawnBoy)	5,006	5,006	5,006	5,006	5,006	5,006	5,006	-	-	-	-	-	35,039
Landscape Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Fertilization (Agro Pro)	1,861	1,861	1,861	1,861	1,861	1,861	1,861	-	-	-	-	-	13,027
Irrigation Repairs and Maintenance	-	1,097	-	-	1,669	-	45	-	-	-	-	-	2,811
Landscape Repairs and Maintenance	2,070	-	1,500	1,200	249	-	-	-	-	-	-	-	5,019
Lake Maintenance (The Lake Doctor)	825	825	825	825	825	825	825	-	-	-	-	-	5,775
Utilities-Cable (Comcast)	123	123	123	123	123	123	123	-	-	-	-	-	863
Utilities-Electric (JEA)	98	87	89	72	70	76	104	-	-	-	-	-	595
Utilities-Irrigation (JEA)	1,683	1,533	1,472	933	1,030	879	2,400	-	-	-	-	-	9,931
Community Repairs and Maintenance	-	42	397	15	53	1,056	513	-	-	-	-	-	2,077
Community Operations Contingency	-	58	-	-	-	-	-	-	-	-	-	-	58
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 36,978	\$ 14,471	\$ 15,111	\$ 13,875	\$ 14,725	\$ 14,306	\$ 14,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,182
Amenity Operations Expenditures													
Amenity Manager (Vesta)	\$ 8,773	\$ 8,773	\$ 8,773	\$ 8,773	\$ 8,773	\$ 8,773	\$ 8,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,411
Pool Maintenance (Vesta)	2,845	2,845	2,845	2,845	2,845	2,845	2,845	-	-	-	-	-	19,918
Janitorial Maintenance (Vesta)	2,841	2,841	2,841	2,841	2,841	2,841	2,841	-	-	-	-	-	19,887
Janitorial Supplies (Vesta)	338	338	338	338	338	338	338	-	-	-	-	-	2,367
Amenity Website (Vesta)	258	258	258	258	258	258	258	-	-	-	-	-	1,803
Seasonal Office Staffing (Vesta)	1,132	1,132	1,132	1,132	1,132	1,132	1,132	-	-	-	-	-	7,922
Security Camera Monitoring (Envera/High-Te	1,147	1,147	1,147	1,147	1,147	1,147	1,147	-	-	-	-	-	8,027
Pool Chemicals (Hawkins)	1,371	978	774	432	669	1,567	849	-	-	-	-	-	6,640
License / Permit Fees	-	124	62	-	-	62	-	-	-	-	-	-	248
Utilities-Cable (Comcast)	513	513	523	535	535	500	619	-	-	-	-	-	3,739
Utilities-Electric (JEA)	855	668	878	602	589	724	867	-	-	-	-	-	5,183
Utilities-Water/Sewer (JEA)	1,395	2,471	1,793	1,030	649	1,454	2,065	-	-	-	-	-	10,858
Refuse Service (Waste Management)	180	180	186	165	169	171	181	-	-	-	-	-	1,232
Pest Control	150	50	50	256	50	-	151	-	-	-	-	-	707
Amenity Repairs and Maintenance	2,654	1,875	1,132	3,249	540	423	951	-	-	-	-	-	10,823
Fitness Equipment Maintenance	-	-	200	603	-	-	200	-	-	-	-	-	1,003
Special Events	4,677	285	2,897	190	2,699	3,094	2,049	-	-	-	-	-	15,891
Amenity Supplies	-	377	190	910	18	54	274	-	-	-	-	-	1,823
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	1,490	-	-	-	-	-	-	-	-	-	-	1,490
Subtotal Amenity Expenditures	\$ 29,128	\$ 26,345	\$ 26,019	\$ 25,306	\$ 23,251	\$ 25,383	\$ 25,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,972
Total Operations & Maintenance	\$ 66,106	\$ 40,816	\$ 41,130	\$ 39,181	\$ 37,976	\$ 39,690	\$ 40,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 305,154
Total Expenditures	\$ 87,968	\$ 49,386	\$ 47,445	\$ 45,864	\$ 44,172	\$ 47,695	\$ 47,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 370,336
Excess (Deficiency) of Revenues over Expe	\$ (85,760)	\$ 210	\$ 738,754	\$ (35,393)	\$ (38,627)	\$ (42,413)	\$ (33,602)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,169
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)	\$ (38,627)	\$ (42,413)	\$ (33,602)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 336,969

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%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Property Appraiser</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2016A-1&A-2 Debt Service</i>	<i>Total</i>
11/07/25	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
04/03/26	03/16-03/31/26	9,640.48	-	195.70	141.72	9,303.06	6,429.43	2,873.63	9,303.06
04/20/26	04/01-04/15/26	1,776.21	(53.29)	26.89	37.14	1,765.47	1,220.13	545.34	1,765.47
TOTAL		\$ 1,326,170.51	\$ 52,195.02	\$ 25,851.45	\$ 18,737.70	\$ 1,229,386.34	\$ 849,640.54	\$ 379,745.80	\$ 1,229,386.34

99.21%	Percent Collected
\$ 10,560.69	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>
4/1 - 4/30/26	4047-4063	\$	44,961.27

TOTAL CHECKS		\$	44,961.27
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<i>Date</i>	<i>ACH</i>		<i>Amount</i>
4/1 - 4/30/26	80046-80050	\$	5,795.95

TOTAL ACH		\$	5,795.95
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CAPITAL RESERVE FUND

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
4/1 - 4/30/26	77-78	\$	32,560.16

TOTAL CHECKS		\$	32,560.16
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TOTAL		\$	83,317.38
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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/09/26	00244	3/23/26 84687 FEB 26 -	202602 310-51300-31100 ENGINEERING SVC	ALLIANT ENGINEERING, INC	*	1,581.90	1,581.90 004047
4/09/26	00004	4/01/26 479 APR 26 -	202604 310-51300-34000 MGMT FEE		*	3,862.50	
		4/01/26 479 APR 26 -	202604 310-51300-49500 WEBSITE ADMIN		*	150.00	
		4/01/26 479 APR 26 -	202604 310-51300-35100 IT		*	150.00	
		4/01/26 479 APR 26 -	202604 310-51300-31200 DISSEMINATION		*	83.33	
		4/01/26 479 APR 26 -	202604 310-51300-41000 TELEPHONE		*	17.20	
			GOVERNMENTAL MANAGEMENT SERVICES				4,263.03 004048
4/09/26	00206	3/23/26 7369194 CREDIT-BLACK DELDRUM	202603 320-57200-46500		*	15.00-	
		3/23/26 7369195 CREDIT-BLACK DELDRUM	202603 320-57200-46500		*	15.00-	
		3/30/26 7375534 AZONE-EPA REG NO. 7870-1	202603 320-57200-46500		*	630.48	
		3/30/26 7375745 CREDIT-BLACK DELDRUM	202603 320-57200-46500		*	30.00-	
			HAWKINS, INC.				570.48 004049
4/09/26	00186	3/29/26 79427 SERVICE CALL	202603 320-53800-34502		*	640.50	
		4/01/26 440206 APR 26 -	202604 320-53800-34502 ACCESS CONTR SYS		*	60.00	
			HI-TECH SYSTEMS ASSOCIATES				700.50 004050
4/09/26	00137	4/01/26 360254B APR 26 -	202604 320-53800-46800 WATER MGMT		*	825.00	
			THE LAKE DOCTORS, INC.				825.00 004051
4/09/26	00038	4/09/26 04092026 TXFER TAX COLLECTIONS	202604 300-20700-10200		*	4,400.16	
			TISON'S LANDING CDD				4,400.16 004052
4/09/26	00179	3/27/26 SIN36161 4 CELL BATTERY ASSEMBLY	202604 320-53800-46000		*	347.00	
			TRAFFIC LOGIX CORPORATION				347.00 004053
4/22/26	00161	3/31/26 20971 MAR 26	202603 320-53800-46203 COMM TURF/ORNAMENT		*	1,610.98	

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		3/31/26 20971	202603 320-53800-46203		*	250.00	
		ADD BERMUDA TURF		AGROWPRO INC.			1,860.98 004054
4/22/26 00081		2/28/26 197634	202602 310-51300-31500		*	885.50	
		LEGAL SV THRU 2/28/26					
		3/31/26 198150	202603 310-51300-31500		*	1,080.50	
		LEGAL SV THRU 3/31/26		BILLING COCHRAN, P.A.			1,966.00 004055
4/22/26 00116		4/17/26 34260	202604 320-53800-35000		*	45.00	
		BACKFLOW TEST		BOB'S BACKFLOW & PLUMBING SERVICES			45.00 004056
4/22/26 00156		4/01/26 767635	202605 320-53800-34502		*	130.61	
		ENTRY 2 MONIT 5/1-5/31					
		4/01/26 767636	202605 320-53800-34502		*	288.21	
		UTILITY MONIT 5/1-5/31/26					
		4/01/26 767637	202605 320-53800-34502		*	229.27	
		ENTRY 1 MONIT 5/1-5/31/26					
		4/01/26 767638	202605 320-57200-34502		*	1,086.71	
		AMENITY 5/1-5/31/26		ENVERA SYSTEMS			1,734.80 004057
4/22/26 00206		4/09/26 7386082	202604 320-57200-46500		*	357.00	
		AZONE-EPA REG NO. 7870-1		HAWKINS, INC.			357.00 004058
4/22/26 00052		4/04/26 9784	202603 320-53800-46200		*	5,005.50	
		MAR 26 LAWN MAINT		LAWNBOY LAWN SERVICES, INC.			5,005.50 004059
4/22/26 00064		4/08/26 66693153	202604 320-53800-46202		*	51.00	
		APR 26 - PEST CONTROL SVC					
		4/08/26 66693472	202604 320-53800-46202		*	100.00	
		QRT FIRE ANT SV		NADER'S PEST RAIDERS			151.00 004060
4/22/26 00157		4/01/26 431479	202604 320-57200-45105		*	8,773.00	
		APR 26- AMENITY MANAGER					
		4/01/26 431479	202604 320-57200-46400		*	2,845.42	
		APR 26- POOL MAINT					
		4/01/26 431479	202604 320-53800-34400		*	3,191.17	
		APR 26- FIELD MGMT					
		4/01/26 431479	202604 320-57200-46602		*	338.17	
		APR 26- JANITORIAL SUPPL					

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		4/01/26 431479	202604 320-57200-46601		*	2,841.00	
		APR 26- JANITORIAL MAINT					
		4/01/26 431479	202604 320-57200-49510		*	257.50	
		APR 26- WEBSITE FEE					
		4/01/26 431479	202604 320-57200-34450		*	1,131.66	
		APR 26- FAC/POOL MONIT					
VESTA PROPERTY SERVICE INC.							19,377.92 004061
4/28/26 00196		4/08/26 2026-05- 202605 320-57200-49400			*	400.00	
		GAME TRUCK 5/24/26					
		4/08/26 2026-05- 202605 320-57200-49400			*	525.00	
		BASKETBALL/MINI GOLF 5/25					
		4/08/26 2026-05- 202605 320-57200-49400			*	600.00	
		FOAM PARTY 5/23/26					
FIRST COAST FOAM PARTY LLC							1,525.00 004062
4/28/26 00229		4/28/26 14 202605 320-57200-49400			*	250.00	
		DJ SOUND HOST 5/2/26					
MAXIMUM ENTERTAINMENT TRIVIA							250.00 004063
TOTAL FOR BANK A						44,961.27	

TISO TISON

TCESSNA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
4/09/26	00030	3/25/26 84957412	202604 320-57200-41050	INTERNET/TV 4/4-5/3/26	*	619.28	
		3/28/26 84957412	202604 320-53800-41050	INTERNET 4/2-5/1/26	*	123.35	
				COMCAST (AUTO PAY)			742.63 080046
4/09/26	00015	4/02/26 89708215	202603 320-53800-43000	ELECTRIC 2/27-3/31/26	*	75.97	
		4/02/26 89708215	202603 320-57200-43000	ELECTRIC 2/27-3/31/26	*	723.54	
		4/02/26 89708215	202603 320-53800-43100	IRRIGATION 2/26-3/30/26	*	879.37	
		4/02/26 89708215	202603 320-57200-43100	W/S 3/4-4/2/26	*	1,454.24	
				JEA (AUTO PAY)			3,133.12 080047
4/09/26	00257	3/25/26 0610635-	202604 320-57200-43200	WASTE 4/1-4/30/26	*	181.16	
				WM CORPORATE SERVICES, INC			181.16 080048
4/22/26	99999	4/22/26 VOID	202604 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 080049
4/22/26	00152	4/03/26 55693990	202603 320-57200-52000	OFFICE SUPPLIES	*	7.67	
		4/03/26 55693990	202603 320-57200-49400	EASTER EVENT	*	16.13	
		4/03/26 55693990	202603 320-57200-49400	EASTER EVENT	*	51.49	
		4/03/26 55693990	202603 320-57200-54000	CONSTANT CONTACT SUBSCRIP	*	62.00	
		4/03/26 55693990	202603 320-57200-49400	SPRING BREAK EVENT	*	28.77	
		4/03/26 55693990	202603 320-57200-49400	SPRING BREAK EVENT	*	37.00	
		4/03/26 55693990	202603 320-57200-49400	SPRING BREAK EVENT	*	9.41	
		4/03/26 55693990	202603 320-57200-46000	POOL SKIMMER NET	*	34.99	
		4/03/26 55693990	202603 320-53800-46000	PRESSURE WASHER	*	949.00	
		4/03/26 55693990	202603 320-57200-46000	PLUMBING FITTINGS/SHOWER	*	26.59	
		4/03/26 55693990	202603 320-57200-52000	PAPER TOWELS	*	46.75	

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
4/03/26	55693990	202603	320-57200-46000	BASKET CIRCL PUMP SPRAY	*	25.22	
4/03/26	55693990	202603	320-57200-46000	PLUBING FITTINGS	*	23.74	
4/03/26	55693990	202603	320-57200-46000	MULTIPURPOSE CLEANER	*	12.38	
4/03/26	55693990	202603	320-57200-46000	EPOXY	*	17.96	
4/03/26	55693990	202603	320-53800-46000	DOGGIE BAG DISTRIBUTOR	*	107.49	
4/03/26	55693990	202603	320-57200-46000	PLUMBING FITTINGS	*	30.11	
4/03/26	55693990	202603	320-57200-46000	AIR HORN	*	12.73	
4/03/26	55693990	202603	320-57200-46000	COMM STOREROOM DOOR KNOB	*	66.49	
4/03/26	55693990	202603	320-57200-46000	COMM STOREROOM DOOR KNOB	*	99.48	
4/03/26	55693990	202603	320-57200-46000	COMM STOREROOM DOOR KNOB	*	73.64	
WELLS FARGO CREDIT CARD (AUTO PAY)							1,739.04 080050

TOTAL FOR BANK Z						5,795.95	
TOTAL FOR REGISTER						50,757.22	

TISO TISON

TCESSNA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/15/26	00267	4/10/26 829	202604 600-53800-60000		*	7,500.00	
		50% DEP	BLACK ALUM FENCE				
			MASTERS QUALITY FENCE				7,500.00 000077
4/28/26	00029	4/23/26 QT000054	202604 600-53800-60000		*	1,656.00	
		23 ROUND 18" SIDE TABLES					
		4/23/26 QT000054	202604 600-53800-60000		*	12,374.00	
		46 NAUTICAL CHAISE					
		4/23/26 QT000054	202604 600-53800-60000		*	8,659.00	
		7 5-PIECE RND DINING SET					
		4/23/26 QT000054	202604 600-53800-60000		*	2,371.16	
		FREIGHT					
			POLY-WOOD, LLC				25,060.16 000078
TOTAL FOR BANK C						32,560.16	
TOTAL FOR REGISTER						32,560.16	

TISO TISON

TCESSNA

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



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

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

March 23, 2026
Invoice No: 84687
Due Date: April 22, 2026

Project Contact Daniel Laughlin

Project 4000095-00 Tison's Landing CDD
Email invoice to: dlaughlin@gmsnf.com and chogge@gmsnf.com

Professional Services through February 28, 2026

Task 001 Meetings & Coordination

Professional Personnel

		Hours	Rate	Amount
Employee				
Landing, David	2/10/2026	1.00	235.00	235.00
Work with Ashley to coordinate Annual Engineers Report				
Rivera, Ashley	2/17/2026	4.00	100.00	400.00
Tison's Landing Site Visit - Annual Report / downloading photos to server				
Rivera, Ashley	2/19/2026	4.00	100.00	400.00
Tison's Landing - Drafting 2026 engineers annual report				
Rivera, Ashley	2/20/2026	5.00	100.00	500.00
Tison's Landing - Drafting 2026 engineers annual report				
Totals		14.00		1,535.00
Total Labor				1,535.00
Total this Task				\$1,535.00

Task 099 Reimbursable Expenses

Reimbursable Expenses

Mileage			46.90
Total Reimbursables			46.90
Total this Task			\$46.90
Total this Invoice			<u>\$1,581.90</u>

Project	4000095-00	Tison's Landing CDD	Invoice	84687
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Billing Backup

Monday, March 23, 2026

ALLIANT ENGINEERING, INC

Invoice 84687 Dated 3/23/2026

8:28:03 AM

Project	4000095-00	Tison's Landing CDD
Task	001	Meetings & Coordination

Professional Personnel

			Hours	Rate	Amount
Employee					
0413	Landing, David	2/10/2026	1.00	235.00	235.00
0387	Rivera, Ashley	2/17/2026	4.00	100.00	400.00
0387	Rivera, Ashley	2/19/2026	4.00	100.00	400.00
0387	Rivera, Ashley	2/20/2026	5.00	100.00	500.00
	Totals		14.00		1,535.00
	Total Labor				1,535.00

Total this Task **\$1,535.00**

Task	099	Reimbursable Expenses
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Reimbursable Expenses

Mileage					
MI	00022026FL	2/28/2026	2/2026 Mileage Log Fleet FL / 1/29 ARivera Site Visit Tison's Landing	46.90	
	Total Reimbursables			46.90	46.90
			Total this Task		\$46.90
			Total this Project		\$1,581.90
			Total this Report		\$1,581.90

Name	Out	Date	Return	Project #	Use	Mileage Out	Mileage In
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Ashley Rivera		01-29		4000095-00	Site Visit Tison's Landing CDD	31934	32001

Governmental Management Services, LLC

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

Invoice**Invoice #:** 479**Invoice Date:** 4/1/26**Due Date:** 4/1/26**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 - April 2026	340	3,862.50	3,862.50
Website Administration - April 2026	495	150.00	150.00
Information Technology - April 2026	351	150.00	150.00
Dissemination Agent Services - April 2026	312	83.33	83.33
Telephone	410	17.20	17.20
Total			\$4,263.03
Payments/Credits			\$0.00
Balance Due			\$4,263.03

Original



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

INVOICE

Total Invoice	\$630.48
Invoice Number	7375534
Invoice Date	3/30/26
Sales Order Number/Type	5104351 SL
Branch Plant	74
Shipment Number	6136630

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 #
4/29/26		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	N	150.0000	GA	\$3.0000	GA	1,450.5 LB	\$450.00	
		1 LB BLK (Mini-Bulk)		150.0000	GA			1,450.5 GW		
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00	
2.000	42871	Sulfuric Acid 38-40%	N	2.0000	DD	\$69.2400	DD	324.0 LB	\$138.48	
		15 GA DD		2.0000	DD			344.0 GW		
2.001	699922	15 GA Blu/Black Deldrum	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00	
		DELDRM 1H1/X1.9/250		2.0000	RD			20.0 GW		

Related Order #: 05104351

***** 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

\$630.48

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, or national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 2524692

Original



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

CREDIT MEMO

Total Invoice	(\$30.00)
Invoice Number	7375745
Invoice Date	3/30/26
Sales Order Number/Type	5104356 CO
Branch Plant	74
Shipment Number	6136635

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 #
4/29/26		Net 30	COL Origin	HWTG	EMPTIES				382
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum	N	2.0000-	DD	\$15.0000	DD	20.0- LB	(\$30.00)
		DELD RM 1H1/X1.9/250		2.0000-	DD			20.0- GW	

Related Order #: 04652109

***** 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 **(\$30.00)**

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

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

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

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

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

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

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

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

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

www.hawkinsinc.com

Job# 2524712

Original



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

CREDIT MEMO

Total Invoice	(\$15.00)
Invoice Number	7369194
Invoice Date	3/23/26
Sales Order Number/Type	5098185 CO
Branch Plant	74
Shipment Number	6128726

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 #
4/22/26	Net 30	COL Origin	HWTG	EMPTIES					382
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum	N	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)
		DELDRLM 1H1/X1.9/250		1.0000-	DD			10.0- GW	

Related Order #: 04624447

***** 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

(\$15.00)

No Discounts on Freight

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

CHECK REMITTANCE:

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

WIRING CONTACT INFORMATION:

Email: Credit.Dept@HawkinsInc.com

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:

US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.

Account #: 180120759469

ABA/Routing #: 091000022

Swift Code#: USBKUS44IMT

Type of Account: Corporate Checking

ACH PAYMENTS:

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

CASH IN ADVANCE/EFT PAYMENTS:

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

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

www.hawkinsinc.com

Job# 2491379

Original



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

CREDIT MEMO

Total Invoice	(\$15.00)
Invoice Number	7369195
Invoice Date	3/23/26
Sales Order Number/Type	5098187 CO
Branch Plant	74
Shipment Number	6128728

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 #
4/22/26		Net 30	COL Origin	HWTG	EMPTIES				382
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum	N	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)
		DELDRLM 1H1/X1.9/250		1.0000-	DD			10.0- GW	

Related Order #: 04624447

***** 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 **(\$15.00)**

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:

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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# 2491379



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 440206
Invoice Date: 04/01/2026
Completed: 04/02/2026
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!](#)

Approved by Tim Harden

Please code to 320.538.3450 2

HiTechFlorida.com

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

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 79427
Invoice Date: 03/29/2026
Completed: 03/29/2026
Terms: Due On Receipt
Bid#:
Service Ticket: 79427

16529 Tisons Bluff Rd

Bill to:

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

[Click Here to Pay Online!](#)

Approved by Tim Harden

Please code to 320.538.3450 2

HiTechFlorida.com

Description	Qty	Rate	Amount
10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL			
5000 Series Electric Strike Complete	2.00	\$249.00	498.00
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	0.50	\$95.00	47.50
Sales Tax			0.00

Tech Resolution Note:

WCT: Arrived to site and replaced women's room door strike. Added my credentials to the system and then tested the bathroom readers and both strike lock and unlock as intended.

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	\$640.50
Payments	\$0.00
Balance Due	\$640.50

TISONS LANDING COMMUNITY DEV16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218**Invoice Due Date 4/11/2026****Invoice 360254B****PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
4/1/2026	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

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

Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Property Appraiser	Net Receipts	allocation in %	69.11%	30.89%	100.00%
								O&M Portion	2016A-1& A-2 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
12/10/25	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
04/03/26	03/16-03/31/26	9,640.48	-	195.70	141.72	9,303.06		6,429.43	2,873.63	9,303.06
		-	-	-	-	-		-	-	-
		-	-	-	-	-		-	-	-
		-	-	-	-	-		-	-	-
TOTAL		\$ 1,324,394.30	\$ 52,316.57	\$ 25,805.74	\$ 18,651.12	\$ 1,227,620.87		\$ 848,420.41	\$ 379,200.46	\$ 1,227,620.87

99.08%		Percent Collected	
\$	12,336.90	Balance Remaining to Collect	

gross collected \$ 915,301.45 \$ 409,092.85 \$ 1,324,394.30
gross outstanding \$ 8,526.15 \$ 3,810.75 \$ 12,336.90
99.08% 99.08% 99.08%

GROSS PERCENT COLLECTED	99.08%	99.08%	99.08%
GROSS REMAINING TO COLLECT	\$8,526.15	\$3,810.75	\$12,336.90
Gross YTD collected	\$915,301.45	\$409,092.85	\$1,324,394.30
Discount/Penalties	\$36,156.48	\$16,160.09	\$52,316.57
Commission	\$17,834.59	\$7,971.15	\$25,805.74
Prop Appraiser	\$12,889.97	\$5,761.15	\$18,651.12
Net YTD collected	\$848,420.42	\$379,200.45	\$1,227,620.87

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
12/5/2025	3982	\$328,702.27
12/10/2025	3984	\$42,491.76
2/12/2026	4019	\$3,606.27
TOTAL		\$374,800.30
Amount due:		\$4,400.16

001.300.20700.10200 V#38



Traffic Logix Corporation

P.O. Box 222428
 Chantilly, VA 20153
 Phone: 1-866-915-6449
 www.trafficlogix.com

Fax:

GST No.: 837372499RT0001 QST No.: 1214636715TQ0001

Invoice Number:

SIN36161

Invoice Date:

3/27/2026

Page: 1

INVOICE

Bill Tisons Landing CDD
 To: Timothy Harden
 16529 Tisons Bluff Rd
 Jacksonville, FL 32218
 USA

Ship Tisons Landing CDD
 To: Timothy Harden
 16578 Yellow Bluff
 Jacksonville, FL 3226
 USA

Customer ID	P.O. Number	Sales Order No.	Terms	Due Date	Quote #
TIS006		T-SO-033263	1% 10 days, Net 30	4/26/2026	QUO-53751-G0Y6Z8

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
SP1BA4 4 Cell Battery Assembly`	Each	1	1	325.00	325.00
SP1AC520 Adaptor NEW battery/Solar charger to OLD style of solar/battery charger	Each	1	1	22.00	22.00
Freight revenue		1	1	0.00	0.00

001.320.53800.46000

Tracking No:

**CHECK REMITTANCE TO ADDRESS HAS CHANGED,
 PLEASE REMIT TO: P.O. Box 222428,
 CHANTILLY, VA 20153**

1/1

Subtotal:	347.00
Invoice Discount:	0
Total Sales Tax:	0.00
Total USD:	347.00

If either Party does not question or dispute this Invoice within twenty-one (21) days of receiving it, the Invoice shall be considered correct, complete and conclusive between the Parties.

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	Mar 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35

Amount due \$123.35

! Thanks for paying by Automatic Payment

Your automatic payment on Apr 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.

Your bill explained

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

380 538 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST
BUSINESS**

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8495 74 120 3534627**

Automatic payment **Apr 19, 2026**

Please pay \$123.35

Electronic payment will be applied Apr 19, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

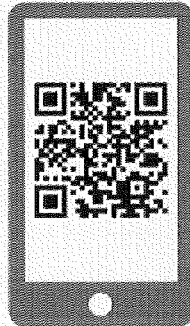
849574120353462700123356

Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

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

What's included?



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

Visit business.comcast.com/myaccount 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		\$500.36
EFT Payment - thank you	Mar 17	-\$500.36
Balance forward		\$0.00
Partial charges	Page 3	\$36.87
Regular monthly charges	Page 3	\$549.47
One-time charges	Page 4	\$29.95
Taxes, fees and other charges	Page 4	\$2.99
New charges		\$619.28

Amount due

\$619.28

Your bill explained

- We've applied a partial charge of \$36.87 as a result of changes to Business Internet 150, Data, SecurityEdge, TV Standard and other charges made to your account on Feb 28 and Mar 01.
- Regular monthly charges have increased by \$49.22 as a result of service change(s) made to Internet services, Voice services, TV services and other regular monthly charges.
- Your one-time charges are \$29.95 due to Install Fee and Service Fee charge(s).

320 572 410 50

! Thanks for paying by Automatic Payment

Your automatic payment on Apr 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
BUSINESS1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937TISON'S LANDING
ATTN TIM HARDEN
16529 TISONS BLUFF RD
JACKSONVILLE, FL 32218-8908

Account number 8495 74 120 0906133

Automatic payment Apr 16, 2026

Please pay **\$619.28**

Electronic payment will be applied Apr 16, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

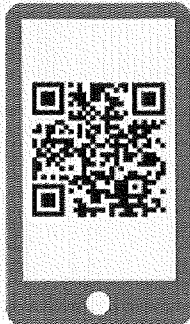
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Download the Comcast Business App

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

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

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



Faster speeds. More solutions. Bigger savings.

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

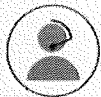
Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

Partial charges		\$36.87
Services removed	Feb 28 - Apr 03	-\$511.77
Business Internet 150, TV Standard, Voice Line and other charges		
Services added	Feb 28 - Apr 03	\$548.64
Data, SecurityEdge, TV Standard, Mobility Voice Line and other charges		

On your last bill you were billed in advance for services between Mar 04 - Apr 03. We've applied a charge of \$36.87 as a result of your change(s) on Feb 28 and Mar 01. For more details about the change to your service please go to business.comcast.com/myaccount.

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

Please note: Charge for new service up to the start of your bill period. Your new regular monthly charge is shown below.

Regular monthly charges		\$549.47
Comcast Business		\$527.47
TV services		\$152.72
TV Standard	\$124.95	
Business Video.		
Service Discount	-\$62.48	
Discount will end on Mar 03, 2027		
TV Box + Remote	\$11.95	
Service To Additional TV	\$23.90	
With TV Box and Remote.		
Qty 2 @ \$11.95 each		
Broadcast TV Fee	\$49.70	
Regional Sports Fee	\$4.70	
Internet services		\$311.85
Unreturned Equipment	\$27.95	
Modem.		
Data, SecurityEdge	\$229.00	
Package, Includes: Business Internet Performance and SecurityEdge.		
Static IP - 5	\$39.95	
SecurityEdge	\$14.95	
Extended Coverage		
Voice services		\$72.90
Mobility Voice Line	\$44.95	
Business Voice.		
Equipment Fee	\$27.95	
Voice.		
Other credits and discounts		-\$10.00
Automatic Payments Discount	-\$10.00	
Including Paperless Billing		

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 \$72.48 this month with your service and automatic payments discounts.

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

One-time charges	\$29.95
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Other charges		\$29.95
Service Fee	Feb 28	\$29.95

Installation fees		\$0.00
Install Fee	Feb 28	\$0.00

Taxes, fees and other charges	\$2.99
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Other charges		\$2.99
Federal Universal Service Fund		\$0.54
Regulatory Cost Recovery		\$2.45

Additional information

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

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

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

set up to auto pay
set up e bill

Tisons Landing - JEA

Budget	Vendor/ACCT / Location	Meter #	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026	7/31/2026	8/31/2026	9/30/2026	Total
Electric	8970821539 16365 N MAIN ST APT SG01	95045373	\$97.54	\$86.74	\$88.59	\$72.24	\$89.82	\$75.97							\$490.90
Electric Total	001.320.539.43000		\$97.54	\$86.74	\$88.59	\$72.24	\$89.82	\$75.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$490.90

Electric	8970821539 16529 TISONS BLUFF ROAD	06221889	\$855.33	\$667.89	\$878.07	\$602.39	\$588.73	\$723.54							\$4,315.95
Electric Total	001.320.57200.43000		\$855.33	\$667.89	\$878.07	\$602.39	\$588.73	\$723.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,315.95

Budget	Vendor/ACCT / Location	Meter #	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026	7/31/2026	8/31/2026	9/30/2026	Total
Irrigation	8970821539 15635 TISON BLUFF ROAD	67370623	\$18.78	\$18.78	\$18.78	\$18.78	\$27.00	\$35.22							\$137.34
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370625	\$75.15	\$64.11	\$58.59	\$43.44	\$39.33	\$39.33							\$319.95
Irrigation	8970821539 16123 TISONS BLUFF RD	83726295	\$97.23	\$86.19	\$75.15	\$53.07	\$43.44	\$47.54							\$402.62
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	\$108.27	\$87.23	\$80.67	\$53.07	\$47.54	\$53.07							\$439.85
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	\$202.13	\$180.04	\$163.48	\$108.27	\$97.23	\$97.23							\$848.38
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370633	\$75.15	\$64.11	\$53.07	\$43.44	\$35.22	\$39.33							\$310.22
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	\$218.69	\$180.04	\$141.40	\$80.67	\$75.15	\$80.67							\$776.62
Irrigation	8970821539 16331 TISONS BLUFF RD	67370634	\$185.56	\$180.04	\$130.36	\$58.59	\$58.59	\$58.59							\$671.73
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	\$362.23	\$334.63	\$248.29	\$130.38	\$119.32	\$124.84							\$1,317.67
Irrigation	8970821539 16356 MAGNOLIA GROVE WY	67370624	\$174.52	\$169.00	\$141.40	\$97.23	\$86.19	\$86.19							\$754.53
Irrigation	8970821539 16464 MAGNOLIA GROVE WY	99466782	\$0.00	\$0.00	\$234.21	\$152.44	\$306.98	\$124.84							\$808.47
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	\$18.78	\$22.89	\$18.78	\$18.78	\$18.78	\$22.89							\$120.90
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	\$146.92	\$135.88	\$110.32	\$75.15	\$75.15	\$69.63							\$622.05
Irrigation Total	001.320.539.43100		\$1,883.41	\$1,532.94	\$1,471.50	\$833.29	\$1,028.92	\$879.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,530.43

Budget	Vendor/ACCT / Location	Meter #	10/31/2025	11/30/2025	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026	7/31/2026	8/31/2026	9/30/2026	Total
Water	8970821539 16529 TISONS BLUFF ROAD	67881772	\$487.10	\$687.38	\$635.23	\$351.57	\$209.74	\$509.16							\$3,080.18
Sewer	8970821539 16529 TISONS BLUFF ROAD	67881772	\$907.80	\$1,584.09	\$1,158.08	\$678.82	\$439.19	\$945.08							\$5,713.06
Water/Sewer Total	001.320.57200.43100		\$1,394.90	\$2,471.47	\$1,793.31	\$1,030.39	\$648.93	\$1,454.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,793.24

GRAND TOTAL			\$4,031.18	\$4,759.04	\$4,231.47	\$2,638.31	\$2,337.40	\$3,133.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,130.52
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last year	\$6,749.44	\$3,388.84	\$2,343.86	\$2,162.69	\$2,108.47	\$3,487.39	\$2,085.09	\$4,848.71	\$3,405.68	\$3,600.40	\$4,128.65	\$4,012.80	\$52,618.19
Increase/(decrease)	(\$2,718.26)	\$1,370.20	\$1,887.61	\$475.62	\$228.93	(\$364.27)	(\$2,085.09)	(\$4,848.71)	(\$3,405.68)	(\$3,600.40)	(\$4,128.65)	(\$4,012.80)	(\$31,487.67)

			Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	Gallons	
Irrigation	8970821539 15635 TISON BLUFF ROAD	67370623	-	-	-	-	2,000.00	4,000.00							\$6,000.00
Irrigation	8970821539 15681 TISON BLUFF ROAD	67370625	12,000.00	10,000.00	9,000.00	6,000.00	5,000.00	5,000.00							\$47,000.00
Irrigation	8970821539 16123 TISONS BLUFF RD	83726295	16,000.00	14,000.00	12,000.00	8,000.00	6,000.00	7,000.00							\$63,000.00
Irrigation	8970821539 16151 DOWING CREEK DR	74534584	18,000.00	16,000.00	13,000.00	8,000.00	7,000.00	8,000.00							\$70,000.00
Irrigation	8970821539 16211 DOWING CREEK DR	74458033	35,000.00	31,000.00	28,000.00	18,000.00	16,000.00	16,000.00							\$144,000.00
Irrigation	8970821539 16303 HUNTERS HOLLOW TL	67370633	12,000.00	10,000.00	8,000.00	6,000.00	4,000.00	5,000.00							\$45,000.00
Irrigation	8970821539 16316 MAGNOLIA GROVE WY	67370626	36,000.00	31,000.00	24,000.00	13,000.00	12,000.00	13,000.00							\$131,000.00
Irrigation	8970821539 16331 TISONS BLUFF RD	67370634	32,000.00	31,000.00	22,000.00	9,000.00	9,000.00	9,000.00							\$112,000.00
Irrigation	8970821539 16343 TISONS BLUFF RD	67370632	64,000.00	58,000.00	43,000.00	22,000.00	20,000.00	21,000.00							\$229,000.00
Irrigation	8970821539 16356 MAGNOLIA GROVE WY	67370624	30,000.00	29,000.00	24,000.00	16,000.00	14,000.00	14,000.00							\$127,000.00
Irrigation	8970821539 16464 MAGNOLIA GROVE WY	99466782	-	-	39,000.00	26,000.00	22,000.00	21,000.00							\$108,000.00
Irrigation	8970821539 261 BRADFORD LAKE CR	81523391	-	1,000.00	-	-	-	1,000.00							\$2,000.00
Irrigation	8970821539 79 BRADFORD LAKE CR	83874232	25,000.00	23,000.00	20,000.00	12,000.00	12,000.00	11,000.00							\$103,000.00
Sewer	8970821539 16529 TISONS BLUFF ROAD	67881772	138,000.00	265,000.00	185,000.00	95,000.00	50,000.00	145,000.00							\$878,000.00
Water	8970821539 16529 TISONS BLUFF ROAD	67881772	138,000.00	265,000.00	185,000.00	95,000.00	50,000.00	145,000.00							\$878,000.00
			558,000.00	765,000.00	612,000.00	334,000.00	228,000.00	425,000.00	-	-	-	-	-	-	2,943,000.00



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



TISONS LANDING CDD

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 8970821539

Bill Date: 04/02/26

Cycle: 04

Amount Due
\$3,133.12

Do not pay. AutoPay will process
your payment on 04/24/26.

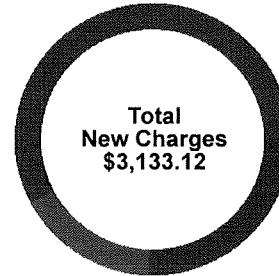
TOTAL SUMMARY OF CHARGES

Electric	\$	799.51
Water		509.16
Sewer		945.08
Irrigation		879.37
Total New Charges	\$	3,133.12

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

Previous Balance	\$	2,337.40
Payment(s) Received		-2,337.40
Balance Before New Charges		0.00
New Charges		3,133.12

Do not pay. AutoPay will process your
payment on 04/24/26. \$ 3,133.12



Electric	\$799.51
Water	\$509.16
Sewer	\$945.08
Irrigation	\$879.37

MESSAGES



JEA's Fleet Electrification Program can help you transition from diesel or gasoline to battery electric (BEV) or plug-in hybrids (PHEV). Learn more at jea.com/fleetelectrification.



Swap out faucet aerators with affordable, low-flow aerators on existing fixtures to reduce water use by up to 30% or more.

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: 04/02/26

Do not pay. AutoPay will process your payment on 04/24/26.

TOTAL AMOUNT PAID

\$3,133.12

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



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.

Account # 8970821539 **Tel:** (800) 451-4511
Address: 10000 100th Ave NE
Suite 1000
Redmond, WA 98073
City: Redmond **State:** WA **Zip Code:** 98073
E-mail: info@redmond.com



Phone: (904) 665-6000



Online: jea.com



TISONS LANDING CDD

Account #: 8970821539

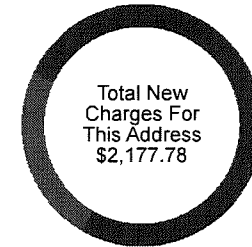
Bill Date: 04/02/26

Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
15635 TISONS BLUFF RD	I	\$35.22	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		15.96													
City of Jacksonville Franchise Fee		1.03													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>99209661</td><td>32</td><td>34</td><td>Regular</td><td>4000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99209661	32	34	Regular	4000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99209661	32	34	Regular	4000 GAL											
15681 TISONS BLUFF RD	I	\$39.33	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		19.95													
City of Jacksonville Franchise Fee		1.15													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>99462033</td><td>32</td><td>88</td><td>Regular</td><td>5000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99462033	32	88	Regular	5000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99462033	32	88	Regular	5000 GAL											
16123 TISONS BLUFF RD	I	\$47.54	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.93													
City of Jacksonville Franchise Fee		1.38													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>83726295</td><td>32</td><td>1274</td><td>Regular</td><td>7000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	83726295	32	1274	Regular	7000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
83726295	32	1274	Regular	7000 GAL											
16151 DOWING CREEK DR	I	\$53.07	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		5.35													
City of Jacksonville Franchise Fee		1.55													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>74534584</td><td>32</td><td>2377</td><td>Regular</td><td>8000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74534584	32	2377	Regular	8000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74534584	32	2377	Regular	8000 GAL											
16211 DOWING CREEK DR	I	\$97.23	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		48.23													
City of Jacksonville Franchise Fee		2.83													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>74458033</td><td>32</td><td>8180</td><td>Regular</td><td>16000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	74458033	32	8180	Regular	16000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
74458033	32	8180	Regular	16000 GAL											
16303 HUNTERS HOLLOW TL	I	\$39.33	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service										
Detail Charges: Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		19.95													
City of Jacksonville Franchise Fee		1.15													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514110306</td><td>32</td><td>57</td><td>Regular</td><td>5000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514110306	32	57	Regular	5000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514110306	32	57	Regular	5000 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate										
16316 MAGNOLIA GROVE WY	I	\$80.67	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		32.15													
City of Jacksonville Franchise Fee		2.35													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>99461977</td><td>32</td><td>167</td><td>Regular</td><td>13000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99461977	32	167	Regular	13000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99461977	32	167	Regular	13000 GAL											
16331 TISONS BLUFF RD	I	\$58.59	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		10.71													
City of Jacksonville Franchise Fee		1.71													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514107089</td><td>32</td><td>415</td><td>Regular</td><td>9000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514107089	32	415	Regular	9000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514107089	32	415	Regular	9000 GAL											
16343 TISONS BLUFF RD	I	\$124.84	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		75.03													
City of Jacksonville Franchise Fee		3.64													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>514109738</td><td>32</td><td>301</td><td>Regular</td><td>21000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	514109738	32	301	Regular	21000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
514109738	32	301	Regular	21000 GAL											
16356 MAGNOLIA GROVE WY APT IR01	I	\$86.19	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		37.51													
City of Jacksonville Franchise Fee		2.51													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>99461978</td><td>32</td><td>230</td><td>Regular</td><td>14000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99461978	32	230	Regular	14000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99461978	32	230	Regular	14000 GAL											
16365 N MAIN ST APT SG01	E	\$75.97	Commercial - Electric	02/27/26 - 03/31/26	General Service										
Detail Charges:															
Basic Monthly Charge		25.00													
Energy Charge (\$0.06813 per kWh)		27.12													
Tax Exempt Fuel Cost (\$0.04462 per kWh)		17.76													
Taxable Fuel Cost (\$0.00511 per kWh)		2.03													
City of Jacksonville Franchise Fee		2.16													
Gross Receipts Tax		1.90													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption</th></tr><tr><td>24074025</td><td>32</td><td>47737</td><td>Regular</td><td>398 KWH</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption	24074025	32	47737	Regular	398 KWH		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption											
24074025	32	47737	Regular	398 KWH											
16464 MAGNOLIA GROVE WY	I	\$124.84	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service										
Detail Charges:															
Basic Monthly Charge		18.23													
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94													
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		75.03													
City of Jacksonville Franchise Fee		3.64													
			<table><tr><th>Meter Number</th><th>Days Billed</th><th>Current Reading</th><th>Reading Type</th><th>Consumption (1 cu ft = 7.48 gal)</th></tr><tr><td>99466782</td><td>32</td><td>108</td><td>Regular</td><td>21000 GAL</td></tr></table>	Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)	99466782	32	108	Regular	21000 GAL		
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)											
99466782	32	108	Regular	21000 GAL											

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	E	\$723.54	Commercial - Electric	02/27/26 - 03/31/26	General Service
Detail Charges:					
Basic Monthly Charge		25.00			
Energy Charge (\$0.06813 per kWh)		381.46			
Tax Exempt Fuel Cost (\$0.04462 per kWh)		249.83			
Taxable Fuel Cost (\$0.00511 per kWh)		28.61			
City of Jacksonville Franchise Fee		20.55			
Gross Receipts Tax		18.09			
16529 TISONS BLUFF RD	W	\$509.16	Commercial - Water/Sewer	03/04/26 - 04/02/26	Commercial Water Service
Detail Charges:					
Basic Monthly Charge		50.63			
Water Consumption Charge		443.70			
City of Jacksonville Franchise Fee		14.83			
16529 TISONS BLUFF RD	S	\$945.08	Commercial - Water/Sewer	03/04/26 - 04/02/26	Commercial Sewer Service
Detail Charges:					
Basic Monthly Charge		167.90			
Sewer Usage Charge		749.65			
City of Jacksonville Franchise Fee		27.53			
261 BRADFORD LAKE CR	I	\$22.89	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service
Detail Charges:					
Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		3.99			
City of Jacksonville Franchise Fee		0.67			
79 BRADFORD LAKE CR	I	\$69.63	Irrigation 1 - Commercial	02/26/26 - 03/30/26	Commercial Irrigation Service
Detail Charges:					
Basic Monthly Charge		18.23			
Tier 1 Consumption (1 - 7 Kgal @ \$3.99 kgal)		27.94			
Tier 2 Consumption (> 7 Kgal @ \$5.36 kgal)		21.43			
City of Jacksonville Franchise Fee		2.03			



Electric
\$723.54
 Water
\$509.16
 Sewer
\$945.08

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22968209	32	90116	Regular	5599 KWH
22968209	32	19.93	Regular	19.93 KW

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	29	7535	Regular	145000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	29	7535	Regular	145000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81523391	32	4493	Regular	1000 GAL

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83974232	32	2738	Regular	11000 GAL



INVOICE

Page 1 of 2

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

33-09788-93001
TISONS LANDING CDD
04/01/26-04/30/26
03/25/2026
0610635-4034-0

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

Apr 24, 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

\$181.16

If payment is received after 04/24/2026: **\$ 186.16**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
170.88		(170.88)		0.00		181.16		181.16

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	04/01/26		1.00	126.00
Energy Surcharge				28.84
DUVAL CM 17% FRANCHISE FEE				26.32
Total Current Charges				181.16

320 STZ 432

✂ ----- 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)
03/25/2026	0610635-4034-0	33-09788-93001
Payment Terms		Amount
Total Due by 04/24/2026	\$181.16	
If Received after 04/24/2026	\$186.16	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$181.16.

4034000330978893001006106350000001811600000018116 0

10290C62

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		Your Payment is Due		Your Total Due	
Visit wm.com/MyWM		10/25/2022		\$123.45	
For more information, visit wm.com/MyWM. For more information, visit wm.com/MyWM. For more information, visit wm.com/MyWM.		If payment is received after 10/25/2022, \$123.45			
Previous Balance	+	Payments	+	Adjustments	+
\$123.45		(\$123.45)		0.00	
			+	Current Invoice Charges	=
				\$123.45	Total Account Balance Due
					\$123.45

DETAILS OF SERVICE

Details for Service Location: Phoenix, AZ 85001-1234 Customer ID: 21-518014-2322

Description	Unit	Rate	Quantity	Amount
96 Gallon Toter	1	\$123.45	1	\$123.45
WM STATE SOLID WASTE TAX & FEE				\$123.45
COUNTY ENVIRONMENTAL CHARGE				\$123.45
Print Current Charges				

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

New Payment Platform

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



Expanded payment options.

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

Anytime, anywhere payments.

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

Complete Hub for account activity.

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

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

☐ Check Here to Change Contact Info

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

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ Check Here to Sign Up for Automatic Payment Enrollment

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

Email	
Date	
Bank Account Holder Signature	

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

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

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



10061 Lightner Ln
Jacksonville, FL, 32257-7610
(904) 510-6540
Mastersfence01@gmail.com
Mastersqualityfence.com

Masters Quality Fence

Invoice

Bill To: Tim Harden
tharden@vestapropertyservices.com

Invoice No: 829
Date: 04/10/2026
Due Date: 04/10/2026

Approved by Tim Harden Please code to 039.600.53800.

Description	Quantity	Rate	Amount
60000 50% deposit black alum fence	1	\$7,500.00	\$7,500.00
Black aluminum option			
. 50% deposit invoice. Remaining balance to be \$7500 upon completion.			
. 416 linear feet of 4ft 3rail black aluminum and 111 linear feet of 6ft black aluminum			
Antebellum aluminum products			
Residential grade			
Black powder coated			
All posts to beset in high strength concrete			
. Option to install puppy picket total \$27000			
. Includes 3 4x4 swing gates			
Gate doors equipped with heavy duty self closing hinges and lockable top pull latches			
. Includes take down and haul off of existing green chainlink			
. 50% deposit required to start. Project to be paid in full upon completion. Installation will take 4-5 days to complete.			
20 year project warranty	1	\$0.00	\$0.00
. Warranty covers workmanship such as loose or uneven areas of fence and gate related issues such as gate doors not opening and closing properly			
Warranty covers material for any early defects such as rusting or bending			
. Does not cover storm or tree damage			

Subtotal \$7,500.00
Total \$7,500.00
Paid \$0.00

Balance Due \$7,500.00

Masters Quality Fence - Invoice 829 - 04/10/2026

Masters Quality Fence

Client's signature

Credit Card Expense Tracker

District:	Tisons Landing CDD
Cardholder:	Elizabeth Myers
Month:	Apr-26

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
4-Mar	Amazon	320.572.52000	\$ 7.67	Office Supplies
6-Mar	Dollar General	320.572.49400	\$ 16.13	Easter Event
6-Mar	Dollar Tree	320.572.49400	\$ 51.49	Easter Event
14-Mar	Constant Contact	320.572.54000	\$ 62.00	Subscription service
15-Mar	Dollar Tree	320.572.49400	\$ 28.77	Spring Break Event
16-Mar	Amazon	320.572.49400	\$ 37.00	Spring Break Event
20-Mar	Dollar Tree	320.572.49400	\$ 9.41	Spring Break Event
Total on Report			212.47	



DOLLAR TREE

Store# 10365
11257 Alta Drive
Suite 109
Jacksonville FL 32226

(904) 594-4961

DESCRIPTION	QTY	PRICE	TOTAL
TABLECOVER WHITE LACE	1	1.25	1.25T
TABLECOVER WHITE LACE	1	1.25	1.25T
TABLECOVER WHITE LACE	1	1.25	1.25T
WOOD BEAD EGGS GARLAND 6FT	1	5.00	5.00T

Sub Total \$8.75

SALES TAX \$0.66

Total \$9.41

MasterCard \$9.41

*****1064

Approved

Purchase

Cntctless

Auth/Trace Number: 02050Q/013752

NOW SHOP ON-LINE AT DOLLARTREE.COM

Please provide your feedback at
www.dollartreefeedback.com

0899 10365 01 011 50023202 3/20/26 10:59
Sales Associate:Angela

DOLLAR TREE

Store# 582
1390 E Boone Street
Suite 13
Kingsland GA 31548-6515

(470) 766-0076

DESCRIPTION

	QTY	PRICE	TOTAL
DESIGNER PAPER CUPS 30Z 36 CT	1	1.50	1.50T
TABLECOVER DIA WHITE RD 84IN	1	1.25	1.25T
TABLECOVER DIA WHITE RD 84IN	1	1.25	1.25T
TABLECOVER DIA WHITE RD 84IN	1	1.25	1.25T
TABLECOVER DIA WHITE RD 84IN	1	1.25	1.25T
TABLECOVER DIA WHITE RD 84IN	1	1.25	1.25T
TABLECOVER DIA WHITE RD 84IN	1	1.25	1.25T
AMERICAN SUNNY WILDFLOWER	1	1.50	1.50T
AMERICAN SEED FLWR DSLY NO AZ	1	0.50	0.50T
AMERICAN SEED FLWR DSLY NO AZ	1	0.50	0.50T
AMERICAN SEED FLWR DSLY NO AZ	1	0.50	0.50T
AMERICAN SUNNY WILDFLOWER	1	1.50	1.50T
AMERICAN SUNNY WILDFLOWER	1	1.50	1.50T
MAKE A FACE STICKER TABLET	1	1.25	1.25T
MAKE A FACE STICKER TABLET	1	1.25	1.25T
MAKE A FACE STICKER TABLET	1	1.25	1.25T
MAKE A FACE STICKER TABLET	1	1.25	1.25T
DIE CUT SHAPE STICKER BOOK	1	1.25	1.25T
DIE CUT SHAPE STICKER BOOK	1	1.25	1.25T
DESIGNER PAPER CUPS 30Z 36 CT	1	1.50	1.50T
TWINKLE CANDY EYEBALLS REG 25G	1	1.50	1.50T
TWINKLE CANDY EYEBALLS REG 25G	1	1.50	1.50T

Sub Total \$27.00

SALES TAX \$1.68

FOOD TAX \$0.09

Total \$28.77

MasterCard \$28.77

*****1064 Approved

Purchase Cntctless

Auth/Trace Number: C15780/026021

NOW SHOP ON-LINE AT DOLLARTREE.COM

Please provide your feedback at

www.dollartreefeedback.com

8125 00582 02 021 27137817 3/15/26 13:14

Sales Associate: Lexus



Store# 10365
11257 Alta Drive
Suite 109
Jacksonville FL 32226

(904) 594-4961

DESCRIPTION	QTY	PRICE	TOTAL
DISNEY MARVEL 80 PG PUZZLES	1	1.50	1.50T
SC TATTOO BANDAGES 18CT	1	1.25	1.25N
YO YO 3 STYLES 3 COLORS ASTD	1	1.75	1.75T
PP GRASS TRICOLOR 113G 40Z	1	1.50	1.50T
EASTER CURLY STRAWS 4CT	1	1.50	1.50T
EASTER DIY PAPERBOARD PAINTKIT	1	1.50	1.50T
SKIPPING ROPE U/BALL-LIGHT UP	1	1.75	1.75T
EASTER EGG BASKETBALL 2A	1	1.50	1.50T
PEEPS JUMBO PDQ	1	1.75	1.75T
EASTER JUMBO OVAL BASKET	1	1.50	1.50T
PEEPS JUMBO PDQ	1	1.75	1.75T
JUMBO CHALK ASTD 3PC	1	1.75	1.75T
BS 21CT SHAPED BNDGS	1	1.25	1.25N
LICENSED JUMP ROPE	1	1.75	1.75T
SWEETART JELLY BEANS 40Z	1	1.25	1.25T
SPONGEBOB FACE CREW SOCKS	1	1.50	1.50T
JUMBO PLASTIC SLINKY PDQ	1	1.75	1.75T
LICENSE PUZZLE 48PC ASTD PDQ	1	1.75	1.75T
BS 21CT SHAPED BNDGS	1	1.25	1.25N
PP GRASS TRICOLOR 113G 40Z	1	1.50	1.50T
EASTER HOPPING CHICK/BUNNY	1	1.50	1.50T
EASTER JUMBO OVAL BASKET	1	1.50	1.50T
LICENSE PUZZLE 24PC ASTD PDQ	1	1.75	1.75T
BS 21CT SHAPED BNDGS	1	1.25	1.25N
EGG CHALK 8CT	1	1.75	1.75T
PP GRASS TRICOLOR 113G 40Z	1	1.50	1.50T
BUBBLE WAND 4Z 2PK	1	1.75	1.75T
PUFFER WIBBLY BALL PDQ 7.5IN	1	1.75	1.75T
EASTER HOPPING CHICK/BUNNY	1	1.50	1.50T
EASTER GLITTER BUNNY GLASSES	1	1.50	1.50T
EASTER JUMBO OVAL BASKET	1	1.50	1.50T

Sub Total \$48.25
SALES TAX \$3.24
GENERAL EXEMPT MERC \$0.00
Total \$51.49
MasterCard \$51.49
*****1064 Approved
Purchase Cntctless
Auth/Trace Number: 00664Q/013589

NOW SHOP ON-LINE AT DOLLARTREE.COM
Please provide your feedback at
www.dollartreefeedback.com

8010 10365 01 011 50023202 3/06/26 11:05
Sales Associate:Angela

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

SALE TRANSACTION

S CHICK COTTON CAND	720464240124	\$1.00
S BUNNY COTTON CAND	720464240148	\$1.00
S E26 PADDLE BALL	430002313554	\$1.00
S LICENSED PLAY PAC	9781690200994	\$1.00
S HELLO KITTY PLAY	805219640685	\$1.00
S EASTER GUMALL MAC	4897015434175	\$1.50
S EASTER GUMALL MAC	4897015434175	\$1.50
S COTTONTAIL MALLOW	72084005677	\$1.00
S COTTONTAIL MALLOW	72084005677	\$1.00
S COTTONTAIL MALLOW	72084005677	\$1.00
S E26 SQUISHY TOY	430002313394	\$1.00
S EASTER MARSHMALLO	72084005530	\$1.00
S EASTER MARSHMALLO	72084005530	\$1.00
S EASTER MARSHMALLO	72084005530	\$1.00

Tax: \$15.00 @ 7.5% \$1.13

Balance to pay \$16.13

MasterCard \$16.13

Mastercard	*****1064
Type: CONTACTLESS	Auth Code: 006920
MID: *****27013	TID: ****6000
TOTAL PURCHASE	\$16.13

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

STORE	TILL	TRANS.	DATE
19780	1	162004	03-06-26 10:29 AM

Your cashier was: EVAN



99902197800011620045

yellowbluffmanager@gmsnf.com

From: Constant Contact Billing <notification@constantcontact.com>
Sent: Saturday, March 14, 2026 3:31 AM
To: yellowbluffmanager@gmsnf.com
Subject: Constant Contact Payment Receipt for Elizabeth Myers-Hesford LCAM



Payment Receipt for March 14, 2026

Thank you for your recent payment. Your payment receipt is found below.

Attention: Elizabeth Myers-Hesford LCAM
Tisons Landing CDD
16529 Tisons Bluff Road
Jacksonville, FL 32218
US
904 757 1547

User Name: danaliz
Today's Date: March 14, 2026

Payment Date: March 14, 2026
Payment Method: MC (last 4 digits: 1064)
Amount: \$62.00

Thank you for your payment!



Final Details for Order #112-9197692-9255455

Order Placed: March 3, 2026

Amazon.com order number: 112-9197692-9255455

Order Total: \$7.67

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

Shipped on March 3, 2026	
Items Ordered	Price
1 Of: Money and Rent Receipt Book 2-Part Carbonless 7-5/8" x 11" Spiral Bound 200 Sets per Book 4 Receipts per Page(1pack) Sold by: Gimhome (seller profile) Business Price Condition: New	\$7.67
Shipping Address: Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: \$7.67 Shipping & Handling: \$0.00 ----- Total before tax: \$7.67 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$7.67 -----

Payment information	
Payment Method: MasterCard Last digits: 1064	Item(s) Subtotal: \$7.67 Shipping & Handling: \$0.00 ----- Total before tax: \$7.67 Estimated Tax: \$0.00 ----- Grand Total: \$7.67
Credit Card transactions	MasterCard ending in 1064: March 3, 2026: \$7.67

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



Final Details for Order #112-7506645-1317808

Order Placed: March 16, 2026

Amazon.com order number: 112-7506645-1317808

Order Total: \$37.00

Business order information

Location: DSD - Tison's Landing

GL code: 59010 Pass Thru-DSD, DPFG, Fac

Billable / Non-Billable: Non-Billable

Cost center: Northeast

Shipped on March 16, 2026

Items Ordered

Price

1 of: *Madelaine St. Patrick's Day Gold Chocolate Coins - 8 Oz About 40 Assorted Sizes Milk Chocolates Gold Coins - Individually Wrapped St Patricks Day Candy Basket Fillers Holiday Treats & Party Favors*
Sold by: Marigold's - (Approved Madelaine Distributor) ([seller profile](#))
Business Price
Condition: New

\$13.39

2 of: *BOUBONI Kids Painting Aprons 12 Pieces 12 Colors Kid Art Apron with 2 Roomy Pockets Kids Aprons for Art Painting Activity Kitchen Crafts*
Sold by: Bouboni Direct ([seller profile](#))
Business Price
Condition: New

\$8.81

1 of: *Pin The Shamrock on Leprechaun St Patricks Day Game for Kids St Patricks Day Party Games Leprechaun Party Favors, Large Leprechaun Game Poster with 24 Shamrock Stickers Classroom Activities Poster Kit*
Sold by: zhijianw ([seller profile](#))
Condition: New

\$5.99

Shipping Address:

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

Item(s) Subtotal: \$37.00

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

Total before tax: \$37.00

Sales Tax: \$0.00

Total for This Shipment: \$37.00

Payment information

Payment Method:

MasterCard | Last digits: 1064

Item(s) Subtotal: \$37.00

Shipping & Handling: \$2.99

Promotion applied: -\$2.99

Total before tax: \$37.00

Estimated Tax: \$0.00

Grand Total: \$37.00

Credit Card transactions

MasterCard ending in 1064: March 16, 2026: \$37.00

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

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Credit Card Expense Tracker

District: Tisons Landing CDD
 Cardholder: Tim Harden
 Month: Mar-26

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
3.4.26	Pinch A Penny	320.572.46000	\$ 34.99	Pool skimmer net
3.4.26	Home Depot	320.538.46000	\$ 949.00	Pressure Washer
3.9.26	Oceanway Hardware	320.572.46000	\$ 26.59	Plumbing fittings, Shower Head
3.10.26	Amazon	320.572.46000	\$ 46.75	Paper Towels
3.10.26	Amazon	320.572.46000	\$ 25.22	Basket for circulation pump spray feature pool
3.11.26	Oceanway Hardware	320.572.46000	\$ 23.74	Plumbing fittings
3.12.26	Amazon	320.572.46000	\$ 12.38	Multipurpose cleaner
3.14.26	Lowes	320.572.46000	\$ 17.96	Epoxy
3.19.26	Amazon	320.538.46000	\$ 107.49	Doggie Bag Distributor
3.23.26	Lowes	320.572.46000	\$ 30.11	Plumbing fittings
3.27.26	Amazon	320.572.46000	\$ 12.73	Air Horn
3.27.26	Amazon	320.572.46000	\$ 66.49	Commercial Storeroom Door Knob
3.31.26	SP Harney Hardware	320.572.46000	\$ 99.48	Commercial Storeroom Door Knob
4.2.26	Door Locks Direct	320.572.46000	\$ 73.64	Commercial Storeroom Door Knob
		Total on Report	1,526.57	

Pinch A Penny 219
731 Duval Station Road
Unit # 103
Jacksonville FL 32218
904-379-3621

Transaction #: 218621
Account #: 9046126668
Customer: Tim Harden
Date: 3/3/2026 Time: 1:14 PM
Cashier: Janice Robin Register #: 1

TVR: 0000008001



How doers get more done.

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

6351 00011 92277 03/04/26 09:06 AM
SALE CASHIER MANDER

636893408281 DEWALT 4400 <A> 949.00N
DEWALT 4400 PSI 4.0 GPM GPW

SUBTOTAL 949.00
SALES TAX 0.00

TAX EXEMPT

TOTAL \$949.00

XXXXXXXXXXXX3184 MASTERCARD

USD\$ 949.00

AUTH CODE 004510/3115921

TA

Chip Read

AID A0000000041010

Mastercard

P.O.#/JOB NAME: 0

6351 03/04/26 09:06 AM



6351 11 92277 03/04/2026 6343

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 13 7 03/11/2026



OCEANWAY HARDWARE

FOLLOW

12635-1 N MAIN ST
JACKSONVILLE, FL 322182680
+1 904-757-0677

Custom Item		\$1.69
Custom Item		\$1.69
Custom Item		\$0.79
Custom Item		\$8.99
Custom Item		\$1.25
Custom Item		\$1.15
Custom Item		\$1.45
Custom Item		\$1.45
Custom Item		\$1.15
Custom Item		\$2.25
Custom Item		\$1.99
Subtotal		\$23.85
sales tax	7.50%	\$1.79
Service Charge (4.0%)		\$0.95

Total

\$ 26 59



**MASTERCARD
3184**

\$26.59

Cashier: OCEANWAYHARDWARE

**March 09, 2026 • 10:56 am
Payment ID: WJ9K69MMAPFD0
Order ID: WH7SR6G2G92H8
Order Employee: OCEANWAYHARDWARE**

Hide Details

**Card: Mastercard 3184
March 09, 2026, 10:57 AM
Method: EMV
Auth ID: 00915Q
Reference ID: 606800728952
AID: A0000000041010
CVM: SIGNATURE**

**View the Privacy Policies for
Clover**





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

Order date: March 10, 2026
Purchase Order #:
Order #: 113-3419483-2756215
Date shipped: March 10, 2026

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

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

Shipment details

Item description	Qty	Item price	Item subtotal
Zodiac R0480100 Pump Debris Trap Basket Replacement for Zodiac Jandy FloPro FHPM Series Pump (SKU: B008E6LB9G) Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	\$23.46	\$23.46
Item subtotal			\$23.46
Shipping & handling			\$0.00
Sales tax			\$1.76
Total			\$25.22

Return or replace your item

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

Order date: March 10, 2026	Ship to:	GL code: 51003 Housekeeping Janitorial
Purchase Order #:	Timothy Harden	Cost center: Northeast
Order #: 113-0261708-6616242	16578 YELLOW BLUFF RD	Location: DSD - Tison's Landing
Date shipped: March 10, 2026	JACKSONVILLE, FL 32226-1159	Custom info: Non-Billable
	United States	

Shipment details

Item description	Qty	Item price	Item subtotal
Bounty Paper Towels Quick Size, White, 16 Family Rolls = 40 Regular Rolls (SKU: B079VP6DH5) Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	\$43.49	\$43.49
Item subtotal			\$43.49
Shipping & handling			\$0.00
Sales tax			\$3.26
Total			\$46.75

Return or replace your item

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Timothy C. Harden

From: OCEANWAY HARDWARE (via Clover) <app@clover.com>
Sent: Wednesday, March 11, 2026 9:41 AM
To: Timothy C. Harden
Subject: Your receipt from OCEANWAY HARDWARE



OCEANWAY HARDWARE

12635-1 N MAIN ST, JACKSONVILLE, FL 322182680
+1 904-757-0677

March 11, 2026 • 9:37 AM

\$23.74

[full transaction receipt](#)

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OCEANWAY HARDWARE. We'll never send you spam. But,
you can [unsubscribe](#) anytime.

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For customer support visit Amazon.com/contact-us

Order date: March 11, 2026

Purchase Order #:

Order #: 113-7458436-2641010

Date shipped: March 11, 2026

Ship to:

Timothy Harden

16578 YELLOW BLUFF RD

JACKSONVILLE, FL 32226-1159

United States

GL code: 51003 Housekeeping Janitorial

Cost center: Northeast

Location: DSD - Tison's Landing

Custom info: Non-Billable

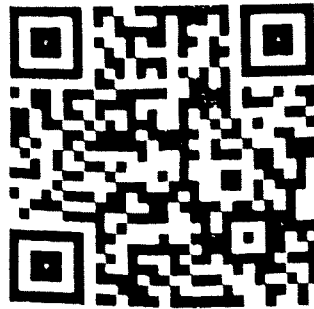
Shipment details

Item description	Qty	Item price	Item subtotal
Formula 409 Multi-Surface Cleaner, Spray Bottle, Lemon Fresh, 32 Fluid Ounces, Pack of 3 (SKU: B0FL9MFX65) Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	\$11.52	\$11.52
Item subtotal			\$11.52
Shipping & handling			\$0.00
Sales tax			\$0.86
Total			\$12.38

Return or replace your item

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LEARN MORE AT LOWES.COM/MYLOWESREWARDS

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

- SALE -

SALES#: S2472DI3 2088917 TRANS#: 13671538 03-14-26

1971358 JB WELD .850Z MARINERWELD	17.96
2 @	8.98

SUBTOTAL:	17.96
TOTAL TAX:	0.00
INVOICE 98509 TOTAL:	17.96
M/C:	17.96

MC: XXXXXXXXXXXXX3184 AMOUNT: 17.96 AUTHCD: 01405Q

CHIP REFID: 247237509935 03/14/26 11:16:25

CUSTOMER CODE: NA

END - 0000000000



For customer support visit Amazon.com/contact-us

Order date: March 19, 2026	Ship to:	GL code: 51010 Repairs & Maintenance
Purchase Order #:	Timothy Harden	Cost center: Northeast
Order #: 113-1212074-2785032	Vesta Property Services	Location: DSD - Tison's Landing
Date shipped: March 19, 2026	16578 YELLOW BLUFF RD	Custom info: None
	JACKSONVILLE, FL 32226-1159	
	United States	

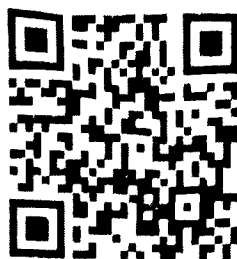
Shipment details

Item description	Qty	Item price	Item subtotal
ZERO WASTE USA - Rust Proof Aluminum Dog Waste Dispenser - Free 400 Waste Roll Bags - 10-Year Warranty - Over 500k Sold in USA (Matte Green) (SKU: D303-GRN_AMZ) Condition: New Sold by: Zero Waste USA	1	\$99.99	\$99.99
Item subtotal			\$99.99
Shipping & handling			\$0.00
Sales tax			\$7.50
Total			\$107.49

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SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

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

- SALE -

SALES#: S2472RAV 5209724 TRANS#: 15886990 03-23-26

456833 PTFE TAPE 1/2-IN X 43-FT	1.48
23765 1/2-IN MALE ADAPTER CPVC	0.74
867968 1/2-IN QTR TAN SILLCOCK	11.78
55601 1/2-IN CPVC WING ELBOW 53	1.74
23541 OATEY 8-FL OZ ALL PURPOSE	10.88
23761 1/2-INCOUPLING CPVC 50105	0.52
832010 1/2-IN X 2-FT CPVC PIPE	2.97

SUBTOTAL:	30.11
TOTAL TAX:	0.00
INVOICE 99507 TOTAL:	30.11
M/C:	30.11

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

EST. POINTS EARNED: 30*

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



For customer support visit Amazon.com/contact-us

Order date: March 27, 2026	Ship to:	GL code: 51010 Repairs & Maintenance
Purchase Order #:	Timothy Harden	Cost center: Northeast
Order #: 113-2619888-1167460	16578 YELLOW BLUFF RD	Location: DSD - Tison's Landing
Date shipped: March 27, 2026	JACKSONVILLE, FL 32226-1159	Custom info: Tisons Landing
	United States	

Shipment details

Item description	Qty	Item price	Item subtotal
Guard Dog Security Air Horn for Safety, Loud Blow Horn, Hand Held Mini Air Horn, Fog and Boat Horn for Marine, Football Games, Sporting Events and Outdoor Alarms, Powerful 1-Mile Sound Blast 1.4 oz (SKU: AH-GDAH-BL) Condition: New Sold by: Skyline USA, Incorporated Gift message: ""	1	\$12.73	\$12.73
Item subtotal			\$12.73
Shipping & handling			\$0.00
Sales tax			\$0.00
Total			\$12.73

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Order date: March 27, 2026	Ship to:	GL code: 51010 Repairs & Maintenance
Purchase Order #:	Timothy Harden	Cost center: Northeast
Order #: 113-5898343-7485854	16578 YELLOW BLUFF RD	Location: DSD - Tison's Landing
Date shipped: March 27, 2026	JACKSONVILLE, FL 32226-1159	Custom info: Tisons Landing
	United States	

Shipment details

Item description	Qty	Item price	Item subtotal
HISAFE Storeroom Door Handle Heavy Duty Grade 2 Commercial Door Locks, Non-Handed, UL 3 Hour Fire Rated, ADA Compliant, Satin Chrome Finish 26D, 2-3/4"Backset, X-XG-ST-70 (SKU: X-XG-ST-70) Condition: New Sold by: Zhongshanshixiaolanzhenmingdianjinshuzhipinchang Gift message: ""	1	\$66.49	\$66.49
Item subtotal			\$66.49
Shipping & handling			\$0.00
Sales tax			\$0.00
Total			\$66.49

Return or replace your item

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Timothy C. Harden

From: Harney Hardware <info@harneyhardware.com>
Sent: Tuesday, March 31, 2026 11:25 AM
To: Timothy C. Harden
Subject: Order 18-314339 confirmed

External Sender - From: (Harney Hardware
<info@harneyhardware.com>)
This message came from outside your organization.

You don't often get email from info@harneyhardware.com. [Learn why this is important](#)



[CONTACT US](#)

Order Confirmation

Thank you for your purchase!

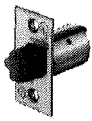
We're getting your order ready to be shipped. We will notify you when it has been sent.

[VIEW YOUR ORDER](#)

[VISIT OUR STORE](#)

Order Information

Order **18-314339** Order Date: **03/31/26**



**Commercial Entry / Classroom / Storeroom Latch, UL
Fire Rated, 2 3/8 In. Backset × 1**

\$10.72

Product #: CL60MM



**Commercial Door Lever Set Storeroom / Keyed
Function, UL Fire Rated, ANSI 2, Vigilant Collection × 1**

\$68.88

Keyed Differently (Free)

Product #: 86503

Subtotal **\$79.60**

Shipping **\$12.95**

Taxes **\$6.93**

Total **\$99.48 USD**

Billing address

Tim Harden

5385 Knob Hill Rd Sunrise, Florida 33351

33351

Shipping address

Timothy Harden

16529 Tisons Bluff Rd Jacksonville, Florida

32218

**QUESTIONS? WE'RE
HERE TO HELP!**

If you have any questions or concerns, please
contact us at info@harneyhardware.com or give us
a call during business hours, M-F (800)-942-7639

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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
20971	03/31/2026	\$1,860.98	04/30/2026	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

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
02/28/2026
Account No: 80-12113M
Statement No: 197634

Attn: PATTI POWERS

TISON'S LANDING CDD

Fees

			Hours	
02/01/2026	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM FASD WITH ATTACHED NOTICE OF SPECIAL DISTRICTS ASSOCIATION DIGEST; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.10	
02/03/2026	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30	
02/05/2026	GAF	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 2/12/26 MEETING OF BOARD OF SUPERVISORS	0.50	
02/06/2026	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE DANIEL LAUGHLIN	0.20	
02/09/2026	GAF	REVIEW DISTRICT FILES; REVIEW AMENDED AND RESTATED POLICIES REGARDING USE OF THE DISTRICT'S AMENITY CENTER	0.40	
	GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20	
02/12/2026	GAF	PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING	1.20	
02/20/2026	GAF	RECEIPT AND REVIEW DRAFT MINUTES OF FEBRUARY 12, 2026 MEETING OF BOARD OF SUPERVISORS	0.40	
02/26/2026	GAF	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 3/12/26 MEETING OF BOARD OF SUPERVISORS	0.30	
	GAF	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20	
	GAF	TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN	0.10	
	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20	
02/27/2026	GAF	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20	
	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20	
		For Current Services Rendered	4.50	885.50

TISON'S LANDING CDD

Page: 2

02/28/2026

Account No: 80-12113M
Statement No: 197634

TISON'S LANDING CDD

<u>Timekeeper</u>	<u>Recapitulation</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GABRIELLA A. FERNANDEZ	ASSOCIATES	4.40	\$195.00	\$858.00
MICHAEL J. PAWELCZYK	PARTNERS	0.10	275.00	27.50
Previous Balance				\$1,111.50
Total Current Work				885.50
Balance Due				<u>\$1,997.00</u>

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

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
03/31/2026
Account No: 80-12113M
Statement No: 198150

Attn: PATTI POWERS

TISON'S LANDING CDD

Fees

		Hours
03/05/2026		
GAF	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 3/12/26 MEETING OF BOARD OF SUPERVISORS	0.50
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT AND REPLY THERETO	0.30
03/12/2026		
GAF	PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING	1.10
03/17/2026		
GAF	PREPARE INITIAL DRAFT OF SURPLUS PROPERTY (LEG PRESS) RESOLUTION	0.80
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
03/18/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	RECEIPT AND REVIEW DRAFT MINUTES OF MARCH 12, 2026 MEETING OF BOARD OF SUPERVISORS	0.30
03/19/2026		
GAF	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20
03/26/2026		
GAF	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 4/9/26	

TISON'S LANDING CDD

Page: 2
03/31/2026
Account No: 80-12113M
Statement No: 198150

TISON'S LANDING CDD

		Hours	
	MEETING OF BOARD OF SUPERVISORS	0.30	
03/27/2026			
GAF	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN WITH ATTACHMENT	0.30	
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20	
03/29/2026			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM FONROCHE LIGHTING AMERICA; CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.10	
	For Current Services Rendered	5.50	1,080.50

Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GABRIELLA A. FERNANDEZ	ASSOCIATES	5.40	\$195.00	\$1,053.00
MICHAEL J. PAWELCZYK	PARTNERS	0.10	275.00	27.50

Previous Balance \$1,997.00

Total Current Work 1,080.50

Payments

03/24/2026 PAYMENT RECEIVED - THANK YOU -1,111.50

Balance Due \$1,966.00

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BILLING COCHRAN, P.A.
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IRS NO. 59-1756046

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

Envera

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

Invoice	
Invoice Number 767635	Date 04/01/2026
Customer Number 400423	Due Date 05/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		04/01/2026	05/01/2026

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL				
1.00	Passive Standard Camera 05/01/2026 - 05/31/2026	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 05/01/2026 - 05/31/2026	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
4/1/2026	767635	Monitoring Services	\$130.61	\$130.61

Envera

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

Invoice	
Invoice Number 767636	Date 04/01/2026
Customer Number 400423	Due Date 05/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		04/01/2026	05/01/2026
Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL				
1.00	Active Video Monitoring 05/01/2026 - 05/31/2026	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 05/01/2026 - 05/31/2026	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
4/1/2026	767636	Monitoring Services	\$288.21	\$288.21

Envera

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

Invoice

Invoice Number 767637	Date 04/01/2026
Customer Number 400423	Due Date 05/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		04/01/2026	05/01/2026

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL				
1.00	Passive Standard Camera 05/01/2026 - 05/31/2026	1.00	\$100.00	\$100.00
1.00	Service & Maintenance 05/01/2026 - 05/31/2026	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
4/1/2026	767637	Monitoring Services	\$229.27	\$229.27

Envera

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

Invoice

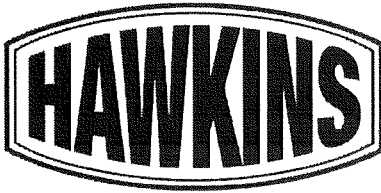
Invoice Number 767638	Date 04/01/2026
Customer Number 400423	Due Date 05/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		04/01/2026	05/01/2026

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Amenity, 16529 Tisons Bluff Rd, Jacksonville, FL				
1.00	Active Video Monitoring 05/01/2026 - 05/31/2026	1.00	\$675.00	\$675.00
1.00	Service & Maintenance 05/01/2026 - 05/31/2026	1.00	\$336.71	\$336.71
1.00	Passive Standard Camera 05/01/2026 - 05/31/2026	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
4/1/2026	767638	Monitoring Services	\$1086.71	\$1086.71

Original



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

INVOICE

Total Invoice	\$357.00
Invoice Number	7386082
Invoice Date	4/9/26
Sales Order Number/Type	5115356 SL
Branch Plant	74
Shipment Number	6151194

Sold To: 485799
ACCOUNTS PAYABLE
TISON'S LANDING CDD
475 W Town Pl
SUITE 114
St Augustine FL 32092-3648

Ship To: 485800
YELLOW BLUFF AMENITY CENTER
16529 Tisons Bluff Rd
Jacksonville FL 32218-8908

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date Terms		FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
5/9/26 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	N	115.0000	GA	\$3.0000	GA	1,112.1 LB	\$345.00
		1 LB BLK (Mini-Bulk)		115.0000	GA			1,112.1 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$357.00

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(s) and 60-741.5(s). 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# 2580713

LawnBoy Lawn Services

Invoice

PO Box 551203
Jacksonville, FL 32255

Date	Invoice #
4/4/2026	9784

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	5/4/2026	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- March, 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



Invoice

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

Invoice # 431479
Date 04/01/2026
Terms
Due Date 05/01/2026
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

first coast foam party LLC

Invoice No# : 2026-05-24-01

Invoice Date : Apr 8, 2026

Due Date : May 24, 2026



\$400.00 USD

AMOUNT DUE

BILL TO

Tisons Landing CDD
Elizabeth Myers
16529 Tisons Bluff Road, Jacksonville,, FL 32218,
UNITED STATES
emyers@vestapropertyservices.com
Phone: +1 904-708-3507

SHIP TO

Tisons Landing CDD
Elizabeth Myers
16529 Tisons Bluff Road, Jacksonville,, FL 32218,
UNITED STATES

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Game Truck May 24 2 - 4 pm	1	\$400.00	\$400.00
			Subtotal	\$400.00
			TOTAL	\$400.00 USD

001.320.57200.49400 Game truck 5/24/26

INVOICE

first coast foam party LLC

Invoice No# : 2026-05-25-03

Invoice Date : Apr 8, 2026

Due Date : May 25, 2026



\$525.00 USD

AMOUNT DUE

BILL TO

Tisons Landing CDD
Elizabeth Myers
16529 Tisons Bluff Road, Jacksonville,, FL 32218,
UNITED STATES
emyers@vestapropertyservices.com
Phone: +1 904-708-3507

SHIP TO

Tisons Landing CDD
Elizabeth Myers
16529 Tisons Bluff Road, Jacksonville,, FL 32218,
UNITED STATES

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Basketball and Mini Golf May 25 2 - 4 pm	1	\$525,00	\$525.00
			Subtotal	\$525.00
			TOTAL	\$525.00 USD

001.320.57200.49400 basketball/mini golf 5/25/26

INVOICE

first coast foam party LLC

Invoice No# : 2026-05-23-01
Invoice Date : Apr 8, 2026
Due Date : May 23, 2026



\$600.00 USD
AMOUNT DUE

BILL TO
Tisons Landing CDD
Elizabeth Myers
16529 Tisons Bluff Road, Jacksonville,, FL 32218,
UNITED STATES
emyers@vestapropertyservices.com
Phone: +1 904-708-3507

SHIP TO
Tisons Landing CDD
Elizabeth Myers
16529 Tisons Bluff Road, Jacksonville,, FL 32218,
UNITED STATES

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Foam Party - 1 cannon May 23 2 - 4 pm	1	\$600.00	\$600.00
Subtotal				\$600.00
TOTAL				\$600.00 USD

001.320.57200.49400 foam party 5/23/26

Maximum Entertainment Trivia

Entertainment for All!

77023 Hardwood Ct
Yulee FL 32097
Phone: 904-422-1285
Tax ID: 27-4473111

INVOICE

INVOICE #14
APRIL 28:
2026

TO:

Tisons Landing CDD
16529 Tisons Bluff Rd
Jacksonville FL 32218

SERVICES:

DJ CINCO PARTY 5.2.26 11-1PM

	DESCRIPTION	UNIT PRICE	TOTAL
2 HOURS	DJ, Sound, Host		300.00
	Referral Vesta		-50.00
TOTAL DUE			250.00

Make all checks payable to OBMaximum Entertainment Trivia.
If you have any questions concerning this invoice, call 904-422-1285 or
maximumentertainment1@comcast.net.

001.320.57200.49400 DJ sound host 5/2/26

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Tuesday, April 28, 2026 10:35 AM
To: Tiziana Cessna
Subject: Invoice for payment
Attachments: INVOICE for YellowBluff Tisons 5.2.26.docx

Good morning,

Please see attached for payment. Send check to vendor:

Maximum Entertainment Trivia

77023 Hardwood Ct
Yulee FL 32097



Elizabeth Myers-Hesford, LCAM

Community Manager
Tisons Landing CDD/Yellow Bluff HOA
16529 Tisons Bluff Road
Jacksonville, FL 32218

P. 904.757.1547
emyers@vestapropertyservices.com



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POLYWOOD®

Quote

POLYWOOD
1000 POLYWOOD Way
Syracuse, IN, 46567
Phone: (574) 457-3284
Web: <https://www.polywood.com/>

Order No.: QT000054963
Order Date: 4/23/2026
Expiration Date: 5/23/2026
Customer ID: VES1547
Currency: USD

**** QUOTES ARE VALID FOR 30 DAYS**
**** LEAD TIME REFLECTS BUSINESS DAYS**

BILL TO:

Tisons Landing CDD
16529 Tisons Bluff Road
Jacksonville FL 32218
United States of America
Attn: Elizabeth Myers-Hesford

SHIP TO:

Vesta Property Services
Yellow Bluff Landing
16529 Tisons Bluff Road
Jacksonville FL 32218
United States of America

CUSTOMER P.O. NO.**TERMS**

Prepaid

CONTACT

Elizabeth Myers-Hesford

DESCRIPTION**SHIPPING TERMS****SHIP VIA**

Tison's Landing CDD - Jacksonville, FL

Freight PP

Freight Prepaid

NO.	ITEM		QTY.	UOM	PRICE	EXTENDED PRICE	LEAD TIME
1	RST18GY	Round 18in Side Table in Slate Grey	23	EA	72.00	1,656.00	7
2	NCC2280GY	Nautical Chaise with Arms in Slate Grey	46	EA	269.00	12,374.00	7
3	PWS132-1-GY	La Casa Cafe 5-Piece Round Farmhouse Dining Set in Slate Grey	7	EA	1,237.00	8,659.00	7

Sales Total: 22,689.00
Freight & Misc.: 2,371.16
Tax Total: 0.00
Total (USD): 25,060.16

Total Weight (LB): 4996