TISON'S LANDING
Community Development District

JULY 16, 2026

AGENDA

Tison's Landing
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
www.TisonsLandingCDD.com

July 9, 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, July 16, 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. Public Hearing for the Purpose of Adopting the Fiscal Year 2027 Budget
   A. Consideration of Resolution 2026-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

   B. Consideration of Resolution 2026-05, Imposing Special Assessments and Certifying an Assessment Roll

IV. Consideration of Setting a Public Hearing to Adopt Revised Amenity Facility Policies

V. Staff Reports
   A. District Engineer

   B. District Counsel – Update on Legislative Session

   C. District Manager – Discussion of the Fiscal Year 2027 Meeting Schedule

   D. Amenity Manager – Report

   E. Field Operations Manager
      1. Consideration of Proposals for Parking Lot Seal Coating / Resurfacing

      2. Consideration of Proposal for Resurfacing the Tennis Court

VI. Approval of Consent Agenda
    A. Minutes of the June 11, 2026 Meeting

    B. Financial Statements

    C. Check Register

VII. Supervisor Requests

VII. Audience Comments

VIII. Discussion of the Security System and Gate Access System*

IX. Next Scheduled Meeting – Thursday, August 13, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218

X. Adjournment

* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

THIRD 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

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 854,540	$ 856,895	$ -	$ 856,895	$ 854,540
Clubhouse Rentals	2,000	6,725	3,275	10,000	5,000
Interest Income	16,000	23,600	7,500	31,100	16,000
Other Income	-	381	-	381	-
TOTAL REVENUES	**$ 872,540**	**$ 887,600**	**$ 10,775**	**$ 898,375**	**$ 875,540**
EXPENDITURES:					
Administrative:					
Supervisor Fees	$ 12,000	$ 7,400	$ 3,000	$ 10,400	$ 12,000
FICA Taxes	918	566	230	796	918
District Engineer Fees	3,000	1,582	1,418	3,000	3,000
District Counsel Fees	15,000	10,039	4,962	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	950	250	1,200	1,030
Amortization Fees	-	-	-	-	100
Trustee Fees	3,725	-	4,098	4,098	4,098
District Management Fees	46,350	34,763	11,588	46,350	47,741
Information Technology	1,800	1,350	450	1,800	1,854
District Website Administration	1,800	1,350	450	1,800	1,854
Telephone	350	145	205	350	350
Postage & Delivery	1,000	75	925	1,000	1,000
General Liability and Public Officials Insurance	12,661	11,559	-	11,559	12,715
Printing & Binding	2,000	212	788	1,000	1,000
Legal Advertising	2,500	1,226	1,274	2,500	2,500
Bank Fees and Other Charges	1,000	882	318	1,200	1,320
Office Supplies	500	-	500	500	500
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 112,779**	**$ 78,073**	**$ 31,004**	**$ 109,078**	**$ 113,679**
Operations & Maintenance					
Community Operations					
Property Insurance	$ 23,977	$ 21,473	$ -	$ 21,473	$ 23,620
Field Management & Administration (Vesta)	38,294	28,721	9,574	38,294	39,443
Security Off Duty (JSO)	2,500	-	2,500	2,500	2,500
Security Camera Monitoring (Envera)	16,377	6,473	9,904	16,377	16,377
Landscape Maintenance (LawnBoy)	60,608	45,050	15,017	60,066	63,069
Landscape Mulch	15,000	5,100	9,900	15,000	15,000
Landscape Fertilization (AgrowPro)	19,332	16,749	5,583	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	7,425	3,775	11,200	11,497
Utilities-Cable (Comcast)	1,680	1,110	370	1,480	1,680
Utilities-Electric (JEA)	1,800	786	1,014	1,800	1,800
Utilities-Irrigation (JEA)	24,000	12,814	11,186	24,000	24,000
Community Repairs and Maintenance	20,000	2,238	17,762	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**	**$ 155,826**	**$ 120,689**	**$ 276,515**	**$ 260,811**

Tison's Landing

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
Amenity Operations					
Amenity Manager (Vesta)	$ 105,276	$ 78,957	$ 26,319	$ 105,276	$ 108,434
Pool Maintenance (Vesta)	34,145	25,609	8,536	34,145	35,169
Janitorial Maintenance (Vesta)	34,092	25,569	8,523	34,092	35,115
Janitorial Supplies (Vesta)	4,058	3,044	1,015	4,058	4,180
Amenity Website (Vesta)	3,090	2,318	773	3,090	3,183
Seasonal Office Staffing (Vesta) (Pool Monitors)	13,580	10,185	3,395	13,580	13,987
Security Camera Monitoring (Envera/High-Tech)	13,761	10,320	3,440	13,761	13,761
Pool Chemicals (Hawkins)	15,000	9,328	10,672	20,000	20,000
License / Permit Fees	600	773	-	773	600
Utilities-Cable (Comcast)	6,600	4,790	1,810	6,600	6,600
Utilities-Electric (JEA)	15,000	7,184	4,816	12,000	15,000
Utilities-Water/Sewer (JEA)	12,000	14,317	3,683	18,000	20,000
Refuse Services (Waste Management)	11,400	1,595	805	2,400	2,400
Pest Control	600	809	191	1,000	1,000
Amenity Repairs and Maintenance	15,400	16,404	3,000	19,404	17,000
Fitness Equipment Maintenance	2,000	1,003	997	2,000	2,000
Special Events	23,500	17,728	5,772	23,500	23,500
Amenity Supplies	4,698	2,093	2,605	4,698	5,000
Amenity Operations Contingency	2,000	-	500	500	2,000
Capital Outlay	-	1,490	-	1,490	-
Total Amenity Operations	**$ 316,799**	**$ 233,516**	**$ 86,851**	**$ 320,367**	**$ 328,929**
TOTAL EXPENDITURES	**$ 706,340**	**$ 467,416**	**$ 238,544**	**$ 705,960**	**$ 703,419**
Other Sources/(Uses)					
Capital Reserve-Transfer Out	(166,200)	(166,200)	(26,216)	(192,416)	(172,121)
TOTAL OTHER SOURCES/(USES)	**$ (166,200)**	**$ (166,200)**	**$ (26,216)**	**$ (192,416)**	**$ (172,121)**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 253,985**	**$ (253,985)**	**$ -**	**$ -**

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		$ 854,539.91			

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.

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

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

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**

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.

Expenditures – Amenity Operations (continued)

Fitness Equipment Maintenance
Represents maintenance to fitness equipment costs.

Special Events
Monthly events and organized functions provided for all residents.

Amenity Supplies
Miscellaneous supplies needed for the Clubhouse.

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

Tison's Landing

Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
REVENUES:					
Interest Income	$ 4,235	$ 5,775	$ 2,040	$ 7,815	$ 5,175
Carry Forward Balance	125,712	122,578	-	122,578	212,307
TOTAL REVENUES	**$ 129,947**	**$ 128,353**	**$ 2,040**	**$ 130,393**	**$ 217,482**
EXPENDITURES:					
Capital Outlay					
Capital Outlay	$ 22,423	$ 104,484	$ 5,000	$ 109,484	$ 20,262
Miscellaneous Services	-	778	240	1,018	1,000
TOTAL EXPENDITURES	**$ 22,423**	**$ 105,262**	**$ 5,240**	**$ 110,502**	**$ 21,262**
Other Sources/(Uses)					
Capital Reserve-Transfer In	$ 166,200	$ 166,200	$ 26,216	$ 192,416	$ 172,121
TOTAL OTHER SOURCES/(USES)	**$ 166,200**	**$ 166,200**	**$ 26,216**	**$ 192,416**	**$ 172,121**
EXCESS REVENUES (EXPENDITURES)	**$ 273,724**	**$ 189,291**	**$ 23,016**	**$ 212,307**	**$ 368,341**

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	$ 212,307
Contributions	172,121
Interest Income	5,175
Expenditures	(21,262)
Anticipated Balance	368,341

Variance Reserve Study Vs Actual	**$18,161**

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 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
REVENUES:					
Special Assessments-On Roll	$ 381,936	$ 382,988	$ -	$ 382,988	$ 381,936
Interest Earnings	7,500	11,388	1,500	12,888	6,500
Carry Forward Surplus [(1)]	82,314	84,267	-	84,267	95,772
TOTAL REVENUES	**$ 471,749**	**$ 478,644**	**$ 1,500**	**$ 480,144**	**$ 484,208**
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	45,000	-	45,000	45,000
Special Call - 05/01	-	5,000	-	5,000	-
TOTAL EXPENDITURES	**$ 374,489**	**$ 384,371**	**$ -**	**$ 384,371**	**$ 371,154**
TOTAL EXPENDITURES	**$ 374,489**	**$ 384,371**	**$ -**	**$ 384,371**	**$ 371,154**
EXCESS REVENUES (EXPENDITURES)	**$ 97,261**	**$ 94,272**	**$ 1,500**	**$ 95,772**	**$ 113,054**

[(1)] Carry Forward is Net of Reserve Requirement

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

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

Tison's Landing

Community Development District

AMORTIZATION SCHEDULE

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/16	$ 4,520,000	2.000%	$ -	$ 29,271	$ 29,271
05/01/17	4,520,000	2.000%	165,000	66,693	
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									

A.

RESOLUTION 2026-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (the "Board") proposed budgets for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Tison's Landing Community Development District, pursuant to the provisions of section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budgets (the "Proposed Budgets"), the District filed a copy of the Proposed Budgets with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set July 16, 2026, as the date for a public hearing thereon, and caused notice of such public hearing to be given by publication pursuant to section 190.008(2)(a), Florida Statutes; and

WHEREAS, section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared Proposed Budgets, whereby the budgets shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budgets

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budgets, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. That the District Manager's Proposed Budgets, attached hereto as Exhibit "A," as amended by the Board, are hereby adopted in accordance with the provisions of section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.

c. That the adopted budgets, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budgets for the Tison's Landing Community Development District for the Fiscal Year Ending September 30, 2027" as adopted by the Board of Supervisors on July 11, 2026.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Tison's Landing Community Development District, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $________________ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$__________________
DEBT SERVICE FUND	$__________________
CAPITAL RESERVE FUND	$__________________
TOTAL ALL FUNDS	$__________________

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

b. Board may authorize an appropriation from the unappropriated balance of any fund.

c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand ($10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than $10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Passed and adopted this 16th day of July 2026.

ATTEST:	**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	Its: Chairman / Vice Chairman

B.

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tison's Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Duval County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2026-2027 ("Budget"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which special assessments may be placed on the County tax roll and collected by the County Tax Collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of certain special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on all lands located within the District benefitted by the activities and services contained in the Budget; and

WHEREAS, the District desires to levy and collect operation and maintenance special assessments on the all benefited lands in the amount of each lot's or parcel's portion of the District's Budget; and

WHEREAS, the District desires to collect the debt service assessment and operations and maintenance assessments on certain lots using the Uniform Method ("Uniform Method Property") reflecting their portion of the District's Budget which is also indicated on **Exhibit B**; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify that certain portion of the Assessment Roll attributable to the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in **Exhibit B**.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with **Exhibit B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified. That portion of the District's Assessment Roll that includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Tison's Landing Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. FUTURE ASSESSMENTS AND COLLECTION METHODS. This Resolution shall in no way be interpreted as the sole means by which the District may, in the future, collect assessments. Notwithstanding the above means of collecting assessments on any property, the District may, in future years, collect assessments by any method authorized by law.

SECTION 7. GENERAL AUTHORIZATION. The District's Chairman, Vice Chairman, Secretary, Assistant Secretaries, District Manager, and District Counsel are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effectuate the intent of this Resolution, and all acts and things that may be desirable or consistent with the requirements hereof. The Chairman and Secretary are hereby further authorized to execute any and all documents necessary to effectuate the intent of this Resolution. The Vice Chairman shall be authorized to undertake any action herein authorized to be taken by the Chairman, in the absence or unavailability of the Chairman and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tison's Landing Community Development District.

PASSED AND ADOPTED this 16th day of July, 2026.

ATTEST:	**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:________________________________
Secretary / Assistant Secretary	Its: Chairman / Vice Chairman

Exhibit A: District's Fiscal Year 2026-2027 Budget
Exhibit B: Fiscal Year 2026-2027 Assessment Roll – Uniform Method Property

FOURTH ORDER OF BUSINESS

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated
Policies Regarding Use of the District's
Amenity Center

(Board Approved May 2, 2013)
(Revised October 9, 2014, January 8, 2015, January 5, 2017, April 4, 2019, December 7, 2021, April 11, 2022)

A. USER FEE STRUCTURE

(1) The annual user fee for an individual not owning property within the District is $1,800.00. The annual user fee for a non-owner is valid for a maximum of two (2) adults and their dependents, if any.

(2) Two (2) Facility Access Cards will be issued to each family owning property within the District and to each non-resident fee-paying family. Up to two (2) additional Facility Access Cards may be purchased at a rate of $30.00 each. There is a $30.00 charge to replace lost cards. Facility Access Cards may be obtained through the Amenity Manager.

(3) All Guests must be accompanied by a Patron (as defined below) at all times. Patrons are limited to a maximum of five (5) guests, per household, at a time. Children two (2) years of age and younger are not considered "registered guests." Patrons must be present in order for guests to use the facility.

(4) The person making a fee payment where a check is returned due to insufficient funds will be assessed a $50.00 Returned Check/Insufficient Funds fee.

(5) ~~Two (2) Guest Passes will be given to each household, each permitting twenty (20) "registered guests." Patrons may pick up their two (2) Guest Passes after the first of every New Year. Guest Passes expire the last day of every year. Patrons must present their Guest Pass when checking in all guests. For every Patron, up to five (5) guests per household per visit are permitted. The Facility Attendant or Amenity Manager will hole-punch the Guest Passes. If at any point Guest Passes become lost or stolen, additional Guest Passes may be purchased for $25.00 each.~~

(6) Patrons (as defined below), at the time of application for a facility access card or at anytime thereafter may be subjected to a criminal background or sexual offender/sexual predator check ordered or performed by the Amenity Manager or his or her designee.

B. GENERAL PROVISIONS

(1) District property owners and non-resident fee payers ("Patrons") must present their access cards and register upon entering the Tison's Landing Amenity Center ("Amenity Center") or when using District property.

(2) Children under fourteen ~~(14)~~ years of age must be accompanied by a ~~parent or authorized person eighteen (18) years or older.~~

(3) ~~The Amenity Center's hours of operation will be 5:00 a.m. to 10:00 p.m., or as established and published by the District from time to time.~~

(4) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Center's premises, except at pre-approved special events. Approval may only be granted by the District's Board of Supervisors (present request to Amenity Manager in at least 48 hours in advance of the meeting) and will be contingent upon providing proof of event insurance with the District named an additional insured.

(5) Dogs or other pets (with the exception of service animals, such as "Seeing Eye Dogs") are not permitted at the Amenity Center facilities, Pool deck, Tennis Courts, Tot lot, dogs may be unleashed in the enclosed dog park. (See Dog Park Section M). Where dogs are permitted on the grounds, they must be leashed at all times.

(6) Vehicles must be parked in designated areas. Vehicles may not be parked on grass lawns, or in any way which blocks the normal flow of traffic.

(7) Fireworks of any kind are not permitted anywhere on the facilities or adjacent areas.

(8) No Patron, visitor or guest is allowed in the service areas of the facility.

(9) The Board of Supervisors reserves the right to amend or modify these policies when necessary and will notify the Patrons of any changes.

(10) The Board of Supervisors and personnel of the Amenity Center have full authority to enforce these rules and regulations.

(11) Facility Access ~~Cards~~ will be issued to Patrons at the time they become entitled to use the facilities. All Patrons must use their ~~card~~ for entrance to the Amenity Center. All lost or stolen swipe ~~cards~~ should be reported immediately to the Amenity Manager or Staff.

(12) Smoking is not permitted anywhere in the Amenity Center.

(13) Guests must be ~~registered and~~ accompanied by a Patron before entering the Amenity Center or using any District facilities.

(14) Disregard for any Amenity Center rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges.

(15) Glass and other breakable items are not permitted at the Amenity Center.

(16) Patrons and their guests shall treat any staff members and other Patrons with courtesy and respect.

(*17)* ~~Children fourteen (14) years of age or younger are not to be considered a "registered guest" when accompanying a Patron on District property or when attending a private resident event.~~

(18) No person, including, but not limited to any member of the Amenity Center, resident of the community, patron, guest, or visitor, shall dispose of any trash or debris in the dumpster or within or around the dumpster enclosure or area located at the Amenity Center without the express permission of the Amenity Manager or his/her designee. Patrons renting a portion of the Amenity Center in accordance with Section O of these Club Rules may only use the dumpster in the manner prescribed therein. The dumpster is for District use only. Any cost incurred by the District to clean up the dumpster enclosure and area shall be the responsibility of the person violating this subsection.

C. Loss or Destruction of Property/Instances of Personal Injury

(*1)* Each Patron and each guest as a condition of invitation to the premises of the Amenity Center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss of damage to any private property used or stored on the premises of the Amenity Center, ~~whether in lockers or elsewhere.~~

(2*)* No person shall remove from the room in which it is placed or from the Amenity Center's premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Center Patrons shall be liable for any property damage and/or personal injury at the Amenity Center, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the patron, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

(3) Any Patron, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the club, either on or off the Amenity Center's premises, shall do so at his or her own risk, and shall hold the Amenity Center, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the, the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the Amenity Center or District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.

(4) Should any party bound by these District Policies bring suit against the District or its affiliates, Amenity Center operator, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or its Amenity Center operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

D. GENERAL SWIMMING POOL RULES

(1) At any given time, up to five (5) guests per household, may accompany a Patron at the swimming pool. Patrons and their guests are limited to a maximum of two (2) vehicles at the Amenity Center.

(2) Patrons swim at their own risk. Lifeguards are not on duty.

(3) Children fourteen ~~(14)~~ years of age and younger must be accompanied by a parent or an adult at least eighteen (18) years of age at all times for usage of the pool facility.

(4) Radios, televisions, and the like may be listened to if; no offensive music, lyrics or profanity and at a volume that is not offensive to patrons and guests. Electrical equipment is not allowed around the pool facility.

(5) Swimming is permitted only during designated hours, as posted at the pool. Hours are seasonal and subject to change.

(6) Showers are required before entering the pool.

(7) Glass containers and products are not permitted in the pool area.

(8) Children under three (3) years of age and those who are not reliably toilet trained must wear rubber-lined swim diapers, as well as a swim suit over the swim-diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.

(9) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices are not permitted in the pool. However, children that are learning to swim are permitted to have flotation devices in the pool.

(10) Pool availability may be rotated in order to facilitate maintenance of the Amenity Center.

(11) Pets, bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside the pool gates at any time.

(12) The District staff reserves the right to authorize all programs and activities, including the number of guest participants, equipment and supplies usage, etc., conducted at the pool including Swim Lessons, Aquatic/Recreational Programs and Pool Parties.

(13) Any person swimming when the Amenity Center is closed may be suspended from using the facility. Swimming pool hours will be posted. The swimming pool may be closed one day weekly (to be determined) for maintenance. Guests must be registered and accompanied by a Patron before entering the Amenity Center.

(14) Proper swim attire must be worn in the pool. Cut-offs and thong bathing suits are not allowed.

(15) No chewing gum is permitted in the pool or on the pool deck area.

(16) Alcoholic beverages are not permitted in the pool area.

(17) No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.

(18) For the comfort of others, the changing of diapers or clothes is not allowed at pool side.

(19) No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.

(20) Radio controlled water craft are not allowed in the pool area.

(21) Pool entrances must be kept clear at all times.

(22) Smoking is not permitted at the Amenity Center or around the pool area.

(23) No swinging on ladders, fences, or railings is allowed.

(24) Pool furniture is not to be removed from the pool area.

(25) Loud, profane, explicit, or abusive language or music, as reasonably determined by the ~~Club Manager~~ or his or her designee, is prohibited.

(26) Food and drink are not allowed within six (6) feet of the pool.

(27) Skateboarding is not permitted on at the Amenity Center, including all parking lots and sidewalks encompassing the Amenity Center.

(28) Bicycles, skateboards, roller blades, scooters and golf carts are not permitted in the Amenity Center gates. All bicycles must be placed at the bike.

E. SWIMMING POOL: THUNDERSTORM POLICY

The Amenity Manager is in control of the operation of the Pool Area during thunderstorms, heavy rain, and inclement weather. The Amenity Manager will determine whether swimming is permitted or not during the times when the swimming pool in attended. During periods of heavy rain, thunderstorms and other inclement weather, the Pool Area will be closed. If heavy rain, thunder or lightning occur, everyone shall be required to exit the Pool Areas at the first sound of thunder or the first sighting of lightning for a waiting period of at least 30 minutes. At any point during the 30-minute waiting period, if thunder is heard or lightning is seen, the waiting period shall be extended 30 minutes from the last sound of thunder or sighting of lightning.

F. Swimming Pool: Feces Policy

(1) If contamination occurs, the pool will be closed for the necessary amount of time for the water to be shocked with chlorine to kill the bacteria.

(2) Parents should take their children to the restroom before entering the pool.

(3) Children under three years of age, and those who are not reliably toilet trained, must wear a rubber lined swim-diaper, and a swimsuit over the swim-diaper.

G. Fitness Center Policies

(*1*) All Patrons and guests using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Tison's Landing Community Development District governing the Amenity Center. Disregard or violation of the District's policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges. Prior to entering the Fitness Center, persons are required to register with Fitness Center attendant.

(*2*) **Please note that the Fitness Center is an unattended facility and persons using this facility do so at their own risk. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.**

(3) *Hours:* The Fitness Center is available for use by Patrons during normal operating hours of 5:00 a.m. to 10:00 p.m.

(4) *Emergencies:* All emergencies and injuries must be reported to 911 and the Amenity Manager.

(5) *Eligible Users:* Patrons sixteen (16) years of age and older are permitted to use the Fitness Center during designated operating hours. Children who are thirteen (13) to fifteen (15) years of age may use the Fitness Center only when accompanied by ~~a parent or legal guardian~~. No children twelve (12) years of age and under are permitted in the Fitness Center. Guests may use the Fitness Center if accompanied by an adult Patron. ~~Patrons who are thirteen (13) to seventeen (17) years of age are permitted only one guest per access card. Persons under the age of eighteen (18) must have an executed Parental Release of Liability Form on file at Amenity Center prior to using the Fitness Center (See attachment).~~

(6) *Proper Attire:* Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts (no tank tops), shorts (no jeans), leotards, and/or sweat suits (no swimsuits).

(7) *Food and Beverage:* Food (including chewing gum) is not permitted within the Fitness Center. Beverages, however, are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.

(8) *General Policies:*

- Each individual is responsible for wiping off fitness equipment after use.
- Use of personal trainers is not permitted in the Fitness Center.
- Hand chalk is not permitted to be used in the Fitness Center.

- Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
- No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
- Weights or other fitness equipment may not be removed from the Fitness Center.
- Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
- Any fitness program operated, established and run by the Tison's Landing Amenity Center may have priority over other users of the Fitness Center.
- Wet bathing suits are not allowed in the Fitness Center.
- Strollers and infant carry seats are not allowed in the Fitness Center.

H. TENNIS FACILITY POLICIES

(*1*) All Patrons and guests using the Tennis Facility are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Tison's Landing Community Development District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Tennis Facility equipment may result in the suspension or termination of Tennis Facility privileges. Guests may use the Tennis Facility if accompanied by an adult Patron.

(*2*) **Please note that the Tennis Facility is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Tennis Facility are encouraged to consult with a physician prior to using the facility.**

(3) *Emergencies:* All emergencies and injuries must be reported to 911 and ~~Governmental Management Services (904) 288-7667~~.

(4) *Proper Attire:* Proper tennis shoes and attire is required at all times while on the courts.

(5) *Availability:* The tennis courts are available on a first come, first serve basis. Each Patron and the Patron's guests are limited to the use of one (1) tennis court for a period no longer than 1 hour when others are waiting. -

(6) *General Policies:*

- Proper tennis etiquette shall be adhered to at all times. The use of profanity of disruptive behavior is prohibited.
- Persons using the Tennis Facility must supply their own equipment (rackets, balls, etc.).
- The Tennis Facility is the play of tennis only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis facility.
- Beverages are permitted at the Tennis Facility if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the tennis courts.
- No chairs other than those provided by the District are permitted on the tennis courts.
- Children under the age of ~~fourteen (14)~~ are not allowed to use the Tennis Facility unless accompanied by an adult Patron.

I. PLAYGROUND POLICIES

(*1*) *Hours*: The playground shall be available for use from dawn to dusk.

(*2*) Children under the age of thirteen (13) must be accompanied by a ~~parent or authorized person eighteen (18) years old or older.~~

(3) ~~Children twelve (12) years of age and older are not permitted to play on the playground equipment.~~

(4) No roughhousing on the playground.

(5) Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground.

(6) Use of the playground may be limited from time to time due to a sponsored event, which must be approved by the District Manager.

(7) The use of profanity or disruptive behavior is prohibited.

J. ATHLETIC FIELD POLICIES

Please note that the Athletic Fields are an unattended facility and persons using the Athletic Fields do so at their own risk.

(1) *Eligible Users.* Patrons and guests ~~ten (10) years~~ and older are permitted to use the Athletic Fields. ~~Children under the age of ten (10) must be accompanied by an adult eighteen (18) years of age or older.~~ Patrons may accompany up to five (5) guests.

(2) *Hours.* The Athletic Fields shall be available fro sue from dawn until dusk.

(3) *Emergencies:* For all emergencies call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center Staff ~~as well as the District Operations Manager at 904-759-8907.~~

(4) ~~*Reservations.* Patrons may reserve the Athletic Fields by submitting a request to the Amenity Facility Staff. Reservations may be made up to a week in advance for a period of three (3) hours. Only one reservation may be held by a Patron at any given time. If the Patron is twenty (20) minutes late for his or her reservation, the reservation shall be forfeited. When not subject to a reservation, the Athletic Fields are available on a first-come, first-served basis.~~

(5) The Athletic Fields are not to be used for events other than athletic events, Board approved reservations, or District sponsored events.

(6) Pets shall be leased at all times. Bicycles, skates, skateboards, scooters, rollerblades and motorized vehicles of any kind are not permitted in the Athletic Fields at any time.

(7) Alcoholic beverages, glass containers and other breakable items are prohibited.

(8) The use of profanity or disruptive behavior is prohibited.

(9) Patrons must bring their own sports equipment (e.g., soccer ball, softball bats, etc.).

(10) Persons using the Athletic Fields must clean up all food, beverages and miscellaneous trash brought to the Athletic Fields.

(11) Use of the Athletic Fields may be limited from time to time due to a District-sponsored event.

K. VOLLEYBALL COURT POLICIES

(*1*) All Patrons and guests using the Volleyball Courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Tison's Landing Community Development District governing the amenity facilities. Disregard or violation of the District's policies, rules and misuse or destruction of Volleyball Court equipment may result in the suspension or termination of Volleyball Court privileges. Guests may use the Volleyball Courts if accompanied by an adult Patron.

(*2*) **Please note that the Volleyball Courts constitute an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Volleyball Courts are encouraged to consult with a physician prior to using the facility.**

(*3*) *Eligible Users.* Patrons and guests ~~twelve (12) years~~ of age and older are permitted to use the Volleyball Courts during designated operating hours. ~~Children who are under twelve (12) years of age may use the Volleyball Courts only when accompanied by a parent or an authorized person eighteen (18) years of age or older.~~

(*4*) *Hours.* The Volleyball Courts are available for use during daylight hours. The Courts may not be used after dark.

(*5*) *Emergencies:* For all emergencies call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center Staff ~~as well as the District Operations Manager at 904-759-8907.~~

(*6*) *Proper Attire:* Proper attire is required at all times while on the courts.

(*7*) *The Volleyball Courts are available on a first come, first serve basis.* Patrons and their guests shall limit use of the Courts to one (1) hour if others are waiting, or shall invite Patrons and guests who are waiting to join the current game.

(*8*) *General Policies:*

a. Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behaviors is prohibited.
b. Persons using the Volleyball Courts must supply their own volleyballs.
c. The Volleyball Courts are for the play of volleyball only.
d. Beverages are permitted at the Volleyball Courts if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the Volleyball Courts.
e. ~~No chairs other than those provided by the District are permitted on the Volleyball Courts. Chairs may not be placed in the sand at any time.~~
f. Do not hand on the volleyball nets or remove sand at any time.
g. Patrons and guests who misuse the Volleyball Court will be suspended from further use of the Volleyball Court.

L. BASKETBALL FACILITY POLICIES

(*1*) All Patrons and guests using the Basketball Courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Tison's Landing Community Development District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of Basketball Court equipment may result in the suspension or termination of ~~Volleyball Court~~ privileges. Guests may use the Basketball Courts if accompanied by an adult Patron.

(*2*) **Please note that the Basketball Facility is an unattended facility and persons using the facility do so at their own risk. Persons interested in using the Basketball Facility are encouraged to consult with a physician prior to using the facility.**

(3) *Eligible Users.* Patrons and guests ~~twelve (12) years of age~~ and older are permitted to use the Basketball Facility during designated operating hours. Children who are under ~~twelve (12) years of age~~ may use the Basketball Facility only when accompanied by a ~~parent or an authorized person eighteen (18) years of age or older.~~

(4) *Hours.* The Basketball Facility is available for use during daylight hours. The Courts may not be used after dark.

(5) *Emergencies:* For all emergencies call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center Staff as ~~well as the District Operations Manager at 904-759-8907.~~

(6) *Proper Attire:* Proper basketball shoes and attire is required at all times while on the courts.

(7) The Basketball Facility is available on a first come, first serve basis. Patrons and their guests shall limit use of the Courts to one (1) hour if others are waiting.

(8) *General Policies:*

a. Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behaviors is prohibited.
b. Persons using the ~~Volleyball Courts~~ must supply their own ~~volleyballs.~~
c. The ~~Volleyball Courts~~ are for the play of ~~volleyball~~ only.
d. Beverages are permitted at the ~~Volleyball Courts~~ if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the ~~Volleyball~~ Courts.
e. ~~No chairs other than those provided by the District are permitted on the Volleyball Courts. Chairs may not be placed in the sand at any time.~~
f. Do not hand on the ~~volleyball~~ nets or remove sand at any time.
g. Patrons and guests who misuse the ~~Volleyball~~ Court will be suspended from further use of the ~~Volleyball~~ Court.

M. OFF-LEASH DOG PARK FACILITY POLICIES

(1) All Patrons and guests using the Off-Leash Dog Park (the "Dog Park") are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rule of the Tison's Landing Community Development District governing amenity facilities. Any disregard or violation of these policies and rule or misuse or destruction of Dog Park facilities or equipment may result in the suspension or termination of Dog Park or Amenity Center privileges. Guests may use the Dog Park if accompanied by an adult Patron.

(2) **Please note that the Dog Park is an unattended facility and persons using the Dog Park do so at their own risk. Owners are fully responsible for the behavior of their dog.**

(3) *General Policies applicable to those owners and handlers bringing dogs to the Dog Park:*
a. The only pets permitted to use the Dog Park are dogs; no other pets are permitted.
b. Dogs shall be leashed at all times except when in designated "off-leash" areas within the Dog Park.
b. Dogs shall be supervised and in view at all times and never be left unattended.
d. Have a leash in hand at all times and in the event of any problems, quickly leash your dog and remove the dog from the Dog Park. Any dogs displaying aggressive behavior shall immediately be leashed and removed from the Dog Park.
c. Be polite and "Scoop the Poop!" Pet waste stations and trash cans are located at the Dog Park.
d. No prong, pinch, or spiked collars are permitted within the fenced area constituting the Dog Park.
e. Dogs shall be kept from digging or damaging any equipment or Dog Park lands or facilities. Any holes made by a person's dog shall be filled by that person.

f. Dogs in heat or with fleas, skin conditions, or otherwise ill are not permitted in the Dog Park.
g. Dogs shall be up-to-date on vaccinations prior to entering the Dog Park, and shall have current rabies and applicable license tags clipped to their collars at all times.
h. No human or people food is permitted at the Dog Park.
i. No brushing or grooming of dogs is permitted within the Dog Park.

N. Barbecue Grill Policies

(1) Use of the Barbecue Grill is limited to Patrons, their guests and their family members.

(2) Except during District-sponsored events, the Barbecue Grill may only be used when the Amenity Manager or Attendant is present.

(3) Use of the Barbecue Grill is on a first come, first serve basis, unless it is included in a facility rental.

(4) The Barbecue Grill is not supervised while in use and is used at the Patron's own risk.

(5) ~~No persons under the age of eighteen (18)~~ may operate the Barbecue Grill at any time.

(6) Glass and other breakable items are not permitted around the Barbecue Grill.

(7) Alcoholic beverages are not permitted around the Barbecue Grill.

(8) Patrons must thoroughly clean the Barbecue Grill after each use. Cleaning supplies are available from the Amenity Center Staff Members.

(9) Patrons must provide their own cooking implements.

(10) Patrons must notify Amenity Staff when they are finished using the Barbecue Grill. Staff will ensure that the Barbecue Grill has been properly cleaned and lock the Barbecue Grill after each use.

O. Facility Rental Policies

(*1*) Patrons and Non-Patrons may reserve certain portions of the Amenity Center for private events. Only a portion of the Amenity Center is available for rental, and with respect to Patrons, and reservations must be made and approved at least 2 weeks and no more than four (4) months prior to the event. With respect to Non-Patrons, only the Amenity Center social room and kitchen are available for rental, and reservations must be made and approved at least six (6) weeks and not more than six (6) months prior to the event. In addition, each Patron household may rent a portion of the Amenity Center only once per quarter of the calendar year, and each Non-Patron households or organizations may rent a portion of the Amenity Center only once per six months of the calendar year. Persons interested in doing so should contact Amenity Manager regarding the anticipated date and time of the event to determine availability. Except for the Covered Pavilion at the Tennis Courts / ~~Ballfield~~, please note that the balance of the Amenity Center is unavailable for private events on the following holidays:

Easter Sunday	Thanksgiving
Memorial Day Weekend	Christmas Eve
4th of July	Christmas Day
Labor Day Weekend	New Year's Eve
	New Year's Day

(2) *Available Facilities:* ~~During the Fall/Winter Season (defined as the day after Labor Day through Memorial Day), certain areas of the Amenity Facility are available for private rental (capacity; rental fee established by rule) for up to~~ four (4) total hours (including set-up and post-event cleanup) where the available time blocks are preset. The three (3) preset time blocks available ~~during the Fall/Winter Season are~~ (i) 9:00a.m. -1:00p.m, (ii) 2:00p.m. – 6:00 p.m, and (iii) 7:00 p.m. – 11:00 p.m. ~~During the Spring /Summer Season (defined as the Tuesday following Memorial Day through Labor Day), certain areas of the Amenity Facility are available for private rental (capacity; rental fee established by rule) for up to four (4) total hours (including set-up and post-event cleanup) where the available time blocks are preset. The three (3) preset time blocks available during the Spring/Summer season are (i) 8:00a.m. -12:00p.m, (ii) 3:00p.m. – 7:00 p.m., and (iii) 7:00 p.m. – 11:00 p.m.~~

The following areas are available ~~during the Fall/Winter and Spring/Summer Seasons~~:

- Social Room, Kitchen & Half Patio
- Covered Veranda (Half Patio Only)
- Covered Pavilion at Tennis Court / Ball Field

The pool, pool deck and side area of the covered veranda near the Amenity Center restrooms are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours.

The Patron or Non-Patron renting any portion of the Amenity Center shall be responsible for any and all damage and expenses arising from the event.

(2) *Reservations:* Patrons and Non-Patrons interested in reserving certain areas of the Amenity Facility must submit a completed Facility Use Application to the Amenity Manager. At the time of approval, two (2) checks or money orders (NO CASH) made out to the "***Tison's Landing Community Development District"*** should be submitted to Governmental Management Services in order to reserve the desired area of the Amenity Center. Please submit all checks and completed rental application to the Amenity Manager. One (1) check should be in the amount of the rental fee, to include a service fee, and the other check should be in the amount of the deposit. ~~Governmental Management Services~~ will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration.

~~Additional hours are available at the per-additional hourly rate~~. Patrons and Non-Patrons may reserve Covered Veranda and Covered Pavilion at the Tennis Court / Ballfield by contacting the Amenity Center attendant. When not the subject of a reservation, the Covered Veranda and Covered Pavilion at the Tennis Court / Ballfield are available on a first come, first serve basis.

The rental rates as set forth below include a four (4) hour block of time. Additional hours beyond four (4) are available at the designated per hour rental fee.

(3) *Fees and Deposits.* The rental fees and deposits for the use of the District's recreational facilities for private social gatherings are as follows. If facility reservations are cancelled within 48 hours of the event, rental and staffing fees will be nonrefundable.

Tison's Landing Facility Rental Fee (4 hours)	Patron Fees	Patron Deposits
Social Room, Kitchen & Half Patio	$~~125.00~~	$250 – Private Party (1-25 attendees) $500 – Private Party (26-50 attendees)
Covered Veranda (Half Patio Only)	$75.00	$100.00
~~Covered Pavilion at Tennis Court / Ball Field~~	~~$15.00~~	~~$35.00~~

Additional Hourly Rental Fee (per additional hour)	$10.00	NA

Non-Patron rental fees and deposits shall be determined on a case-by-case basis by the Amenity Manager based on the District's projected costs associated with the rental, including, but not limited to, costs of administrative overhead, maintenance of facilities, security provided for event, District staff attendance at event, and other factors relating to the use of the District's facilities by Non-Patrons.

(4) *Refund of Deposit:* To receive a full refund of the deposit, the following must be completed where applicable:

- Ensure that all garbage is removed and properly disposed of in the dumpster.
- No garbage shall be placed around the dumpster or within the dumpster enclosure. If the dumpster is full, the Patron or non-Patron renting shall remove and properly dispose of garbage off-site at the Patron's or non-Patron's expense, as the case may be.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, table tops and sink area.
- Replace garbage liner.
- Clean out and wipe down the refrigerator, and all cabinets and used appliances.
- Clean any windows and doors in the rented area.
- Ensure that no damage has occurred to the Amenity Center and its property.
- Patron and Patron's guests are required to adhere to all Amenity Center and pool rules and regulations. Failure to comply with such rules and regulations may result in the forfeiture of Patron's deposit.

If additional cleaning is required, including with respect to the dumpster area,the Patron renting will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Amenity Manager shall determine the amount of deposit to return, if any.

(5) *General Policies:*

- Patrons and Non-Patrons are responsible for ensuring that their guests adhere to the policies set forth herein.
- Certain areas of the Amenity Center may be rented after its normal operating hours until 11:00 p.m.
- The volume of live or recorded music must not violate applicable Duval County noise ordinances.
- No glass, breakable items or alcohol are permitted in or around the pool deck area.
- No offensive music, lyrics or profanity is allowed on the Amenity Center premises.
- No alcoholic beverages will be allowed at Non-Patron events.

P. SUSPENSION AND REVOCATION OF PRIVILEGES

(1) Membership and use rights and privileges at the Amenity Center of any person (and the benefits of their guests) may be suspended by the Amenity Manager if, in the sole judgment of the Amenity Manager, it is determined that the person:

- Submitted false information on the application for a pass or membership.
- ~~Permitted the unauthorized use of a pass.~~
- Failed to abide by or has violated one or more of these Rules and Policies established for the use of facilities.

- Treated the Amenity Manager, personnel, employees, other Patrons of the facilities in an unreasonable or abusive manner.
- Engaged in conduct that is improper or likely to endanger the welfare, safety or reputation of the Amenity Center or its management.
- Injured or harmed or threatened to injure or harm any other person at the Amenity Center, or harmed, destroyed or stolen any personal property on the Amenity Center property or within the Amenity Center, whether belonging to a third party or to Tison's Landing Community Development District.

(2) *Types of Suspension*. Amenity Manager or District Manager may restrict or suspend, for cause or causes described in the preceding section, privileges of any person to use any or all of the Amenity Center, for such period of time as reasonably determined by Amenity Manager or District Manager, as the case may be, but for periods no longer than six (6) months per violation. In addition, Amenity Manager or District Manager may suspend some membership rights while allowing a Patron to continue to exercise other membership rights. For example, Amenity Manager may suspend the rights of a particular Patron (or family member), or Amenity Manager may prohibit a Patron (or family member) from using the pools or other Amenity facilities. Any suspension shall be in writing and sent by the Amenity Manager or District Manager to the suspended person(s) as the address(es) on file with the Amenity Center. No person whose membership privileges have been fully or partially suspended shall on account of any such restriction or suspension be entitled to any refund of Club Assessments, Club Dues, Club Fees, District assessments, or any other fees and charges. During the restriction or suspension, Club Assessments, Club Dues, Club Fees, and District assessments shall continue to accrue and be payable for each billing period. Under no circumstance will a person be reinstated until all amounts due to the Amenity Center and the Tison's Landing Community Development District, including but not limited to any amounts arising out of or in any way connected to damage caused to the Amenity Center by said person, his or her family member(s) or guests, are paid in full.

(3) *Appeal of Suspension*. Any person suspended by the Amenity Manager or District Manager pursuant to this Section P may appeal such suspension to the District Board of Supervisors. Appeals must be in writing and shall be filed with the Amenity Manager or District Manager within forty-five (45) days of the date of the suspension letter. The Board of Supervisors will then schedule the appeal to be heard during the next regularly scheduled public meeting of the Board of Supervisors. However, appeals filed within five (5) business days of the next regularly scheduled Board meeting will be heard at the Board meeting following the next regularly scheduled Board meeting. During the meeting of the Board of Supervisors in which the appeal is to be heard, the person or persons suspended shall appear before the Board. The Board of Supervisors shall have the power to reduce, remove, or impose conditions related thereto, but not increase the length of the suspension.

Q. PARKING

(1) No vehicle or trailer (collectively referred to herein as, "Vehicle") shall be parked at any time, in whole or in part, on any District property or property interests not designed and maintained as a parking area, including swales, grassed areas, and medians.

(2) Any Vehicle lawfully parked on the public rights-of-way within the boundaries of the district shall not park in any manner which disrupts the normal flow of traffic, blocks the ingress or egress of other vehicles, including, but not limited to, trucks and emergency vehicles, requires any other vehicle to leave the paved surface to pass, or requires the wheels of said vehicle to be within any grassed swale.

(3) Vehicles utilizing the Amenity Center parking lot shall be parked within parking spaces designated or marked for vehicular parking. Parking within the Amenity Center parking lot shall be on a first come, first serve basis for individuals utilizing the Amenity Center during Amenity Center operating hours.

(4) Overnight parking of any Vehicle is prohibited at the Amenity Center parking lot between the hours of 10:00 p.m. and 5:00 a.m. The District Board of Supervisors may authorize overnight parking by resolution setting forth the time period when overnight parking is permitted, the reasons for permitting the overnight parking, and any other conditions deemed appropriate in its discretion. The Amenity Center manager may issue a permit for overnight parking for a particular Vehicle at the discretion of the Amenity Manager..

(5) Any Vehicle parked in violation of any provision of this section may be towed at the Vehicle owner's expense by a towing contractor approved or otherwise authorized by the District, tow any Vehicle parked in violation of the District Parking and Towing rules at the Vehicle owner's expense.

FIFTH ORDER OF BUSINESS

B.

MEMORANDUM

TO:	District Manager
FROM:	Billing Cochran, P.A. District Counsel
DATE:	June 11, 2026
RE:	2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. **Chapter [TBD], Laws of Florida (HB 0145).** This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. **Chapter [TBD], Laws of Florida (HB 273).** This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of "compact, urban, mixed-use district" under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD's ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

C.

NOTICE OF ANNUAL SCHEDULE OF MEETINGS
TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Tison's Landing Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2027** at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218 on the **second Thursday** of each month as follows:

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 6, 2027 (*first Thursday)
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager

D.

Amenity Manager's Report

Prepared For

Tisons Landing CDD for the month of July 2026

Respectfully submitted by Tim Harden and Elizabeth Myers-Hesford

UPCOMING EVENTS

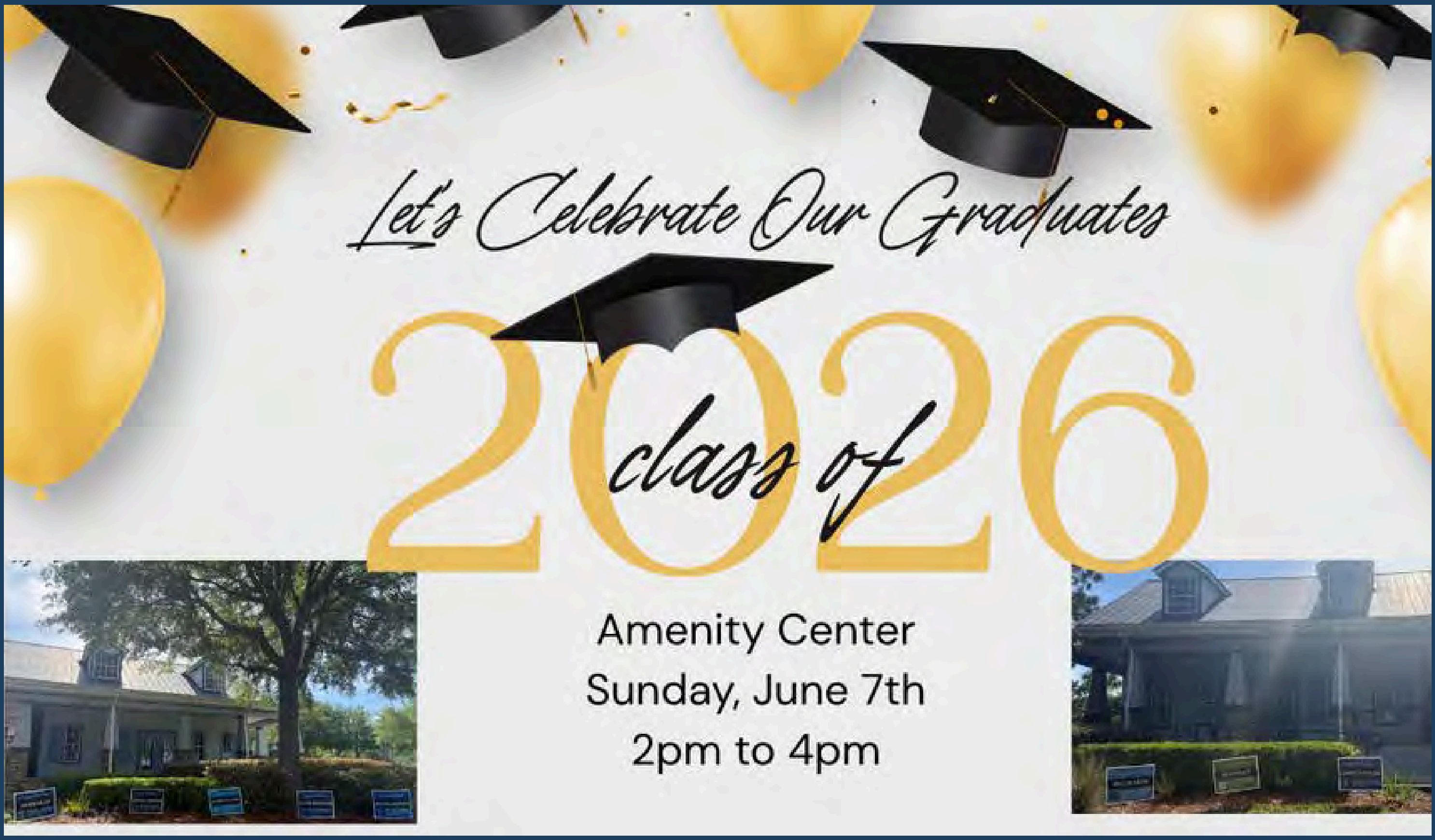
Date: Saturday, July 18th 10 am to 12 noon

Event: Doggie Days of Summer

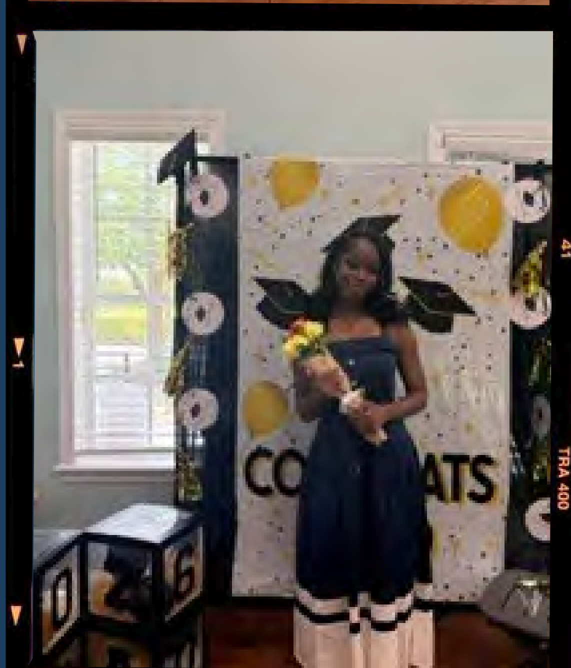
PAST EVENTS

Date : June 7th 2pm to 4pm

Event: Graduation Event



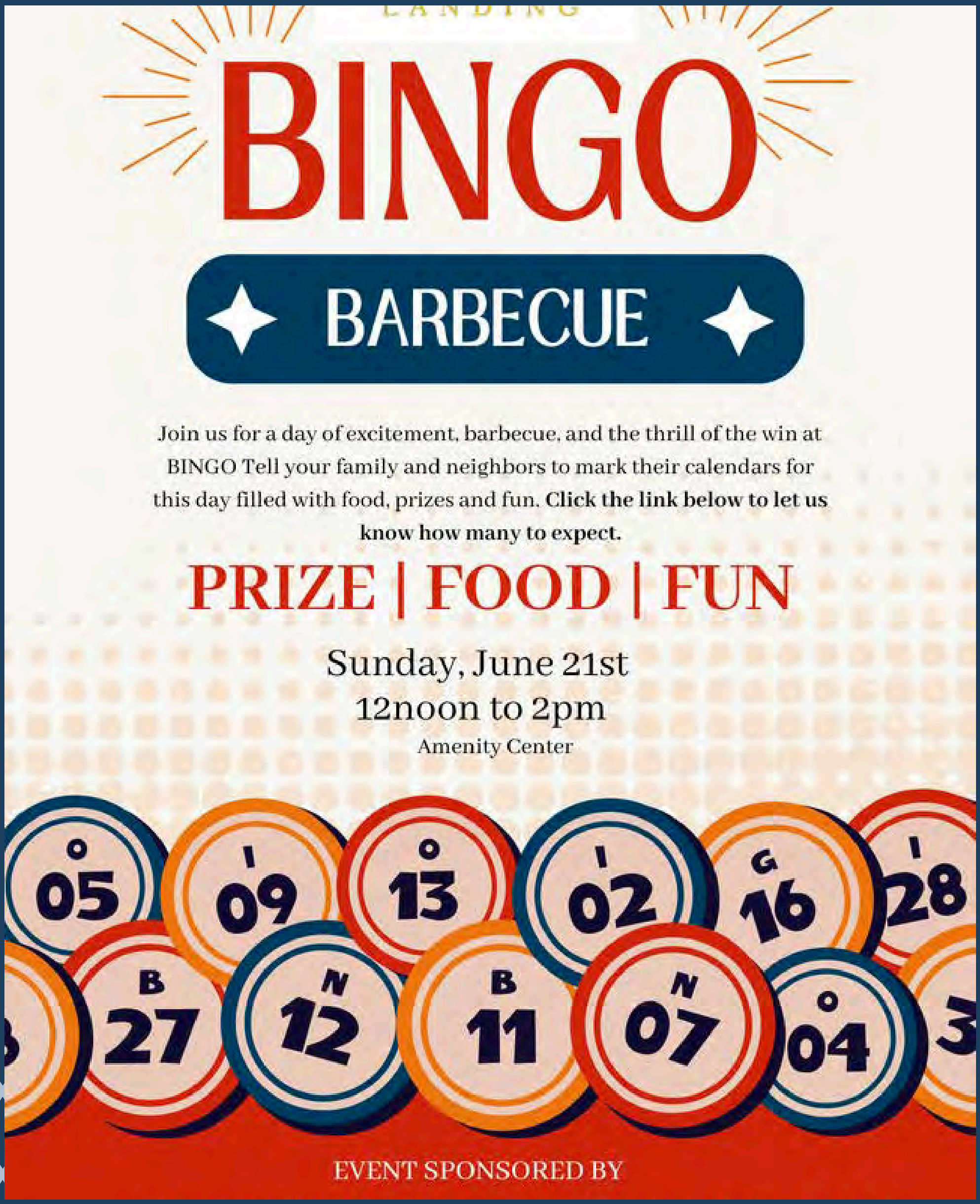
PHOTOS FROM GRADUATION EVENT



PAST EVENT

Date: June 21st Noon to 2 pm

Event: HOA SPONSORED EVENT



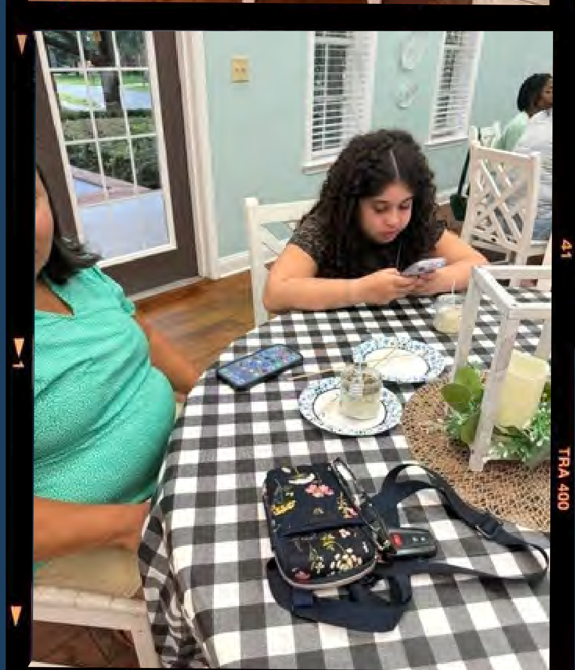
PHOTOS FROM BINGO AND BBQ EVENT

PAST EVENT

Date: June 26th 7pm to 9pm

Event: Candle Making Class

PHOTOS FROM CANDLE CLASS



PAST EVENT

Date: July 3rd 5pm to 8pm

Event: Vendor Fair

PHOTOS FROM 4TH OF JULY VENDOR FAIR

MANAGER'S NOTES:

Dear Board Members,

As we move through the peak of the summer season, the Amenity Center and recreational facilities continue to experience high resident usage. Overall, operations and rentals have remained smooth, and staff continues to focus on maintaining a safe, clean, and welcoming environment for our residents and guests.

The community enjoyed a successful Vendor Fair Event, which included food trucks, local vendors, blood mobile, a basketball truck and family-friendly activities. I would like to thank the Board for its continued support of community events that help bring residents together and enhance the quality of life within our district.

The newly expanded dog park will officially reopen with our Doggie Days of Summer event this month. The additional pool umbrellas are here and installed.

Staff continues to monitor the condition of all amenity facilities, including the pools, playground, athletic courts, fitness center, and common areas. Preventative maintenance and routine inspections remain a priority to ensure the facilities continue to operate safely and efficiently during this busy season.

Tennis Court Light Repair

A resident reported that one of the lights on the tennis court was out. Staff rented a lift from Sunbelt Tool Rental and used it to replace the defective LED bulb. The total cost of the equipment rental and LED bulb was less than $450.

Spring Rider Installation

Staff noticed that one of the spring riders in the playground was broken. A new spring rider was ordered with the approval of the Board Chair and the District Manager. The new spring rider has been installed. The total cost of the equipment and the installation was $1,204.91.

Replacement of toilet seats

Staff purchased and installed several new toilet seats in the women's restroom. Some of the old ones were discolored and were not able to be cleaned.

Dog Park Improvements

Masters Quality Fencing completed the installation of the enlarged dog park on June 11th. The new fencing is more aesthetically apealing and provides separate sections for large and small dogs. Staff dug up and relocated the dog waste station so that it is beside the trash can that is inside the enclave. New signage was also installed identifying the appropriate dog size for both sections. The drain located inside the dog park was covered with a rubber mat to prevent injuries to any pets visiting the park.

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

Vesta

Vested in your community.

E.

1.

Felton Seal Coating & Parking Lot Striping LLC
904 807-6656
1914 Art Museum Dr
Jacksonville, FL 32207

Prepared For	Proposal Date	Proposal Number
Tisons Landing CDD Vesta Property Service-16529 Tisons Bluff Rd.	06/11/2026	1004FE-bfl

Pricing

Description	Rate	Qty	Line Total
	$7,300.00	1	$7,300.00

Subtotal	7,300.00
Tax	0.00
Proposal Total (USD)	$7,300.00

Notes

Clean asphalt surface using blowers.
Apply two coats of commercial-grade asphalt sealer to all designated pavement areas.
Barricade and restrict traffic during application and curing period.
Allow adequate drying time before reopening the parking lot for use.
Layout and restripe all existing parking stalls.
Repaint directional arrows, stop bars, fire lanes, and designated markings as required.
Ensure striping complies with current property layout and applicable standards.

Est duration 1-2 days.

Terms

Terms & Conditions 50 % PERCENT BEFORE WORK STARTS. FULL PAYMENT IS DUE UPON JOB COMPLETION OR AS AGREEED UPON PAYMENT ASSOCIATED WITH COLLECTION EFFORTS

1. FOR CUSTOMER CONVENIENCE WE ACCEPT Visa, Mastercard, America expresses and Discover Cards for Payments. The proposed quote is valid for a period of thirty (30) days. **ANY ITEM NOT LISTED IN ABOVE DESCRIPTION IS DEEM EXCLUDED.**

Tisons Landing CDD, Vesta Property Service-16529
Tisons Bluff Rd.

A Property Service Company

QUOTE

DATE: JUNE 11, 2026

BILL TO: Vesta Property Services
245 Riverside Dr. ste 300
Jacksonville, FL 32202
ATTN: Tim Harden
Phone: 904-612-6668
Email: tharden@vestapropertyservices.com

Prepared By: Sam Acord
Project Manager
4221 Southpoint Blvd.
Jacksonville, Fl. 32216
Mobile: 904-568-3333
Email: sam.acord@prosealedasphalt.com

THIS IS A 8-PG. DOCUMENT. PLEASE INITIAL, SIGN & RETURN

JOB LOCATION	PAYMENT TERMS
Tisons Landing 16925 Tisons Bluff Rd Jacksonville, FL 32218	**50% Deposit; Remainder Due Upon Completion**

TYPE OF SERVICE	DESCRIPTION	LINE TOTAL
Asphalt Repair	• Saw cut, remove, and replace up to 18 S.F. (2 S.Y.) of bad/broken asphalt at marked area. (3 total patches) • Install approved S-3 hot mix asphalt up to 2", approx. 1 ton. Asphalt is priced for (1) day mobilization cost. • Compact newly installed asphalt with vibratory plate tamp or split drum roller. • Job calls for up to 1 ton of asphalt. Additional tonnage due to overage, depth greater than 2" or additional S.Y. will be billed at $200.00 per ton to cover costs of labor and • trucking of additional asphalt.	$2,500.00
Asphalt Sealcoating & Line Striping	• Approx. (23,623) SF-To apply Tarconite Asphalt Sealer to the entire lot. Sand and water added per manufacturer recommendations. • Restripe per existing lay-out (**Pricing excludes car stop or curb painting. If numbers or lettering client will need to provide project map at least 2 weeks in advance of project start date. Additional fees will apply for numbering/wording.)**	$7,079.62
Advanced Clean	• Using a 3-wheel broom-clean and remove all dirt/debris prior to sealcoating. If required due to lot condition at time of completion we will add $1500.00 per day to the final invoice. Price includes 1 day of advanced cleaning. Additional days will be at a charge of $895 per day.	INCLUDED
Mobilization Fee	• Job is priced to be completed in (3) mobilizations. Each additional mobilization because of lack of access to the job, after arriving on-site and being told we cannot work or scope of work has changed without 24 hours' notice or unforeseen conditions not caused by weather or PSA will be billed at $2,500.00 per mobilization.	N/A
	Total Charge	**$9,579.62**

**** 50% Deposit-BALANCE DUE UPON COMPLETION. 100% OF BALANCE MUST BE PAID PRIOR TO COMPLETION OF ANY PUNCHOUT AND/OR WARRANTY WORK. INVOICES NOT PAID IN FULL WILL BE SUBJECT TO LATE FEES OUTLINED FURTHER IN THE CONTRACT. ****

PLEASE NOTE THAT FAILURE TO PAY ON TIME WILL RESULT IN THE FORFEITURE OF WARRANTY.

Please send all billing related inquiries to: accounting@prosealedasphalt.com

PLEASE NOTE THAT ALL INVOICES THAT ARE NOT PAID BY THE 15TH DAY AFTER COMPLETION WILL INCUR A FEE OF 2.5%.

Payments over 15 days are subject to late fees outlined below:
30 days after completion date- 5% Fee applied to bill balance
60 days after completion date- 7% applied to bill balance
90 days after completion date- 10% applied to bill balance
****AT 45 DAYS LIENS WILL BE PLACED ON SAID PROPERTY AND WILL NOT BE RELEASED UNTIL COMPLETE FINAL PAYMENT IS MADE AND SAID PAYMENT FUNDS HAVE CLEARED. ****

PLEASE NOTE THAT FAILURE TO PAY ON TIME WILL RESULT IN THE FORFEITURE OF WARRANTY:

This is a quotation on the services described above. Work guaranteed for three (3) months against defective workmanship and material excluding normal traffic wear/tear subjected to the conditions below:

General Contract Terms & Conditions- What to Expect

1. All parties agree that work to be performed is "Weather Permitting." Please allow at least 4-6 weeks from deposit payment for scheduling. Could be longer depending on weather, material availability, and previously scheduled projects. Please note that aggregate and material shortages, along with delayed shipping times will affect scheduling as well. No deposit refunds or contract cancellation fees will be waived because of this as these are situations out of PSA's control.
2. Work in this proposal is priced to be performed together or in conjunction with one another. All work presented in this proposal is to be accepted together or the proposal will need to be revised. No other work besides what is stated in the above scope of work section is included in this proposal.
3. Should customer/contractor cancel or reschedule this project after contract signature and return, before work has started, or within 24 hours of projected start date, a $2,500.00 charge will be paid to Pro Sealed Asphalt, Inc. as liquidated damages (not as penalty) representing reasonable administrative expenses and interruption to PSA's work schedule.
4. Owner/Authorized Agent/Manager responsible for notifying Pro Sealed Asphalt, Inc. Of any prevailing wage, certified payroll and EEO circumstances, if applicable. Failure to disclose any prevailing wage rate requirements may result in the difference between Pro Sealed Asphalt, Inc pay rates and regulated pay rates being added to the invoice at time of billing.
5. Contractor to be notified of any additional construction work taking place on property simultaneously and PSA has the right to modify the schedule accordingly. Additional mobilization fees may apply if touch-ups are required because of construction work occurring simultaneously.
6. Pro Sealed Asphalt, Inc. and any of its subcontractors are not responsible for damage to buried, cables, wiring, pipes, utilities, or other underground obstructions. It is the responsibility of the customer to ensure that all these areas are surveyed and clearly marked prior to commencement of work. Please note that PSA is also not responsible for damage to wiring/utilities that are damaged because of it not being completed to code or per industry standard. Any damage to any underground equipment will be the responsibility of the owner.
7. All irrigation/sprinkler systems must be turned off 48 hours prior to work commencing and 48 hours after work completion. PSA is not responsible for washing away of sealant, paint, failure of base or asphalt or concrete, material/patch because of this not being done. If sprinklers were left on or come on prematurely a mobilization fee will apply per the contract and will vary based on scope of work being performed.
8. Downtime due to customer responsibilities will be an additional charge of $125 per half hour and $250 per full hour. The area is to be cleared prior to work commencing, the customer is responsible for moving items/vehicles and ensuring the area we will be working in is blocked off and free from vehicles. Owner/Authorized Agent is responsible for having a tow truck company on stand-by a minimum of 72 hours prior to work commencing. If items/vehicles not moved once PSA is on site an additional mobilization fee will be applied. If PSA must come back on a day other than agreed upon commencement date or if there is a delay in start time due to items/vehicles still being in place once PSA is on site a mobilization fee will be applied.
9. Any additional days due to vehicles being left unattended, irrigation systems on, tenants not cooperating, dumpsters, roll off cans, etc. will be photo documented and sent to management. If additional days are required to complete the project or other reasons for mobilization fees to be applied as outlined in this contract; services will be billed as follows:

Sealcoating -$3,750 per day / Striping $1,500.00 per day / Asphalt Repair $2,500.00

1. **This fee is not added on at our leisure, or without being discussed prior to billing. This fee is to keep our project on time and cost effective, along with keeping consumer cost affordable. Pricing based on performing work during daytime operational hours and in accordance with out normal operational schedule.**

10. Owner/Authorized Agent are responsible for notifying all tenants/property owners of work to be performed at least one week prior to work commencing.
11. Permitting, Testing, Surveys, Engineer's Drawings; not included in this proposal. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees as a result of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager. PSA is not responsible for obtaining any permits, testing, surveying, or as built drawings. Exclusions also include performance and payment bonds, maintenance of traffic and MOT equipment, traffic officers, testing of asphalt to include cores, surveying and/or staking, or light towers.
12. If there is a work order change at any time during the project, a work change order sheet will be submitted for signature and approval. Once accepted, payment for the specified work order must be paid in full PRIOR to the start of new requests. NOTE: Invoices must be paid UPON RECEIPT. Workers' comp and general liability certificates are available upon request.
13. **Deposits are NON-REFUNDABLE once paid. Please make sure that once you sign the contract and pay your deposit that the project is secure. PSA may employ subcontractors, purchase materials ahead of time, secure equipment, etc. and will NOT return any deposit payments once payment has been accepted and received in our office.**
14. Job is priced for daytime/week-day work only unless specified in scope of work above. If night-time or weekend work is required there will be an additional fee.
15. Job Site will be blocked off using safety cones and, or caution tape. PSA is not responsible for people breaking through barricades or damages/injuries because of negligence by others.
16. Completion timeframe is always "weather permitting." PSA at its discretion, may also opt to cancel any scheduled projects if feels unsuitable weather conditions exist that would compromise the integrity of the project.
17. PLEASE NOTE: WE CANNOT GUARANTEE MATERIAL PRICING (i.e. asphalt, sealant, paint, fuel, etc.) AT THIS TIME DUE TO MATERIAL SHORTAGES AND DECREASED MATERIAL AVAILABILITY. MATERIAL PRICE SUBJECT TO CHANGE AT TIME OF CONTRACT, UP UNTIL THE TIME THAT WORK BEGINS. MATERIAL PRICING CONFIRMATION WILL TAKE PLACE PRIOR TO PROJECT START DATE.
18. PLEASE ALLOW (4-6) WEEKS AFTER DEPOSIT PAYMENT FOR SCHEDULING. COULD BE LONGER BASED ON WEATHER AND PREVIOUSLY SCHEDULED PROJECTS.
19. Please note that pricing and BID scope of work subject to management and/or ownership approval and review of plans/BID documents PRIOR to contract and BID pricing being approved.
20. PSA requires that a representative authorized to make decisions on owner or contractors behalf be onsite or readily available during project completion in order to resolve any project related issues or change orders needed.
21. Force Majeure Delays: PSA, Inc. will not mobilize on the scheduled date of construction if inclement weather is either occurring or forecast as imminent. PSA, Inc. will contact the client to reschedule as soon as possible. If inclement weather occurs within 24 hours of construction completion, please contact your representative. Force Majeure Event means an event, or a series of related events, that are outside the reasonable control of the party affected (including inclement weather, power failures, industrial disputes affecting any third party, changes to the law, disasters, explosions, fires, floods, riots, terrorist attacks and wars). Where a Force Majeure Event gives rise to a failure or delay in either party performing its obligations under this Agreement (other than payment obligations), those obligations will be suspended for the duration of the Force Majeure Event. A party who becomes aware of a Force Majeure Event which gives rise to, or which is likely to give rise to, any failure or delay in performing its obligations under this Agreement, will: (a) forthwith notify the other; and (b) inform the other of the period for which it is estimated that such failure or delay will continue.
22. All areas to be agreed upon and identified prior to commencement of work. PSA, Inc. may ask the customer to walk area included in the Scope of Work at Pre-construction meeting and again prior to commencement of work to verify scope of work.
23. All pricing is based on all work being completed within our proposed and scheduled time frame and set mobilizations. Any additions to the Scope of Work requested by the Customer that are over and/or beyond our proposed/discussed scheduled mobilizations, will be billed at $7,000.00 per mobilization/occurrence in addition to specified contract pricing. This fee is not added on at our leisure, or without being discussed prior to billing. This fee is to keep our project on time and cost effective, along with keeping consumer cost affordable. Pricing based on performing work during daytime operational hours and in accordance with out normal operational schedule.
24. This Agreement constitutes the entire agreement between the parties and supersedes all prior and contemporaneous agreements, understandings, negotiations, representations, and warranties, whether written or oral, concerning the subject matter of this Agreement. It will supersede any other contract or subcontract

to which this proposal is attached. Any previous agreements or understandings between the parties are hereby rendered null and void.

25. The Contractor agrees not to disclose any confidential information obtained during the course of this agreement, including but not limited to proposals, contract amounts, terms and conditions, pricing structures, project specifications, and any other proprietary information related to this agreement.
26. If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.
27. STOP WORK FOR NON-PAYMENT:
    a. If the Owner fails to make any payment due under this Agreement within the time specified, or otherwise breaches the agreed payment schedule, Contractor (Pro Sealed Asphalt, hereinafter "PSA") may, upon providing the Owner with written notice of such default and a seven (7) calendar day opportunity to cure, immediately suspend all work until payment is received in full.
    b. Suspension of work under this provision shall not constitute a breach of contract by PSA, and PSA shall be entitled to:
    c. Full Payment for Work Performed – Payment for all work performed and materials furnished up to the date of suspension, including stored materials, mobilization, demobilization, and any other costs incurred;
    d. Extension of Time – An equitable extension of the project schedule to account for the period of suspension, plus reasonable remobilization time;
    e. Interest and Collection Costs – Interest on unpaid amounts at the maximum rate allowed under Florida law (currently 18% per annum unless otherwise specified), plus reasonable attorney's fees and costs of collection; and
    f. Termination for Cause – If payment is not made within the cure period, PSA may, upon an additional three (3) calendar days' written notice, terminate this Agreement for cause, cease all performance, remove its equipment and materials, and pursue all remedies available at law or in equity, including but not limited to lien rights under Chapter 713, Florida Statutes.
    g. Owner acknowledges that PSA has the right to record a Claim of Lien against the property for any unpaid balance, in accordance with Florida's Construction Lien Law, and that suspension of work due to non-payment shall not be considered a delay caused by PSA.
28. Pro Sealed Asphalt (PSA) requires access to water hose bibs for filling the roller and other equipment necessary for base preparation while on-site. It is the client's responsibility to ensure that water access is available to us during the project. If water access is not provided and PSA is required to employ a water truck or transport water to the site, this will result in a change order and an additional fee, which will be charged to the client.

Asphalt or Concrete Repair/Paving Terms & Conditions

1. Management to make tenants aware of possible dusting/damage to cars due to mixing, cutting, and/or grinding of asphalt /concrete. Due diligence will be taken to blow any dust/debris away from cars. PSA is not responsible for damages to vehicles due to cutting, grinding, and/or removal of asphalt/concrete areas.
2. Pro Sealed Asphalt cannot guarantee there will not be any water ponding or reflective cracking. Material takes 20-30 days to fully cure out. You may see some light peeling during this time. PSA cannot warranty new asphalt or concrete for cracking, crumbling, or product failure if the asphalt or concrete around potholes or damaged areas are not being replaced. These areas can intrude into the new patch causing product failure and is not a warrantable item.
3. It is recommended to saw cut and remove asphalt with heavy oil stains. The pavement will be cleaned of all debris and vegetation.
4. **When removing tree roots in any area, Pro Sealed Asphalt Inc is not liable if a tree dies or if roots grow back in any manner that will damage the asphalt and/or concrete curb and gutter. PSA Inc will not be liable for a tree falling over due to tree root removal. It is our recommendation that the tree be removed completely by a professional tree removal company to avoid any tree or root issues in the future. PSA is not a professional tree removal company and as such will not be liable for damages caused by tree root removal in any area.**
5. Unless otherwise specified, PSA is using standard FDOT recycled asphalt mixes.
6. Quantities referred to in this proposal are estimates only and payment subject to increase based on in-field measurements.
7. PSA's asphalt billing will be invoiced and processed separately from other scopes of work and is due immediately upon completion. Thus, all compensation or draws for asphalt repair or paving will be due upon asphalt completion and the draws will not be dependent on the completion, or billing, of sealcoating, striping, signage, or any other scope of work specified above.
8. If a tack or prime coat is included in the scope of work or specified by a written contract, a minimum of 2,000 square yards is required when a DOT-calibrated distributor truck is necessary. It should be understood that Pro Sealed Asphalt (PSA) may utilize a pull-behind distributor or apply the coating manually using bucket distribution methods. The choice of method may also be determined by the capabilities of the truck and distributor, but the final decision on the application method will remain at PSA's discretion.
9. Please note that this repair is limited to the specific area identified and does not include the replacement of surrounding asphalt. Because the adjacent areas are not being replaced, there is an increased likelihood that

the edges of the new patch may deteriorate or experience premature wear over time due to the condition of the surrounding asphalt.

10. Additionally, Pro Sealed Asphalt does not warranty against new patch failure resulting from cracks or deterioration in the surrounding asphalt that may intrude into or impact the newly patched area. This includes any separation, cracking, or additional wear caused by existing conditions beyond the repaired section

Sealcoating Terms & Conditions:

2. It is recommended to saw cut and remove asphalt or concrete with heavy oil stains. The pavement will be cleaned of all debris and vegetation. PSA cannot warranty these areas against premature wear, peeling, cracking, or product failure.
3. PSA cannot guarantee life span of sealer where water ponding is occurring and/or excessive asphalt cracking or high aggregate currently exists. Sealant will not stick to areas of high aggregate or where there is missing/broken asphalt. You may also see premature wear in the drive lanes of the lot. This is to be expected due to increased traffic area and PSA cannot warranty against this. An additional mobilization fee plus the cost of repair will be charged if we are called out because of this.
4. PSA recommends that customer/tenants refrain from driving on freshly sealed asphalt for at least 24 hours to allow proper curing time. Pro Sealed Asphalt is not responsible for product failure because of early drive time or opening of quarantined are prematurely. Not responsible for sealer tracking on sidewalks & curbing for areas compromised.
5. It is recommended to saw cut and remove asphalt with heavy oil stains. The pavement will be cleaned of all debris and vegetation but sealcoating material is not guaranteed to stick in these areas.
6. Asphalt Sealer will be applied only when pavement and ambient temperatures are continuously above 55°F during application, for at least 24 hours following application and no rain is forecast for that period. Cooler temperatures (below 70°F) and/or damp or overcast conditions will lengthen curing times. PSA at its discretion, may also opt to cancel any scheduled projects if feels unsuitable weather conditions exist that would compromise the integrity of the project.
7. Minor scuffing or tearing may occur on fresh sealcoat. Repair of these areas is not a warrantable item or included.
8. No thermoplastic striping included in this proposal.
9. If customer wants sealant placed under dumpsters, they must be removed from pavement at least 24 hours before completion. If this is not done PSA will sealcoat around dumpster left in place. If we are called to come out during a separate mobilization to complete the area under dumpster a mobilization fee will be applied. Garbage pickup must be coordinated for pick up around newly sealed services.
10. Sealcoating is considered a regular maintenance service and need for asphalt. It will not repair any asphalt defects and the aesthetics are not considered to be part of the contract and is not a warrantable item.
11. Sealcoating does not fill cracks and will not fix water ponding.
12. Crack sealing is not included unless specified in the scope of work above.
13. All pricing is based on all work being completed within our proposed and scheduled time frame and set mobilizations. Any additions to the Scope of Work requested by the Customer that are over and/or beyond our proposed/discussed scheduled mobilizations, will be billed at $3,750.00 per mobilization/occurrence in addition to specified contract pricing. This fee is not added on at our leisure, or without being discussed prior to billing. This fee is to keep our project on time and cost effective, along with keeping consumer cost affordable. Pricing based on performing work during daytime operational hours and in accordance with out normal operational schedule.

Line Striping Terms & Conditions:

1. PSA cannot guarantee paint adhesion on wheel stops and/or curbing where paint is cracked, peeling, and/or delaminated paint. Pressure washing services are available at an additional cost. Please note that pressure washing is not guaranteed to remove all paint and the non-guarantee would still be in effect.
2. 4 inches of striped lines (white or yellow) per your specifications, and handicap emblems. Pavement markings are to be painted according to existing parking lot layout unless new layout is specified under the scope of work. Contractor makes no claim that pavement markings will meet local, state, and federal ADA compliance. If ADA compliance is a concern, a civil engineer will need to review and be hired at owner's expense. Engineering is quoted on a case-by-case basis and an ADA Consultation with a State Certified Civil engineer will need to be consulted. PSA is not responsible for doing this. If Pro Sealed Asphalt, Inc was not the company that provided the initial new striping layout we cannot warranty against peeling/product failure that results from previously used oil based or other non-compatible paint. If we are the company to provide initial new lay out, we still cannot warranty against product failure on surfaces not compatible with the acrylic based paint that we use. If Pro Sealed Asphalt, Inc is called out because of these additional charges will occur.
3. PLEASE NOTE THAT STENCILS WILL BE PROVIDED BASED ON PSA STOCK SUPPLY. ANY SPECIALIZED CUTS OR SIZES THAT DIFFER FROM PSA'S INVENTORY WILL BE A DIRECT FEE BILLED TO THE CLIENT.
4. Line striping may appear to be light or translucent on newly installed asphalt. PSA, Inc. will mobilize after the additional cure time of 30 days for a mobilization fee as specified above under scope of work. This cost is in addition to the bid price included in this proposal. 4 inches of striped lines (white or yellow) per your specifications, and handicap emblems. Pavement markings are to be painted according to the existing parking

lot layout unless new layout is specified above. New install or mill and paves are considered new layout and will be painted to current DOT specs and stall dimensions. Contractor makes no claim that pavement markings will meet local, state, and federal ADA compliance. If ADA compliance is a concern, a civil engineer will need to be employed by client and review. Engineering is quoted on a case-by-case basis and an ADA Consultation with a State Certified Civil. If Pro Sealed Asphalt, Inc was not the company that provided initial new striping layout we cannot warranty against peeling/product failure that results from previously used oil based or other non-compatible paint. If Pro Sealed Asphalt, Inc is called out because of these additional charges will occur. Line striping is not included in this proposal unless notated in the proposal line-item descriptions.

5. Line paint will be applied only when pavement and ambient temperatures are continuously above 55°F during application, for at least 24 hours following application and no rain is forecast for that period. Cooler temperatures (below 70°F) and/or damp or overcast conditions will lengthen curing times. PSA at its discretion, may also opt to cancel any scheduled projects if feels unsuitable weather conditions exist that would compromise the integrity of the project.
6. Paint used is a DOT approved traffic paint, sprayed in one coat unless different scope is specified above.
7. Price excludes the application of glass beads-this service will be extra.
8. No thermoplastic striping included unless specified in scope of work above.
9. Pricing includes one coat of paint unless something different is specified in scope of work above.
10. Lines not guaranteed to be straight.

Asphalt Paving (New Install, Mill & Pave, Overlay, etc)

1. Quarantine Construction Area: It is essential that all vehicles are removed from the area included in the Scope of Work no later than 7:00 am, unless otherwise agreed. Project costs are based on the property being clear of all vehicles, people, and objects. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any vehicles or objects are left in the area included in the Scope of Work, PSA, Inc will not be held responsible for any damage to the vehicles or objects remaining in the area. There will be additional costs if our personnel are unable to access the area included in the Scope of Work. A mobilization fee of $7,000.00 will be applied if the area included in the Scope of Work is not cleared, or if we are required to mobilize on a day other than the agreed upon start date. Prior to mobilization, PSA, Inc requires 50% of the bid total to cover material costs. A minimum of (4-6) weeks is requested for scheduling. Faster scheduling may be accommodated, at the sole discretion of PSA, Inc., and only as the current workload allows. PSA and any of its sub-contractors have no obligation to perform in increments, quantities, or portions of the work that we plan to perform in a single operation; nor shall PSA or its subcontractors have any obligation to perform work in a different sequence than planned by us.
2. PSA's asphalt billing will be invoiced and processed separately from other scopes of work and is due immediately upon completion. Thus, all compensation or draws for asphalt repair or paving will be due upon asphalt completion and the draws will not be dependent on the completion, or billing, of sealcoating, striping, signage, or any other scope of work specified above.
3. Pro Sealed Asphalt, Inc. is not responsible for any permits, fees, testing, or engineering that may be needed. It is the responsibility of the owner or contractor to apply and obtain these. PSA is not responsible for providing a QC representative or company. This will be the responsibility of the General Contractor or Owner. PSA is not responsible for any required traffic control (MOT) or providing stabilized subgrade. Our proposed price does not include any night or weekend work. Pricing excludes removal of any base material (limerock, crush crete, asphalt millings, dirt etc.) Asphalt takes 20-30 days to fully cure. The customer may see some light pealing during this time.
4. Owner/Management shall make tenants aware of possible dusting/damage to vehicles due to mixing, cutting, and/or grinding of asphalt/concrete. Due diligence will be taken to blow any dust/debris away from vehicles. PSA, Inc. is not responsible for damage to vehicles due to cutting, grinding, and/or removal of asphalt/concrete areas.
5. Reflective Cracking: Due to paving on existing surfaces Pro Sealed Asphalt, Inc. and its subcontractors do not accept responsibility for water ponding or reflective cracking of new asphalt. We will also not be responsible for tire tears and the breaking of asphalt at existing transitions and different elevations. This also includes cracking of milled areas reflecting through residual asphalt or base. Drainage is not guaranteed on asphalt patching or asphalt overlays. Saw cutting is not included unless otherwise specifically stated in Scope of Work. PSA, Inc. and its subcontractors are not responsible for the failure of final products due to yielding, uneven base or irregularities in the base. Milling of the asphalt in many cases will not fully cure existing water ponding and may even create new areas of ponding. We will attempt to alleviate as reasonably as possible, however, cannot guaranteed unless base conditions and additional drainage areas are considered. No guarantee of drainage can be given. Mobilization & installation are conditional upon review and acceptance by PSA and its subcontractors of base at the area included in the Scope of Work. Proposed work will be performed & accepted according to industry standards. Client is advised that without a storm water drainage system, water could potentially collect against grass edges. PSA and its subcontractors will reasonably attempt to blend all seams and eliminate standing water as best as possible however, this cannot be guarante4ed due to differences in asphalt mix, material laydown, and environmental factors and is considered aesthetic and is not a warrantable item.

6. De-mucking and removal of unsuitable materials is not included. Work is subject to delay, pending vendor availability, material availability; these items will be explained to the customer at pre-construction meeting. Spraying of herbicide or weed killer is not included in this proposal and should be done by others if required.
7. Pre-construction meetings may be required at a minimum of one (1) week prior to scheduled mobilization. The purpose of this meeting is to discuss any of the following: issues we may foresee, any changes to site since date of proposal, Customer issues, possible schedule delays, time frames of closures, etc. Customer shall allow at least (4-6) weeks from deposit payment for mobilization. Mobilization is subject to change based on weather and material availability.
8. Asphalt is flexible payment, please note that minor scuffing may occur on fresh asphalt. Pro Sealed Asphalt cannot guarantee there will not be any water ponding or reflective cracking. Material takes 20-30 days to fully cure out. You may see some light peeling during this time. Crack sealing is not included prior to paving. Please allow at least 24 hours before driving on freshly paved asphalt. We do not recommend sealcoating freshly paved asphalt for at least 6-12 months or longer. If asked to sealcoat freshly paved asphalt sooner than 12 months, or sooner than PSA's recommendation, PSA will be unable to warranty work as it could cause the asphalt to become mushy and unfavorable in areas. Asphalt needs to be allowed to breathe during cure time and materials will oxidize over time. Sealing too early traps the vapors and causes failure in the asphalt.
9. Pro Sealed Asphalt, Inc. and any of its subcontractors are not responsible for damage to buried lines, cables, wiring, pipes, utilities, or other underground obstructions. It is the responsibility of the Customer to ensure that the areas included in the Scope of Work are surveyed and clearly marked prior to commencement of work. This proposal further assumes there are no buried slabs or other obstacles that may interfere with excavation. If such items are encountered, additional charges may apply. Pricing excludes any testing, as-builts, surveying, staking, utility location and adjustment or relocation, asphalt leveling, saw cutting, asphalt milling, asphalt removal, maintenance or traffic, temporary/permanent striping, unless otherwise written in the proposal line-item description.
10. No landscaping or sod is included in this proposal. Trucks and equipment will have to enter Project Site through grass/landscaping. Pro Sealed Asphalt and any of its subcontractors are NOT responsible for repair of these areas or any landscaping effected. PSA will reasonably attempt to blend all seams and eliminate standing water as best as possible, however, this cannot be guaranteed due to differences in asphalt mix, material, laydown, and environmental factors and is considered aesthetic and is not a warrantable item.
11. This proposal assumes that concrete/ramps installed by others are strong enough to support heavy equipment. Repair of concrete is not included in this proposal. If trucks or equipment must cross over concrete sidewalks or asphalt roadway with or without curbing, repair of these areas is NOT included in this proposal. Customer shall note that although PSA, Inc. and our subcontractors will take all reasonable precautions if access points, whether concrete, asphalt, or any other material that is used for entrance or exit points, are present it cannot be guaranteed that damage will not occur. Broken areas of concrete will be a minimum charge of $100 per S.F. to repair but we have no obligation to contract or perform such repairs. PSA, Inc. is not responsible for damage to the construction entrance or exits. We are also not responsible for any cleaning of any concrete surfaces while performing our portion of the proposed work. Curb repair is not included in this proposal.
12. ALL REQUIRED ENGINEERING, PERMITS, INSPECTIONS, AND FEES ARE THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR PRIOR TO PRO SEALED ASPHALT, INC. OR ANY OF ITS SUBCONTRACTORS STARTING OR PERFORMING ANY SAID CONSTRUCTION. PRO SEALED ASPHALT, INC IS NOT RESPONSIBLE FOR ANY PERMITS THAT MAY BE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
13. If a tack or prime coat is included in the scope of work or specified by a written contract, a minimum of 2,000 square yards is required when a DOT-calibrated distributor truck is necessary. It should be understood that Pro Sealed Asphalt (PSA) may utilize a pull-behind distributor or apply the coating manually using bucket distribution methods. The choice of method may also be determined by the capabilities of the truck and distributor, but the final decision on the application method will remain at PSA's discretion.
14. Please be advised that no heavy items or equipment should be placed on freshly paved asphalt. Asphalt requires up to 90 days to fully cure, and during this time, especially in high temperatures, it remains vulnerable to damage. The placement or storage of heavy equipment can lead to surface depressions, tire impressions, or even potholes.
15. To protect the integrity of the new surface, PSA strongly recommends placing mats or wooden boards under any wheels, racks, or equipment. Avoid allowing heavy loads to remain stationary on the surface—particularly during periods of high heat. This area is intended for normal vehicle or foot traffic only once opened, not for storage or staging of materials or equipment. Please note that PSA does not provide warranty coverage for damage caused by:

a) Stationary heavy loads

b) Tire tearing due to rotating wheels in place

c) Any failure resulting from improper use during the curing period

d) Following these guidelines will help ensure the long-term durability of your newly paved surface.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by contractor up until the date of termination, including a reasonable profit overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1 ½% per month, 18% per year. In the event of litigation of this contract, venue of same shall lie in Duval County, Florida and the prevailing party shall be entitled to an award of reasonable attorney's fees and costs from the non-prevailing party. WAIVER OF JURY TRIAL. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, CUSTOMER/CLIENT HEREBY IRREVOCABLY AND EXPRESSLY WAIVES ALL RIGHT TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM (WHETHER BASED UPON CONTRACT, TORT, OR OTHERWISE) ARISING OUT OF OR RELATING TO THIS AGREEMENT OR ANY OTHER DOCUMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY. Insurance Certificates and Licenses Provided upon request *any changes or additions to standard coverage at additional cost. Pro Sealed Asphalt, Inc. and its material suppliers follows Florida Lien procedures as set forth by Florida Statutes Sections 713.001-713.37. A Notice to Owner (NTO) will be filed to ownership within 30 days after first day on job. A lien will be filed if payment is not received after work is completed, excluding any warranty work (if applicable).

Acceptance of these terms/conditions above constitutes a binding contract and do hereby release and forever discharge Pro Sealed Asphalt, Inc. of 4221 Southpoint Blvd, Jacksonville, Fl. 32216, their agents, employees, successors and assigns, and any and all persons, firms or corporations liable or who might be claimed to be liable, whether or not herein named, from any and all claims, demands, actions, causes of action or suits of any kind or nature whatsoever, whether known or unknown, fixed or contingent, which I now have or may hereafter have or claim to have, as a result of or in any way relating to this contract and Pro Sealed Asphalt, Inc will not be responsible for any damages or loss and will be indemnified and held harmless for if owner/auth agent directs Pro Sealed Asphalt, Inc. to deviate from the recommended work scope. Any requested deviations to original work scope must be made in writing as or when they happen.

To accept this quotation, sign here and return: ____
Date of Acceptance: __________________________

THANK YOU FOR YOUR BUSINESS!
WWW.PROSEALEDASPHALT.COM

2.

Pickled Court North Florida
354 Palazzo Circle
St. Augustine, FL 32092
(904) 827-3833

QUOTE

June 18, 2026

Customer:
Tison Landing CDD (Tim Harden)
16529 Tisons Bluff Rd
Jacksonville FL, 32218
904-612-6668
Tharden@vestapropertyservices.com

The following is what to expect and what is included in our quote for repairing and converting existing tennis court into 1 Tennis court and 2 complete pickleball courts. At 16529 Tisons Bluff Rd Jacksonville FL, 32218

We will mobilize material, equipment and personnel for every aspect of the project.

Repairing and Resurfacing existing Tennis Surface install two tennis and two pickleball courts lines overlay 2 colors
* All prep-work of existing asphalt surface to properly resurface 2 Tennis court and 2 pickleball court lines overlay
Including
* Removing existing tennis post and net and repair holes
* Grinding and sanding the entire surface as needed to address any uneven surface
* Pressure wash and blow off surface
* Apply leveler coat to any birdbaths to help with water drying
* Apply patch repair to all cracked areas in need of it to best treat the cracks that appear.
* Apply crack repair **Tape and Mesh system** to all cracks
* Apply 2 coats of acrylic re-surfacer to all the surface area
* Apply 2 coats color on entire courts surface with acrylic color system with sand
* Install 2 sets of pickleball lines (white in color). Properly according to specs of pickleball surface overlay on tennis court.
* Install 2 set of tennis lines (white in color). According to specs.
* Work should be completed when starting within 10-14 days depending on weather.

The colors will be determined by the customer 2 weeks prior to start of job. Using Player's Choice Colors USE THIS LINK

Total Cost $38,635

½ Deposit required to put project on the schedule and balance owed when project is completed.

Pickled Court North Florida
354 Palazzo Circle
St. Augustine, FL 32092
(904) 827-3833

Options Available:

3rd Color $300 per court

Pro permanent tennis post and net installation $1,700 ea

Basketball Hoop 72 inch pro glass backboard includes $5,100 00

Terms & Conditions:

Pickled Court will do its best to fix cracks but does not guarantee that cracks will never come back. While we put our best effort forward to create beautiful resurfacing on your court and to minimize the cracks, we can't control the quality of asphalt or cement under our resurfacing or the government of the earth in the natural cracking. Rebar and non-reinforced cracks will "telegraph" or "mirror" back. The only way to control the cracking is with a post-tension concrete court.

The owner will provide access to the court, water, and electricity. Also, the owner must have items removed from surface area or moved as necessary. Additional charges may apply if not completed and must be made by our staff.

The property owner will be responsible for all permitting, Testing, Surveys, Engineer's Drawings necessary for city, county or municipality. If permitting is required and Owner/Authorized Agent/Management directs contractor to perform work without permitting; any fines or fees as a result of unpermitted work will be documented in writing and will be the financial responsibility of said Owner/Authorized Agent/Manager.

We will do our best to limit or mitigate any damage to Landscaping and sod due to entry and exit of court construction however any damage will be the responsibility of the customer.

The estimated time to complete your project is 3 day prep and 7-10 days surface install. However, the project may take longer due to poor weather conditions or things out of our immediate control.

Pickled Court North Florida
354 Palazzo Circle
St. Augustine, FL 32092
(904) 827-3833

Any unnatural chipping or peeling of the paint within the first 365 days after completion of the sport court will be repaired by Pickled Court at no additional charge. Unnatural is defined as that which is not the expected depreciation that results from the use of the court. The customer is responsible for any dripping of water on the floor that causes damage to surface.

Any cracking, deterioration, or other damage to the asphalt or cement of the sport court is not the responsibility of Pickled Court. Responsibility for the condition of the asphalt or cement lies solely with the original individual or organization that poured it.

While core drilling or digging to install net post and sleeves Pickled Court will not be responsible for any damage to pipes, electrical or any other utilities that may be disrupted by such installation of post and sleeves.

The court owner resumes all responsibility for the prolonged routine upkeep and maintenance of the court unless otherwise stated in a separate maintenance agreement.

It is customary and normal to have a new court have scuff marks on them. Proper court shoes should be used typically white bottoms. This will help with marks on the court.

It is customary for a new court to have tool marks when properly installing surface with sand and squeegee.

It is best not to put or allow the following on the court surface: metal furniture, skateboards, bikes, cars, lawn mowers or any other item that could make permanent marks on court.

Sincerely,

Roger Kaman
CEO/Owner
Pickled Court North Florida

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, June 11, 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
Ginger Walz *by phone*	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 June 11, 2026, meeting.

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Regarding Agenda Items**

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

THIRD ORDER OF BUSINESS **Consideration of Resolution 2026-03, Declaring Surplus Tangible Property (Old Pool Furniture)**

Mr. Laughlin stated that to dispose of District assets, the property needs to be declared surplus.

On MOTION by Ms. Timmons seconded by Ms. Alford to approve Resolution 2026-03, declaring surplus tangile property (old pool furniture) 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 Discussion of the Fiscal Year 2027 Budget

Mr. Laughlin stated that this item was a placeholder in case there was any additional discussion needed. The budget is scheduled to be adopted at the July meeting.

FOURTH ORDER OF BUSINESS Staff Reports

A. District Engineer

Mr. Schofield introduced himself as the new District Engineer.

B. District Counsel

Ms. Waltz stated that there will be an update on the legislative session at the next meeting. Next, she reminded the board members to complete their Form 1 by July 1st.

C. District Manager

Mr. Laughlin reminded the Board members 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.

Next, Ms. Meyers stated that she's been going through amenity facility policies and making suggested revisions. Some of the more substantive revisions include changing language to be more consistent throughout, correcting the amenity center hours, making the minimum age for use of the facilities more consistent, limiting the number of guests in the gym, blacking out holidays for facility rentals and increasing the rental fee.

The redline policies will be added to the next agenda package for further review.

Ms. Waltz stated that there are new rules set by legislature in regard to changing the rules and noticing the changes.

E. Field Operations Manager – Proposal to Replace Potted Plants

Mr. Harden presented a proposal totaling $2,160 to remove existing plants in the five clay pots at the amenity center and add new Eugenia and Potato Vines.

Next, Mr. Harden informed the Board he would bring back quotes to seal coat the parking lot and restripe it, to seal the pool deck pavers, and to resurface the tennis court.

On MOTION by Ms. Alford seconded by Ms. Timmons to approve an amount not to exceed $2,500 and authorize Supervisor Waldhauer to work with staff on the specific plant material to be used 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 Approval of Consent Agenda

A. Minutes of the May 14, 2026 Board of Supervisors Meetings

B. Financial Statements

C. Check Register

Copies of the minutes, financial statements, and check register totaling $83,317.38 were included in the agenda package for the Board's review.

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

SEVENTH ORDER OF BUSINESS Supervisor Requests

Ms. Waldhauer stated that the sidewalk at the front entrance needs to be cleaned and the yellow stripe on the stairs needs to be repainted. Next, she stated that the flower on the entrance sign should be yellow rather than blue. Lastly, she stated that the toilet seats in the women's restroom are stained and the red paint on the bathroom doors are showing through.

Ms. Timmons commented on the cobwebs at the entrance. Next, she questioned if pool staff members should be older as people have been disrespectful to the younger staff members.

EIGHTH ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – Thursday, July 16, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center**

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Timmons seconded by Ms. 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

June 30, 2026

Table of Contents

Tison's Landing

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 12,934	$ -	$ -	$ 12,934
Capital Reserve Account	-	-	624	624
Accounts Receivable	125	-	-	125
Due from General Fund	-	3,788	-	3,788
Investments:				
State Board Administration (SBA)	804,005	-	188,666	992,671
Series 2016-1				
Reserve	-	149,668	-	149,668
Revenue	-	90,480	-	90,480
Redemption	-	4	-	4
Series 2016-2				
Reserve	-	43,761	-	43,761
Prepayment	-	0	-	0
Deposits	4,202	-	-	4,202
Total Assets	**$ 821,267**	**$ 287,701**	**$ 189,290**	**$ 1,298,258**
Liabilities:				
Accounts Payable	$ 10,845	$ -	$ -	$ 10,845
Due to Debt Service	3,788	-	-	3,788
Total Liabilites	**$ 14,632**	**$ -**	**$ -**	**$ 14,632**
Fund Balance:				
Nonspendable:				
Deposits	$ 4,202	$ -	$ -	$ 4,202
Restricted for:				
Debt Service	-	287,701	-	287,701
Assigned for:				
Capital Reserve Fund	-	-	189,290	189,290
Unassigned	802,432	-	-	802,432
Total Fund Balances	**$ 806,634**	**$ 287,701**	**$ 189,290**	**$ 1,283,626**
Total Liabilities & Fund Balance	$ 821,267	$ 287,701	$ 189,290	$ 1,298,258

Tison's Landing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 854,540	$ 854,540	$ 856,895	$ 2,355
Clubhouse Income	2,000	1,500	6,725	5,225
Interest Income	16,000	12,000	23,600	11,600
Other Income	-	-	381	381
Total Revenues	**$ 872,540**	**$ 868,040**	**$ 887,600**	**$ 19,561**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 9,000	$ 7,400	$ 1,600
PR-FICA	918	689	566	122
Engineering	3,000	2,250	1,582	668
Attorney	15,000	11,250	10,039	1,212
Annual Audit	3,300	3,300	3,300	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	750	950	(200)
Trustee Fees	3,725	-	-	-
Management Fees	46,350	34,763	34,763	-
Information Technology	1,800	1,350	1,350	-
Website Maintenance	1,800	1,350	1,350	-
Telephone	350	263	145	118
Postage & Delivery	1,000	750	75	675
Insurance General Liability	12,661	12,661	11,559	1,102
Printing & Binding	2,000	1,500	212	1,288
Legal Advertising	2,500	1,875	1,226	649
Other Current Charges	1,000	750	882	(132)
Office Supplies	500	375	-	375
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 112,779**	**$ 85,550**	**$ 78,073**	**$ 7,476**
Operations & Maintenance				
Community Operations				
Insurance (Property)	$ 23,977	$ 23,977	$ 21,473	$ 2,504
Field Management & Administration (Vesta)	38,294	28,721	28,721	0
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera)	16,377	12,283	6,473	5,810
Landscape Maintenance (LawnBoy)	60,608	45,456	45,050	407
Landscape Mulch	15,000	5,100	5,100	-
Landscape Fertilization (Agro Pro)	19,332	14,499	16,749	(2,250)
Irrigation Repairs and Maintenance	10,000	7,500	2,811	4,689
Landscape Repairs and Maintenance	7,000	5,019	5,019	-
Lake Maintenance (The Lake Doctor)	11,200	8,400	7,425	975
Utilities-Cable (Comcast)	1,680	1,260	1,110	150
Utilities-Electric (JEA)	1,800	1,350	786	564
Utilities-Irrigation (JEA)	24,000	18,000	12,814	5,186
Community Repairs and Maintenance	20,000	15,000	2,238	12,762
Community Operations Contingency	2,493	1,870	58	1,812
Capital Improvement Plan	22,500	16,875	-	16,875
Subtotal Community Operations Expenditures	**$ 276,761**	**$ 205,309**	**$ 155,826**	**$ 49,483**

Tison's Landing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Amenity Operations Expenditures				
Amenity Manager (Vesta)	$ 105,276	78,957	$ 78,957	$ 0
Pool Maintenance (Vesta)	34,145	25,608	25,609	(0)
Janitorial Maintenance (Vesta)	34,092	25,569	25,569	(0)
Janitorial Supplies (Vesta)	4,058	3,044	3,044	(0)
Amenity Website (Vesta)	3,090	2,318	2,318	-
Seasonal Office Staffing (Vesta)	13,580	10,185	10,185	0
Security Camera Monitoring (Envera/High-Tech)	13,761	10,320	10,320	-
Pool Chemicals (Hawkins)	15,000	11,250	9,328	1,922
License / Permit Fees	600	600	773	(173)
Utilities-Cable (Comcast)	6,600	4,950	4,790	160
Utilities-Electric (JEA)	15,000	11,250	7,184	4,066
Utilities-Water/Sewer (JEA)	12,000	9,000	14,317	(5,317)
Refuse Service (Waste Management)	11,400	8,550	1,595	6,955
Pest Control	600	450	809	(359)
Amenity Repairs and Maintenance	15,400	11,550	16,404	(4,854)
Fitness Equipment Maintenance	2,000	1,500	1,003	497
Special Events	23,500	17,728	17,728	-
Amenity Supplies	4,698	3,524	2,093	1,431
Amenity Operations Contingency	2,000	1,500	-	1,500
Capital Outlay	-	-	1,490	(1,490)
Subtotal Amenity Operations Expenditures	**$ 316,799**	**$ 237,853**	**$ 233,516**	**$ 4,337**
Total Operations & Maintenance	**$ 593,561**	**$ 443,162**	**$ 389,342**	**$ 53,819**
Total Expenditures	**$ 706,340**	**$ 528,711**	**$ 467,416**	**$ 61,296**
Excess (Deficiency) of Revenues over Expenditure	$ 166,200	$ 339,328	$ 420,185	$ 80,856
Other Financing Sources/(Uses):				
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	**$ -**	**$ 173,128**	**$ 253,985**	**$ 80,856**
Fund Balance - Beginning	$ -		$ 552,650	
Fund Balance - Ending	**$ -**		**$ 806,634**	

Tison's Landing

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Interest	$ 4,235	$ 3,176	$ 5,775	$ 2,599
Total Revenues	**$ 4,235**	**$ 3,176**	**$ 5,775**	**$ 2,599**
Expenditures:				
Capital Outlay	$ 22,423	$ 22,423	-	$ 22,423
Top Coat Painting	-	-	2,850	(2,850)
Heat Pump System	-	-	8,955	(8,955)
Railings	-	-	15,000	(15,000)
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)
Umbrella/Base			9,978	(9,978)
Miscellaneous Services	-	-	778	(778)
Total Expenditures	**$ 22,423**	**$ 22,423**	**$ 105,262**	**$ (82,839)**
Excess (Deficiency) of Revenues over Expenditure	**$ (18,188)**	**$ (19,247)**	**$ (99,487)**	**$ (80,241)**
Other Financing Sources/(Uses)				
Capital Reserve - Transfer In	$ 166,200	$ 166,200	$ 166,200	$ -
Total Other Financing Sources (Uses)	**$ 166,200**	**$ 166,200**	**$ 166,200**	**$ -**
Net Change in Fund Balance	**$ 148,012**	**$ 146,953**	**$ 66,713**	**$ (80,241)**
Fund Balance - Beginning	$ 125,712		$ 122,578	
Fund Balance - Ending	**$ 273,724**		**$ 189,290**	

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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 381,936	$ 381,936	$ 382,988	$ 1,052
Interest Income	7,500	5,625	11,388	5,763
Total Revenues	**$ 389,436**	**$ 387,561**	**$ 394,377**	**$ 6,816**
Expenditures:				
Series 2016A-1				
Interest - 11/01	$ 48,882	$ 48,882	$ 48,882	$ -
Interest - 05/01	48,882	48,882	48,882	-
Principal - 05/01	200,000	200,000	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	15,863	15,745	118
Principal - 05/01	45,000	45,000	45,000	-
Special Call - 05/01	-	-	5,000	(5,000)
Total Expenditures	**$ 374,489**	**$ 374,489**	**$ 384,371**	**$ (9,883)**
Excess (Deficiency) of Revenues over Expenditure	$ 14,947	$ 13,072	$ 10,005	$ (3,067)
Net Change in Fund Balance	**$ 14,947**	**$ 13,072**	**$ 10,005**	**$ (3,067)**
Fund Balance - Beginning	$ 82,314		$ 277,696	
Fund Balance - Ending	**$ 97,261**		**$ 287,701**	

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	$ 1,220	$ 6,034	$ -	$ -	$ -	$ 856,895
Clubhouse Income	395	870	-	415	-	-	3,695	905	445	-	-	-	6,725
Interest Income	1,763	1,525	2,753	3,351	2,899	3,039	2,860	2,808	2,602	-	-	-	23,600
Other Income	50	141	-	-	109	-	-	-	81	-	-	-	381
Total Revenues	**$ 2,208**	**$ 49,595**	**$ 786,200**	**$ 10,470**	**$ 5,546**	**$ 5,281**	**$ 14,205**	**$ 4,933**	**$ 9,163**	**$ -**	**$ -**	**$ -**	**$ 887,600**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ -	$ 1,000	$ 800	$ 800	$ 800	$ 1,000	$ 1,000	$ -	$ -	$ -	$ 7,400
PR-FICA	77	77	-	77	61	61	61	77	77	-	-	-	566
Engineering	-	-	-	-	-	1,582	-	-	-	-	-	-	1,582
Attorney	2,014	930	585	1,112	886	1,081	2,204	1,229	-	-	-	-	10,039
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	83	83	-	-	-	950
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	-	-	-	34,763
Information Technology	150	150	150	150	150	150	150	150	150	-	-	-	1,350
Website Maintenance	150	150	150	150	150	150	150	150	150	-	-	-	1,350
Telephone	-	21	26	15	-	21	17	17	27	-	-	-	145
Postage & Delivery	11	-	11	30	-	12	-	12	-	-	-	-	75
Insurance General Liability	11,559	-	-	-	-	-	-	-	-	-	-	-	11,559
Printing & Binding	56	9	50	-	17	4	-	41	36	-	-	-	212
Legal Advertising	-	207	104	104	104	104	-	269	337	-	-	-	1,226
Other Current Charges	125	81	94	-	84	96	123	158	123	-	-	-	882
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 21,861**	**$ 8,570**	**$ 6,316**	**$ 6,682**	**$ 6,196**	**$ 8,005**	**$ 7,551**	**$ 7,047**	**$ 5,844**	**$ -**	**$ -**	**$ -**	**$ 78,073**

Tison's Landing

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Community Operations													
Insurance (Property)	$ 21,473	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,473
Field Management & Administration (Vesta)	3,191	3,191	3,191	3,191	3,191	3,191	3,191	3,191	3,191	-	-	-	28,721
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera)	648	648	648	648	648	1,289	648	648	648	-	-	-	6,473
Landscape Maintenance (LawnBoy)	5,006	5,006	5,006	5,006	5,006	5,006	5,006	5,006	5,006	-	-	-	45,050
Landscape Mulch	-	-	-	-	-	-	-	5,100	-	-	-	-	5,100
Landscape Fertilization (Agro Pro)	1,861	1,861	1,861	1,861	1,861	1,861	1,861	1,861	1,861	-	-	-	16,749
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	825	825	-	-	-	7,425
Utilities-Cable (Comcast)	123	123	123	123	123	123	123	123	123	-	-	-	1,110
Utilities-Electric (JEA)	98	87	89	72	70	76	104	98	94	-	-	-	786
Utilities-Irrigation (JEA)	1,683	1,533	1,472	933	1,030	879	2,400	1,688	1,195	-	-	-	12,814
Community Repairs and Maintenance	-	42	397	15	53	1,056	513	-	161	-	-	-	2,238
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**	**$ 18,540**	**$ 13,104**	**$ -**	**$ -**	**$ -**	**$ 155,826**
Amenity Operations Expenditures													
Amenity Manager (Vesta)	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ -	$ -	$ -	$ 78,957
Pool Maintenance (Vesta)	2,845	2,845	2,845	2,845	2,845	2,845	2,845	2,845	2,845	-	-	-	25,609
Janitorial Maintenance (Vesta)	2,841	2,841	2,841	2,841	2,841	2,841	2,841	2,841	2,841	-	-	-	25,569
Janitorial Supplies (Vesta)	338	338	338	338	338	338	338	338	338	-	-	-	3,044
Amenity Website (Vesta)	258	258	258	258	258	258	258	258	258	-	-	-	2,318
Seasonal Office Staffing (Vesta)	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	-	-	-	10,185
Security Camera Monitoring (Envera/High-Te	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	-	-	-	10,320
Pool Chemicals (Hawkins)	1,371	978	774	432	669	1,567	1,056	1,719	762	-	-	-	9,328
License / Permit Fees	-	124	62	-	-	62	-	525	-	-	-	-	773
Utilities-Cable (Comcast)	513	513	523	535	535	500	619	527	524	-	-	-	4,790
Utilities-Electric (JEA)	855	668	878	602	589	724	867	978	1,023	-	-	-	7,184
Utilities-Water/Sewer (JEA)	1,395	2,471	1,793	1,030	649	1,454	2,065	1,793	1,666	-	-	-	14,317
Refuse Service (Waste Management)	180	180	186	165	169	171	181	181	182	-	-	-	1,595
Pest Control	150	50	50	256	50		151	51	51	-	-	-	809
Amenity Repairs and Maintenance	2,654	1,875	1,132	3,249	540	423	951	2,689	2,892	-	-	-	16,404
Fitness Equipment Maintenance	-	-	200	603	-	-	200	-	-	-	-	-	1,003
Special Events	4,677	285	2,897	190	2,699	3,094	2,049	1,775	62	-	-	-	17,728
Amenity Supplies	-	377	190	910	18	54	274	270	-	-	-	-	2,093
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	1,490	-	-	-	-	-	-	-	-	-	-	1,490
Subtotal Amenity Expenditures	**$ 29,128**	**$ 26,345**	**$ 26,019**	**$ 25,306**	**$ 23,251**	**$ 25,383**	**$ 25,746**	**$ 27,841**	**$ 24,497**	**$ -**	**$ -**	**$ -**	**$ 233,516**
Total Operations & Maintenance	**$ 66,106**	**$ 40,816**	**$ 41,130**	**$ 39,181**	**$ 37,976**	**$ 39,690**	**$ 40,463**	**$ 46,381**	**$ 37,600**	**$ -**	**$ -**	**$ -**	**$ 389,342**
Total Expenditures	**$ 87,968**	**$ 49,386**	**$ 47,445**	**$ 45,864**	**$ 44,172**	**$ 47,695**	**$ 48,014**	**$ 53,428**	**$ 43,445**	**$ -**	**$ -**	**$ -**	**$ 467,416**
Excess (Deficiency) of Revenues over Expe	$ (85,760)	$ 210	$ 738,754	$ (35,393)	$ (38,627)	$ (42,413)	$ (33,809)	$ (48,495)	$ (34,282)	$ -	$ -	$ -	$ 420,185
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)**	**$ (33,809)**	**$ (48,495)**	**$ (34,282)**	**$ -**	**$ -**	**$ -**	**$ 253,985**

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)
Less: Principal Payment - 5/1/26		($200,000)
Current Bonds Outstanding		**$2,675,000**

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)
Less: Principal Payment - 5/1/26		($45,000)
Less: Special Call - 5/1/26		($5,000)
Current Bonds Outstanding		**$620,000**

Tison's Landing

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Duval County

Fiscal Year 2026

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

ON ROLL ASSESSMENTS

						allocation in %	69.11%	30.89%	100.00%
Date	*Distribution*	*Gross Amount*	*Discoumt/ (Penalty)*	*Commission*	*Property Appraiser*	*Net Receipts*	*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
12/20/25	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
05/11/26	04/16-04/30/26	1,776.21	(53.29)	37.14	26.89	1,765.47	1,220.13	545.34	1,765.47
06/05/30	05/15-05/31/26	4,392.24	(131.76)	91.84	66.50	4,365.66	3,017.15	1,348.51	4,365.66
06/27/30	Certificate Sale	4,392.24	(131.77)	91.84	66.51	4,365.66	3,017.15	1,348.51	4,365.66
	TOTAL	**$ 1,336,731.20**	**$ 51,878.20**	**$ 26,072.27**	**$ 18,897.60**	**$ 1,239,883.13**	**$ 856,894.97**	**$ 382,988.16**	**$ 1,239,883.13**

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

C.

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026

Check Register

GENERAL FUND

Date	*check #'s*		*Amount*
6/1 - 6/30/26	4078-4095	$	43,483.15
	TOTAL CHECKS	**$**	**43,483.15**

Date	*ACH*		*Amount*
6/1 - 6/30/26	80057-80061	$	7,752.79
	TOTAL ACH	**$**	**7,752.79**

CAPITAL RESERVE FUND

Date	*check #'s*		*Amount*
6/1 - 6/30/26	82	$	7,500.00
	TOTAL CHECKS	**$**	**7,500.00**
	TOTAL	**$**	**58,735.94**

*** CHECK DATES 06/01/2026 - 06/30/2026 *** TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS / VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/03/26	00201	5/29/26	6993-C1E	202605	320-57200-46550	*	2,689.00		
			PENTAIR INTELLICHEM CNTRL						
					BIG Z POOL SERVICE LLC			2,689.00	004078
6/03/26	00012	5/28/26	26-02971	202605	310-51300-48000	*	82.50		
			CRCTV NOT QUAL PRD CAND						
					DAILY RECORD + OBSERVER LLC			82.50	004079
6/03/26	00220	4/01/26	4679	202604	320-53800-46204	*	5,100.00		
			INST GOLD MULCH						
					FIRST COAST MULCH NOW			5,100.00	004080
6/25/26	00220	4/01/26	4679	202604	320-53800-46204	V	5,100.00-		
			INST GOLD MULCH						
					FIRST COAST MULCH NOW			5,100.00-	004080
6/03/26	00206	5/26/26	7436357	202605	320-57200-46500	*	807.00		
			AZONE-EPA REG NO. 7870-1						
					HAWKINS, INC.			807.00	004081
6/03/26	00064	5/27/26	67155448	202605	320-53800-46202	*	51.00		
			MAY 26 - PEST CONTROL SVC						
					NADER'S PEST RAIDERS			51.00	004082
6/03/26	00137	6/01/26	377733B	202606	320-53800-46800	*	825.00		
			JUN 26 - WATER MGMT						
					THE LAKE DOCTORS, INC.			825.00	004083
6/10/26	00012	6/04/26	26-03084	202606	310-51300-48000	*	103.50		
			BOARD OF SUPERVISORS MTG						
					DAILY RECORD + OBSERVER LLC			103.50	004084
6/10/26	00004	6/01/26	481	202606	310-51300-34000	*	3,862.50		
			JUN 26- MGMT FEE						
		6/01/26	481	202606	310-51300-49500	*	150.00		
			JUN 26- WEBSITE ADMIN						
		6/01/26	481	202606	310-51300-35100	*	150.00		
			JUN 26- IT						
		6/01/26	481	202606	310-51300-31200	*	83.33		
			JUN 26- DISSEMINATION						
		6/01/26	481	202606	310-51300-42500	*	35.85		
			JUN 26- COPIES						
		6/01/26	481	202606	310-51300-41000	*	26.57		
			JUN 26- TELEPHONE						
					GOVERNMENTAL MANAGEMENT SERVICES			4,308.25	004085

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/10/26	00186	6/01/26	443305	202606	320-53800-34502		*	60.00		
			JUN 26 - ACCESS CONTR SYS							
						HI-TECH SYSTEMS ASSOCIATES			60.00	004086
6/17/26	00201	6/12/26	6993-CIS	202606	320-57200-46550		*	938.00		
			WADINGPOOL PH STENNER							
						BIG Z POOL SERVICE LLC			938.00	004087
6/17/26	00081	5/31/26	199022	202605	310-51300-31500		*	1,228.50		
			LEGAL SV THRU 5/31/26							
						BILLING COCHRAN,P.A.			1,228.50	004088
6/17/26	00206	6/09/26	7452257	202606	320-57200-46500		*	762.00		
			EPA REG 250 GALLONS							
						HAWKINS, INC.			762.00	004089
6/24/26	00161	5/31/26	21262	202605	320-53800-46203		*	1,610.98		
			MAY 26 COMM TURF/ORNAMENT							
		5/31/26	21262	202605	320-53800-46203		*	250.00		
			ADD BERMUDA TURF							
						AGROWPRO INC.			1,860.98	004090
6/24/26	00012	6/18/26	26-03383	202606	310-51300-48000		*	233.00		
			FY27 BUDGET PUBLIC HEARNG							
						DAILY RECORD + OBSERVER LLC			233.00	004091
6/24/26	00052	6/05/26	9848	202605	320-53800-46200		*	5,005.50		
			MAY 26 LAWN MAINT							
						LAWNBOY LAWN SERVICES, INC.			5,005.50	004092
6/24/26	00064	6/17/26	68601232	202606	320-53800-46202		*	51.00		
			JUN 26 - PEST CONTROL SVC							
						NADER'S PEST RAIDERS			51.00	004093
6/24/26	00157	6/01/26	432540	202606	320-57200-45105		*	8,773.00		
			JUN 26- AMENITY MANAGER							
		6/01/26	432540	202606	320-57200-46400		*	2,845.42		
			JUN 26- POOL MAINT							
		6/01/26	432540	202606	320-53800-34400		*	3,191.17		
			JUN 26- FIELD MGMT							
		6/01/26	432540	202606	320-57200-46602		*	338.17		
			JUN 26- JANITORIAL SUPPL							
		6/01/26	432540	202606	320-57200-46601		*	2,841.00		
			JUN 26- JANITORIAL MAINT							
		6/01/26	432540	202606	320-57200-49510		*	257.50		
			JUN 26- WEBSITE FEE							

*** CHECK DATES 06/01/2026 - 06/30/2026 *** TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/01/26	432540	202606	320-57200-34450		*	1,131.66		
			JUN 26- FAC/POOL MONIT							
						VESTA PROPERTY SERVICE INC.			19,377.92	004094
6/25/26	00220	4/01/26	4679	202604	320-53800-46204		*	5,100.00		
			INST GOLD MULCH							
						FIRST COAST MULCH NOW			5,100.00	004095

TOTAL FOR BANK A 43,483.15

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
6/10/26	00030	5/25/26	84957412	202606	320-57200-41050	INTERNET/TV 6/4-7/3/26	*	524.43		
		5/28/26	84957412	202606	320-53800-41050	INTERNET 6/2-7/1/26	*	123.35		
						COMCAST (AUTO PAY)			647.78	080057
6/10/26	00015	6/03/26	89708215	202605	320-53800-43000	ELECTRIC 4/29-5/29/26	*	97.65		
		6/03/26	89708215	202605	320-57200-43000	ELECTRIC 4/29-5/29/26	*	977.72		
		6/03/26	89708215	202605	320-53800-43100	IRRIGATION 4/28-6/01/26	*	1,687.98		
		6/03/26	89708215	202605	320-57200-43100	W/S 4/30-5/28/26	*	1,793.31		
						JEA (AUTO PAY)			4,556.66	080058
6/10/26	00257	5/26/26	0627088-	202606	320-57200-43200	WASTE 6/1-6/30/26	*	182.16		
						WM CORPORATE SERVICES, INC			182.16	080059
6/17/26	99999	6/17/26	VOID	202606	000-00000-00000	VOID CHECK	C	.00		
						******INVALID VENDOR NUMBER******			.00	080060
6/17/26	00152	6/03/26	55693990	202605	320-57200-49400	CONSTANT CONTACT	*	62.00		
		6/03/26	55693990	202605	320-57200-52000	KEY FOB	*	92.32		
		6/03/26	55693990	202605	320-57200-46000	LOCKS FOR AMENITY CENTER	*	704.95		
		6/03/26	55693990	202605	300-36900-10000	WF CASH BACK	*	80.72-		
		6/03/26	55693990	202605	320-57200-52000	PAPER TOWELS	*	46.19		
		6/03/26	55693990	202605	320-53800-46000	DOG WASTE RESEPTACLE	*	85.90		
		6/03/26	55693990	202605	320-57200-46000	WEIGHTED WORKOUT BARS	*	89.99		
		6/03/26	55693990	202605	320-53800-46000	2 INCH POST	*	69.34		
		6/03/26	55693990	202605	320-57200-46000	.25 INCH CHEMICAL TUBING	*	50.53		
		6/03/26	55693990	202605	320-53800-46000	CONCRETE	*	5.78		
		6/03/26	55693990	202605	320-57200-46550	NEW VALVE FOR 4 INCH LINE	*	1,075.30		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/03/26	55693990	202605	320-57200-52000	LIQUID SOAP	*	22.09		
		6/03/26	55693990	202605	320-57200-52000	TRASH BAGS	*	56.99		
		6/03/26	55693990	202605	320-57200-52000	CLOCK	*	8.60		
		6/03/26	55693990	202605	320-57200-46000	SPRAY NOZZLES	*	33.44		
		6/03/26	55693990	202605	320-57200-52000	PAPER TOWELS	*	43.49		
						WELLS FARGO CREDIT CARD (AUTO PAY)			2,366.19	080061

TOTAL FOR BANK Z 7,752.79

TOTAL FOR REGISTER 51,235.94

*** CHECK DATES 06/01/2026 - 06/30/2026 *** TISONS LANDING CAP RESERVE FND
BANK C TISON'S LANDING - CP

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/17/26	00267	6/11/26	846	202606	600-53800-60000		*	7,500.00		
			FINAL DOG PARK ALU FENCE							
						MASTERS QUALITY FENCE			7,500.00	000082
						TOTAL FOR BANK C		7,500.00		
						TOTAL FOR REGISTER		7,500.00		

Big Z Pool Service LLC
dba. Big Z Pools
172 Stokes Landing Rd.
Saint Augustine, FL 32095
904.868.4660

Tison's Landing CDD
16529 Tison's Bluff Rd
Jacksonville, FL 32226

Invoice Number	6993-C1E
Date of Issue	05/29/2026
Due Date	06/08/2026
Reference	Chemical Controller
Amount Due (USD)	$2,689.00

Approved by Tim Harden

Please code to 320.572.46550

Description	Rate	Qty	Line Total
RE: ORP/Ph Controller Complete Job completed: 05/29/26	$0.00	1	$0.00
Pentair Intellichem Controller ORP and Ph Controller, including flow cell, probes and flow sensor	$2,289.00	1	$2,289.00
Labor Installation	$375.00	1	$375.00
Fuel Surcharge	$25.00	1	$25.00

Subtotal	2,689.00
Tax	0.00
Total	2,689.00
Amount Paid	0.00
Amount Due (USD)	$2,689.00

Notes
Job completed: 05/29/2026. Thank you for your business!

Terms
The due date is reflected in the top right hand corner of the invoice.

Late Payment Fee: Overdue payments for pool service are subject to a $70.00 late fee and repair, remodel, material based, or service calls are subject to a 3.5% late fee on the total outstanding balance. The late fee applies once the payment is past the net terms and the additional 5-day grace period we allot for mail delivery delays. Payments delayed due to discrepancies not disclosed prior to the payment being late and the fee assessed will not be waived.
Acceptance: Estimate accepted online

Preferred Payment Methods:
Cash
Check
Credit Cards: We accept credit cards; however, a 3.9% surcharge fee applies if that feature is enabled for the invoice.
Legal Considerations:
State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.
Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.
Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.
Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 28, 2026

Date

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

Serial # 26-02971D **PO/File #**

$82.50
Payment Due

Corrective Notice of Qualifying Period for Candidates for the Board of Supervisors

$82.50
Publication Fee

Tison's Landing Community Development District

$82.50
Amount Paid

Case Number

Publication Dates 5/28

County Duval

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 26-02971D on your check or remittance advice.

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

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

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

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

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

Please note the updated address listed herein. Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tison's Landing Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Duval County Supervisor of Elections located at Candidate Services Office, 105 East Monroe Street, Jacksonville, FL 32202; (904) 255-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

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

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

May 28 00 (26-02971D)

First Coast Mulch now American GroundPro
P.O. 550512
Jacksonville, FL 32255
+1 9042545366
AR@Americangroundpro.com

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4679	04/01/2026	$5,100.00	05/01/2026	Net 30	

Approved by Tim Harden

Please code to 320.538.4620 4

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Gold Mulch - JAX	Installation of Gold Mulch as directed and indicated on the approved map not to exceed 100 yards. Tisons Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218 Tim Harden - 904.612.6668 Tharden@Vestapropertyservices.com	5,100.00

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@AmericanGroundPro.com. Thank you for your business. We look forward to working with you in the future!

BALANCE DUE **$5,100.00**

ACH Instructions
Beneficiary: FCM Industries Opco, LLC
Please call for details

Original

HAWKINS

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

INVOICE

Total Invoice	**$807.00**
Invoice Number	7436357
Invoice Date	5/26/26
Sales Order Number/Type	5161286 SL
Branch Plant	74
Shipment Number	6212044

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 #
6/25/26	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	265.0000	GA	$3.0000	GA	2,562.6 LB	$795.00
		1 LB BLK (Mini-Bulk)		265.0000	GA			2,562.6 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

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

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

Tax Rate	Sales Tax	Invoice Total
0 %	$0.00	**$807.00**

No Discounts on Freight

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

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

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

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

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# 2813751

Service Slip/Invoice

INVOICE:	67155448
DATE:	05/27/2026
ORDER:	67155448

NADER'S Pest Raiders
an Arrow Exterminators® Brand

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

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

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

Approved by Tim Harden   Please code to 320.538.4620 2

Work Date	Time	Target Pest	Technician		Time In
05/27/2026	08:51 AM		WDBROWN	Warren Brown	

Purchase Order	Terms	Last Service	Map Code		Time Out
		05/27/2026		Lic:JE311826	

Service	Description	Price
CPC-MONTHLY	Pest Control Service	$51.00

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

Do not touch any of the treated areas until dry

Thanks for choosing Naders pest raiders

SUBTOTAL	$51.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$51.00
AMOUNT DUE	**$51.00**

TECHNICIAN SIGNATURE

Jim
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

MAKE CHECK PAYABLE TO:
The Lake Doctors, Inc. Aquatic Management Services
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD	
VISA MasterCard	
CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

ACCOUNT NUMBER	DATE	BALANCE
724857	6/1/2026	$825.00

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

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

000000001302520010000000377733000000008250099

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

Approved by Tim Harden

Please code to 320.538.46800

TISONS LANDING COMMUNITY DEV16529 Tisons Bluff Road, Jacksonville, Fl Jacksonville, FL 32218

Invoice Due Date 6/11/2026 Invoice 377733B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
6/1/2026	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

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	May 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 Jun 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.

320 538 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

Account number	**8495 74 120 3534627**
Automatic payment	Jun 19, 2026
Please pay	**$123.35**

Electronic payment will be applied Jun 19, 2026

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

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

Download the Comcast Business App

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

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

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

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

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

Need help? We're here for you

Visit us online
Get help and support at
business.comcast.com/help

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

Useful information

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

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

Ways to pay

No more mailing monthly checks
Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit **business.comcast.com/myaccount**

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

Additional billing information

More ways to pay:

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

Comcast Business App
Download the Comcast Business App

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

Regular monthly charges		$123.35
Comcast Business		**$123.35**
Internet services		**$133.35**
Business Internet 35	$94.95	
Static IP - 1	$19.95	
Equipment Fee Internet.	$18.45	
Other credits and discounts		**-$10.00**
Ecobill/autopay Discount	-$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 ecobill/autopay discount.

Additional information

Acceptable Use Policy Update: We've made updates to our Acceptable Use Policy (AUP). You can view the updated AUP at business.comcast.com/ terms-conditions-smb.

COMCAST
BUSINESS

1-888-314-3812

Storm season is approaching. Keep your internet on when the power goes off.

With Business Internet and Wireless Connect, Comcast Business is **designed for 100% reliability**. Continued internet can be critical to business operations during a power loss. With Wireless Connect you get:

- **Multi-network design:** Uses three networks, dual cellular networks and our WiFi network, to provide a redundant internet connection
- **Smart switching:** Intelligently detects and switches between dual SIMs and WiFi to deliver the optimal connection
- **Battery backup:** A built-in battery backup provides up to 8 hours of connectivity even when the power goes out
- **24/7 support:** Around-the-clock customer service, with an unyielding commitment to resolving issues quickly.

Call us at 1-888-314-3812 to learn more about Comcast Business Wireless Connect.

Restrictions apply. Not available in all areas. Wireless Connect requires Comcast Business Internet and compatible leased router for additional monthly charges. Fully charged battery backup will provide up to 8 hours of power to the Wireless Connect device depending on level of service. WiFi feature must be enabled to connect wireless devices. Actual backup time varies depending on number of connected devices and is not guaranteed.

ADP99996-0008

COMCAST
BUSINESS

Account Number	Billing Date	Services From	Page
8495 74 120 0906133	May 25, 2026	Jun 04, 2026 to Jul 03, 2026	1 of 4

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		$526.58
EFT Payment - thank you	May 17	-$526.58
Balance forward		**$0.00**
Regular monthly charges	Page 3	$519.37
Taxes, fees and other charges	Page 3	$5.06
New charges		**$524.43**
Amount due		**$524.43**

Thanks for paying by Automatic Payment

Your automatic payment on Jun 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.

Your bill explained

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

320 572 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

Account number	**8495 74 120 0906133**
Automatic payment	Jun 16, 2026
Please pay	**$524.43**

Electronic payment will be applied Jun 16, 2026

TISON'S LANDING
ATTN TIM HARDEN
16529 TISONS BLUFF RD
JACKSONVILLE, FL 32218-8908

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300524439

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

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

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.

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

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

Useful information

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

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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

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Go paperless and say goodbye to clutter
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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 $519.37

Comcast Business		**$497.37**
TV services		**$150.57**
TV Standard Business Video.	$124.95	
Service Discount	-$62.48	
Discount will end on Mar 03, 2027		
TV Box + Remote	$11.95	
Service To Additional TV With TV Box and Remote. Qty 2 @ $11.95 each	$23.90	
Broadcast TV Fee	$47.55	
Regional Sports Fee	$4.70	
Internet services		**$283.90**
Data, SecurityEdge Package, Includes: Business Internet Performance and SecurityEdge.	$229.00	
Static IP - 5	$39.95	
SecurityEdge Extended Coverage	$14.95	
Voice services		**$72.90**
Mobility Voice Line Business Voice.	$44.95	
Equipment Fee Voice.	$27.95	
Other credits and discounts		**-$10.00**
Ecobill/autopay Discount	-$10.00	

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

What's included?

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

TV: Keep your employees informed and customers entertained

Voice Numbers: (904)757-1547

Visit business.comcast.com/myaccount for more details

You've saved $72.48 this month with your service and ecobill/autopay discounts.

Taxes, fees and other charges $5.06

Other charges		**$5.06**
Federal Universal Service Fund	$2.35	
Regulatory Cost Recovery	$2.71	

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.

Acceptable Use Policy Update: We've made updates to our Acceptable Use Policy (AUP). You can view the updated AUP at business.comcast.com/terms-conditions-smb.

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.

VOICEMAIL UPDATE: Effective June 30, 2026, voicemail recordings and transcripts across our Voice services will be retained for the earlier of (i) two years and (ii) the date the voicemail was deleted by customer. This update helps ensure consistent data management across our platforms and applies to Comcast Business VoiceEdge (BVE), Comcast Business Voice (BV), Comcast VoiceEdge Service (VES), and Unified Communications (UC). Trunking (PRI and SIP) and Managed Voice services are not affected.

Comcast Business Update: Effective May 7, 2026, FanDuel Sports Network is no longer available with Comcast Business TV.

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	18385 N MAIN ST APT SG01	95045373	$97.54	$88.74	$88.59	$72.24	$89.82	$75.97	$104.17	$97.85					$892.72
Electric Total		001.320.538.43000		$97.54	$88.74	$88.59	$72.24	$89.82	$75.97	$104.17	$97.85	$0.00	$0.00	$0.00	$0.00	$892.72
Electric	8970821539	16529 TISONS BLUFF ROAD	06221889	$855.33	$887.89	$878.07	$602.39	$588.73	$723.54	$866.76	$977.72					$6,160.43
Electric Total		001.320.57200.43000		$855.33	$887.89	$878.07	$602.39	$588.73	$723.54	$866.76	$977.72	$0.00	$0.00	$0.00	$0.00	$6,160.43

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
Irrigation	8970821539	15635 TISON BLUFF ROAD	67370623	$18.78	$18.78	$18.78	$18.78	$27.00	$35.22	$152.44	$80.67					$370.45
Irrigation	8970821539	15681 TISON BLUFF ROAD	67370625	$75.15	$84.11	$58.59	$43.44	$38.33	$38.33	$146.92	$119.32					$588.19
Irrigation	8970821539	16123 TISONS BLUFF RD	83726295	$97.23	$88.19	$75.15	$53.07	$43.44	$47.54	$248.29	$124.84					$773.75
Irrigation	8970821539	16151 DOWING CREEK DR	74534584	$108.27	$97.23	$80.67	$53.07	$47.54	$53.07	$185.56	$130.36					$755.77
Irrigation	8970821539	16211 DOWING CREEK DR	74458033	$202.13	$180.04	$183.48	$108.27	$97.23	$97.23	$229.73	$196.61					$1,274.72
Irrigation	8970821539	16303 HUNTERS HOLLOW TL	67370633	$75.15	$84.11	$53.07	$43.44	$35.22	$38.33	$113.79	$64.11					$488.22
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	$218.69	$180.04	$141.40	$80.67	$75.15	$80.67	$235.25	$141.40					$1,153.27
Irrigation	8970821539	16331 TISONS BLUFF RD	67370634	$185.56	$180.04	$130.38	$58.59	$58.59	$58.59	$97.23	$75.15					$844.11
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	$382.23	$334.83	$248.29	$130.36	$119.32	$124.84	$279.42	$185.56					$1,782.85
Irrigation	8970821539	16356 MAGNOLIA GROVE WY	67370624	$174.52	$169.00	$141.40	$97.23	$86.19	$86.19	$268.38	$196.61					$1,219.52
Irrigation	8970821539	16484 MAGNOLIA GROVE WY	99466782	$0.00	$0.00	$224.21	$152.44	$306.98	$124.84	$318.08	$257.34					$1,383.87
Irrigation	8970821539	261 BRADFORD LAKE CR	81523391	$18.78	$22.89	$18.78	$18.78	$18.78	$22.89	$18.78	$18.78					$158.46
Irrigation	8970821539	79 BRADFORD LAKE CR	83874232	$146.92	$135.88	$119.32	$75.15	$75.15	$69.63	$108.27	$97.23					$827.55
Irrigation Total		001.320.538.43100		$1,883.41	$1,532.94	$1,471.50	$933.29	$1,029.92	$879.37	$2,400.12	$1,887.98	$0.00	$0.00	$0.00	$0.00	$11,818.53

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	67891772	$487.10	$887.38	$635.23	$351.57	$209.74	$509.16	$736.09	$635.23					$4,451.50
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	$907.80	$1,584.09	$1,158.08	$678.82	$439.19	$945.08	$1,328.48	$1,158.08					$8,199.62
Water/Sewer Total		001.320.57200.43100		$1,394.90	$2,471.47	$1,793.31	$1,030.39	$648.93	$1,454.24	$2,064.57	$1,793.31	$0.00	$0.00	$0.00	$0.00	$12,651.12

	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
GRAND TOTAL	$4,031.18	$4,759.04	$4,231.47	$2,638.31	$2,337.40	$3,133.12	$5,435.82	$4,558.66	$0.00	$0.00	$0.00	$0.00	$31,122.80

last year	$6,749.44	$3,388.84	$2,343.86	$2,162.69	$2,108.47	$3,497.39	$2,095.09	$4,848.71	$3,405.68	$3,600.40	$4,128.65	$4,012.80	$52,618.19
increase/(decrease)	($2,718.26)	$1,370.20	$1,887.61	$475.62	$228.93	($364.27)	$3,340.53	($292.05)	($3,405.68)	($3,600.40)	($4,128.65)	($4,012.80)	($21,495.39)

				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	28,000.00						$32,000.00
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	25,000.00						$72,000.00
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	43,000.00						$106,000.00
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	32,000.00						$102,000.00
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	40,000.00						$184,000.00
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	19,000.00						$64,000.00
Irrigation	8970821539	16316 MAGNOLIA GROVE WY	67370626	38,000.00	31,000.00	24,000.00	13,000.00	12,000.00	13,000.00	41,000.00						$172,000.00
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	16,000.00						$128,000.00
Irrigation	8970821539	16343 TISONS BLUFF RD	67370632	64,000.00	59,000.00	43,000.00	22,000.00	20,000.00	21,000.00	49,000.00						$278,000.00
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	47,000.00						$174,000.00
Irrigation	8970821539	16484 MAGNOLIA GROVE WY	99466782	-	-	39,000.00	26,000.00	22,000.00	21,000.00	56,000.00						$164,000.00
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	18,000.00						$121,000.00
Sewer	8970821539	16529 TISONS BLUFF ROAD	67891772	138,000.00	265,000.00	185,000.00	95,000.00	50,000.00	145,000.00	217,000.00						$1,095,000.00
Water	8970821539	16529 TISONS BLUFF ROAD	67891772	138,000.00	265,000.00	185,000.00	95,000.00	50,000.00	145,000.00	217,000.00						$1,095,000.00
				558,000.00	785,000.00	612,000.00	334,000.00	229,000.00	425,000.00	846,000.00	-	-	-	-	-	3,789,000.00

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

TISONS LANDING CDD

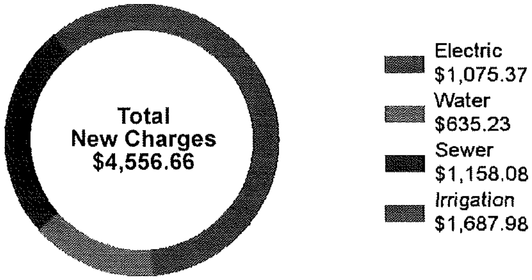
Account #: 8970821539 Bill Date: 06/03/26 Cycle: 04	**Amount Due** **$4,556.66** Do not pay. AutoPay will process your payment on 06/25/26.

TOTAL SUMMARY OF CHARGES

Electric	$	1,075.37
Water		635.23
Sewer		1,158.08
Irrigation		1,687.98
Total New Charges	**$**	**4,556.66**

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

Previous Balance	$	5,435.62
Payment(s) Received		-5,435.62
Balance Before New Charges		0.00
New Charges		4,556.66
Do not pay. AutoPay will process your payment on 06/25/26.	**$**	**4,556.66**



MESSAGES

Improving your facility's lighting is one of the most cost-effective steps that you can take.

JEA's 2025 Water Quality report is available at jea.com/WQR2025. This report contains important information about the source and quality of your drinking water. To request a paper copy, email your address to waterquality@jea.com or call 665-6000.

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

Additional information on reverse side. →

JEA

SCAN TO PAY ONLINE

☐ **Check here for telephone/mail address correction and fill in on reverse side.**

☐ Add $______to my monthly bill: $______for Neighbor to Neighbor and/or $______for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: **8970821539** Bill Date: **06/03/26**

Do not pay. AutoPay will process your payment on 06/25/26.	TOTAL AMOUNT PAID
$4,556.66	

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

Visit jea.com to:

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

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

STATEMENT INFORMATION

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

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

ADDRESS CORRECTION

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

Address:

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

E-mail:

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

Account #: 8970821539
Bill Date: 06/03/26
Cycle: 04

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
15635 TISONS BLUFF RD	I	**$80.67**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	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			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
99209661	30	73	Regular	13000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
15681 TISONS BLUFF RD	I	**$119.32**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	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)		69.67			
City of Jacksonville Franchise Fee		3.48			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
99462033	30	133	Regular	20000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16123 TISONS BLUFF RD	I	**$124.84**	Irrigation 1 - Commercial	04/28/26 - 06/01/26	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			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83726295	34	1338	Regular	21000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16151 DOWING CREEK DR	I	**$130.36**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	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)		80.39			
City of Jacksonville Franchise Fee		3.80			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
74534584	30	2431	Regular	22000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16211 DOWING CREEK DR	I	**$196.61**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	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)		144.71			
City of Jacksonville Franchise Fee		5.73			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
74458033	30	8254	Regular	34000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16303 HUNTERS HOLLOW TL	I	**$64.11**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	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)		16.07			
City of Jacksonville Franchise Fee		1.87			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514110306	30	86	Regular	10000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16316 MAGNOLIA GROVE WY	I	**$141.40**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	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)		91.11			
City of Jacksonville Franchise Fee		4.12			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
99461977	30	232	Regular	24000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16331 TISONS BLUFF RD	I	**$75.15**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	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)		26.79			
City of Jacksonville Franchise Fee		2.19			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514107089	30	443	Regular	12000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16343 TISONS BLUFF RD	I	**$185.56**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	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)		133.99			
City of Jacksonville Franchise Fee		5.40			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
514109738	30	382	Regular	32000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16356 MAGNOLIA GROVE WY APT IR01	I	**$196.61**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	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)		144.71			
City of Jacksonville Franchise Fee		5.73			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
99461978	30	311	Regular	34000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16365 N MAIN ST APT SG01	E	**$97.65**	Commercial - Electric	04/29/26 - 05/29/26	General Service
Detail Charges: Basic Monthly Charge		25.00			
Energy Charge ($0.06813 per kWh)		36.25			
Tax Exempt Fuel Cost ($0.05352 per kWh)		28.47			
Taxable Fuel Cost ($0.00511 per kWh)		2.72			
City of Jacksonville Franchise Fee		2.77			
Gross Receipts Tax		2.44			

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
24074025	30	48845	Regular	532 KWH

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16464 MAGNOLIA GROVE WY	I	**$257.34**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	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)		203.67			
City of Jacksonville Franchise Fee		7.50			

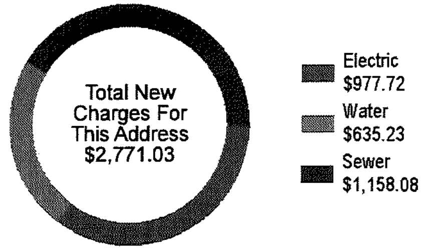
Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
99466782	30	209	Regular	45000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	**E**	**$977.72**	Commercial - Electric	04/29/26 - 05/29/26	General Service

Detail Charges:

Basic Monthly Charge	25.00
Energy Charge ($0.06813 per kWh)	484.00
Tax Exempt Fuel Cost ($0.05352 per kWh)	380.21
Taxable Fuel Cost ($0.00511 per kWh)	36.30
City of Jacksonville Franchise Fee	27.77
Gross Receipts Tax	24.44

Meter Number	Days Billed	Current Reading	Reading Type	Consumption
22968209	30	3444	Regular	7104 KWH
22968209	30	25.47	Regular	25.47 KW



Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	**W**	**$635.23**	Commercial - Water/Sewer	04/30/26 - 05/28/26	Commercial Water Service

Detail Charges:

Basic Monthly Charge	50.63
Water Consumption Charge	566.10
City of Jacksonville Franchise Fee	18.50

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	28	7937	Regular	185000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
16529 TISONS BLUFF RD	**S**	**$1,158.08**	Commercial - Water/Sewer	04/30/26 - 05/28/26	Commercial Sewer Service

Detail Charges:

Basic Monthly Charge	167.90
Sewer Usage Charge	956.45
City of Jacksonville Franchise Fee	33.73

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
87650993	28	7937	Regular	185000 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
261 BRADFORD LAKE CR	**I**	**$18.78**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	Commercial Irrigation Service

Detail Charges:

Basic Monthly Charge	18.23
City of Jacksonville Franchise Fee	0.55

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
81523391	30	4493	Regular	0 GAL

Service Address	Service Type	Charges	Service Point	Service Period	Bill Rate
79 BRADFORD LAKE CR	**I**	**$97.23**	Irrigation 1 - Commercial	04/28/26 - 05/28/26	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

Meter Number	Days Billed	Current Reading	Reading Type	Consumption (1 cu ft = 7.48 gal)
83974232	30	2772	Regular	16000 GAL

INVOICE

Customer ID: 33-09788-93001
Customer Name: TISONS LANDING CDD
Service Period: 06/01/26-06/30/26
Invoice Date: 05/26/2026
Invoice Number: 0627088-4034-3

How to Contact Us	Your Payment is Due	Your Total Due
Visit wm.com/MyWM Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat. **Customer Service: (904) 879-2301**	**Jun 25, 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.	**$182.16** If payment is received after 06/25/2026: **$ 187.16**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
180.93		(180.93)		0.00		182.16		**182.16**

DETAILS OF SERVICE

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

Description	Date	Ticket	Quantity	Amount
4 Yard Dumpster 1X Week	06/01/26		1.00	126.00
Energy Surcharge				29.69
DUVAL CM 17% FRANCHISE FEE				26.47
Total Current Charges				**182.16**

320 572 432

--------- *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)
05/26/2026	0627088-4034-3	**33-09788-93001**
Payment Terms	**Total Due**	**Amount**
Total Due by 06/25/2026	$182.16	
If Received after 06/25/2026	$187.16	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted $182.16.

403400033097889300100627088000000182160000018216 0

I0290C84

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

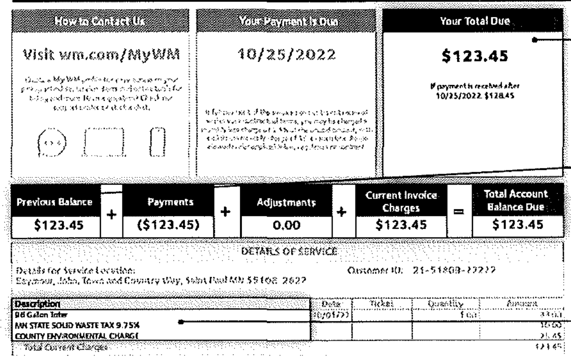
Please choose one of these sustainable payment options:

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



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)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

June 4, 2026
Date

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

Serial # 26-03084D **PO/File #**

$103.50
Payment Due

Notice of Board of Supervisors Meeting

$103.50
Publication Fee

Tison's Landing Community Development District

$103.50
Amount Paid

Case Number

Publication Dates 6/4

County Duval

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 26-03084D on your check or remittance advice.

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

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

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

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

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

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, June 11, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

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

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

Daniel Laughlin
District Manager

Jun. 4 00 (26-03084D)

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

Invoice

Invoice #: 481
Invoice Date: 6/1/26
Due Date: 6/1/26
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 - June 2026 340		3,862.50	3,862.50
Website Administration - June 2026 495		150.00	150.00
Information Technology - June 2026 351		150.00	150.00
Dissemination Agent Services - June 2026 312		83.33	83.33
Copies 425		35.85	35.85
Telephone 410		26.57	26.57

Total	$4,308.25
Payments/Credits	$0.00
Balance Due	$4,308.25

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #:	443305
Invoice Date:	06/01/2026
Completed:	06/02/2026
Terms:	Due On Receipt
Bid#:	

Bill to:

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

16529 Tisons Bluff Rd

Click Here to Pay Online!

HiTechFlorida.com

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

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

Total	$60.00
Payments	$0.00
Balance Due	$60.00

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

Credit Card Expense Tracker

District: Tisons Landing CDD
Cardholder: Elizabeth Myers
Month: **Jun-26**

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
14-May	Constant Contact	320.572.49400	$ 62.00	Monthly subscription
26-May	Amazon	320.572.52000	$ 92.32	key fob
2-Jun	Amazon	320.572.46000	$ 704.95	Locks for Amenity Center doors
		Total on Report	859.27	

Cash credit of $80.72 making total balance of CC
$778.55

From: Constant Contact Billing
To: yellowbluffmanager@gmsnf.com
Subject: Constant Contact Payment Receipt for Elizabeth Myers-Hesford LCAM
Date: Thursday, May 14, 2026 3:32:12 AM

Constant Contact Billing

Payment Receipt for May 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: May 14, 2026

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

Thank you for your payment!

Amounts shown may reflect sales tax which is applicable in certain areas.

You can view payment receipts at any time in the Billing tab of your account.

We appreciate your business.
Best Regards,
Constant Contact Billing

If you have questions, please reach out out to Customer Support.

Auto renewal terms: All subscriptions automatically renew every {12 months or 6 months}, at the then current list price (plus applicable taxes), using the payment method on file, unless cancelled prior to depleting your prepaid credit balance. Your prepaid credit balance will be reduced each month for the services used until your balance has run out. Your monthly bill may increase depending on your highest contact list size and email sends. Overage fees may apply. See overage fees, Contact Tier and SMS Send Pricing. You may cancel at any time from your account or by calling your local support team.

When your prepayment balance runs out, we'll charge the payment method on file based on your highest contact tier and current prepayment plan. If we are unable to charge your payment method for that amount, or if you pay by check, we'll convert your account to a standard monthly payment plan with no discounts, which will automatically renew on a monthly basis. Prepayments are non-refundable, even if you choose to cancel your subscription before your prepaid balance runs out.

By continuing to use our services you acknowledge that you have read and agree to our auto-renewal terms, the Terms of Service and Privacy Notice.

amazon.com

Final Details for Order #112-5672011-3342653

Order Placed: June 1, 2026
Amazon.com order number: 112-5672011-3342653
Order Total: **$704.95**

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

Shipped on June 1, 2026

Items Ordered	**Price**
2 of: *Fingerprint Smart Door Lock with Handle: Keyless Entry Keypad Lock for Front Door, Nyboer Electronic Digital Lock, Locks et Replacement for Exterior Doors* Sold by and invoiced on behalf of: Yuxin-Smart (seller profile) Business Price Condition: New	$149.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$299.98
Shipping & Handling:	$0.00
Promotion applied::	-$18.00

Total before tax:	$281.98
Sales Tax:	$0.00

Total for This Shipment:	**$281.98**

Shipped on June 2, 2026

Items Ordered	**Price**
3 of: *Fingerprint Smart Door Lock with Handle: Keyless Entry Keypad Lock for Front Door, Nyboer Electronic Digital Lock, Locks et Replacement for Exterior Doors* Sold by and invoiced on behalf of: Yuxin-Smart (seller profile) Business Price Condition: New	$149.99

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$449.97
Shipping & Handling:	$0.00
Promotion applied::	-$27.00

Total before tax:	$422.97
Sales Tax:	$0.00

Total for This Shipment: $422.97

Payment information	
Payment Method: MasterCard | Last digits: 1064 **Billing address** Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: $749.95 Shipping & Handling: $0.00 Promotion applied: -$45.00 ----- Total before tax: $704.95 Estimated Tax: $0.00 ----- **Grand Total: $704.95**
Credit Card transactions	MasterCard ending in 1064: June 2, 2026: $704.95

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

amazon.com

Final Details for Order #112-2569827-5813005

Order Placed: May 27, 2026
Amazon.com order number: 112-2569827-5813005
Order Total: **$92.32**

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 May 27, 2026

Items Ordered	Price
1 of: *Corpafly 100-Pack Blue Lanyards for ID Badges with Swivel J-Hooks - Versatile Neck Lanyard for Keys, Card Holders, Whistles, and More - Ideal for Offices, Teachers, Kids, and Cruise Ship Cards* Sold by and invoiced on behalf of: Corpafly LLC (seller profile) Seller Credentials: Classified Small Business - Gartner Standard Business Price Condition: New	$24.88

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$24.88
Shipping & Handling:	$0.00

Total before tax:	$24.88
Sales Tax:	$0.00

Total for This Shipment:	**$24.88**

Shipped on May 28, 2026

Items Ordered	Price
1 of: *INTELLid 50 Thin 26 Bit Proximity Key Fobs Weigand Prox Keyfobs Compatable with ISOProx 1386 1326 H10301 Format Readers.* *Works with The vast Majority of Access Control Systems* Sold by and invoiced on behalf of: Guyi Electronic Technology Co., Ltd. (seller profile) Business Price Condition: New	$67.44

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

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$67.44
Shipping & Handling:	$0.00

Total before tax:	$67.44
Sales Tax:	$0.00

Total for This Shipment:	**$67.44**

Payment information	
Payment Method: MasterCard | Last digits: 1064 **Billing address** Elizabeth Myers 17100 EAGLE BEND BLVD JACKSONVILLE, FL 32226-1179 United States	Item(s) Subtotal: $92.32 Shipping & Handling: $0.00 ----- Total before tax: $92.32 Estimated Tax: $0.00 ----- **Grand Total: $92.32**
Credit Card transactions	MasterCard ending in 1064: May 29, 2026: $92.32

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

Credit Card Expense Tracker

District: Tisons Landing CDD

Cardholder: Tim Harden

Month: **May-26**

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
5.6.26	Amazon	320.572.46000	$ 46.19	Paper Towels
5.7.26	Amazon	320.538.46000	$ 85.90	Dog waste reseptacle
5.7.26	Amazon	320.572.46000	$ 89.99	Weighted workout Bars
5.11.26	Amazon	320.538.46000	$ 69.34	2 inch Post
5.12.26	SCP	320.572.46000	$ 50.53	.25 inch chemical tubing
5.14.26	Lowes	320.538.46000	$ 5.78	Concrete
5.15.26	Big Z	320.572.46550	$ 1,075.30	New valve for 4 inch line
5.18.26	Amazon	320.572.46000	$ 22.09	Liquid Soap
5.18.26	Amazon	320.572.46000	$ 56.99	Trash Bags
5.28.26	Dollar General	320.572.46000	$ 8.60	Clock
6.1.26	Lowes	320.572.46000	$ 33.44	Spray Nozzles
6.1.26	Amazon	320.572.46000	$ 43.49	Paper Towels
		Total on Report	1,587.64	

amazon business

Packing slip

For customer support visit Amazon.com/contact-us

Order date: May 5, 2026
Purchase Order #:
Order #: 113-8598129-9862603
Date shipped: May 6, 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: Tisons Landing

Shipment details

Item description	Qty	Item price	Item subtotal
Tork Universal Hand Towel Roll White, Compatible with H21 Dispensers, 100% Recycled Fiber 6 Rolls x 800 Ft (RB8002) (SKU: B00M6XTONS) Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	$46.19	$46.19

Item subtotal	$46.19
Shipping & handling	$2.99
Promos & discounts	-$2.99
Sales tax	$0.00
Total	**$46.19**

Return or replace your item

Visit Amazon.com/returns

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

amazon business

Packing slip

For customer support visit Amazon.com/contact-us

Order date: May 7, 2026
Purchase Order #:
Order #: 113-5024977-4170615
Date shipped: May 7, 2026

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

GL code: 51010 Repairs & Maintenance
Cost center: Northeast
Location: DSD - Tison's Landing
Custom info: Tisons Landing

Shipment details

Item description	Qty	Item price	Item subtotal
VEVOR Dog Poop Trash Can With 50 Liner Bags, 11.5 Gallons Outdoor Waste Bin With Lid & Liner Clip for Pet Waste Station, Disposal Container for Garden Backyard Park (SKU: AG-MXWB-BD9K) Condition: New Sold by: Suplander	1	$85.90	$85.90

Item subtotal	$85.90
Shipping & handling	$0.00
Sales tax	$0.00
Total	**$85.90**

Return or replace your item

Visit Amazon.com/returns

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

amazon business

Packing slip

For customer support visit Amazon.com/contact-us

Order date: May 7, 2026
Purchase Order #:
Order #: 113-4161984-0863437
Date shipped: May 7, 2026

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

GL code: 51010 Repairs & Maintenance
Cost center: Northeast
Location: DSD - Tison's Landing
Custom info: Tisons Landing

Shipment details

Item description	Qty	Item price	Item subtotal
Fitvids Total Body Workout Weighted Bar Weighted Workout Bar Weighted Exercise Bar, Set of 3: 5, 10, 15LBS (SKU: 398263) Condition: New Sold by: Spreetail	1	$89.99	$89.99

Item subtotal	$89.99
Shipping & handling	$0.00
Sales tax	$0.00
Total	**$89.99**

Return or replace your item
Visit Amazon.com/returns

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

amazon business

Packing slip

For customer support visit Amazon.com/contact-us

Order date: May 11, 2026
Purchase Order #:
Order #: 113-0807170-2353856
Date shipped: May 11, 2026

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

GL code: 51010 Repairs & Maintenance
Cost center: Northeast
Location: DSD - Tison's Landing
Custom info: Tisons Landing

Shipment details

Item description	Qty	Item price	Item subtotal
Otoolling 6 ft H x 2 in W Square Sign Post with 7/16" Dia Mounting Holes Galvanized Steel Metal Poles Outside Rust Resistant Industrial Perforated Tube for Street, Parking, Construction (Silver) (SKU: HUU1853) Condition: New Sold by: shenzhenshizefudianzishangwuyouxiangongsi Gift message: ""	1	$69.34	$69.34

Item subtotal	$69.34
Shipping & handling	$0.00
Sales tax	$0.00
Total	**$69.34**

Return or replace your item

Visit Amazon.com/returns

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

SCP Bpt

56-TAMPA-SCP DIST.
9216 PALM RIVER RD STE 201
TAMPA, FL 33619-4478
Phone 813-623-5333
Fax 813-621-9621

INVOICE

EMERGENCY RESPONSE #
1-800-424-9300

INVOICE #	TH146648
ORDER #	TH176064
DATE	05/12/26
PAGE	1 of 1

BILL TO
269568
VESTA PROPERTY SERVICES
KINGSPOINT
1900 CLUBHOUSE DR
SUN CITY CENTER, FL 33573-5916

SHIP TO
681-JACKSONVILLE EAST-SCP DIST
9301 HOGAN RD
JACKSONVILLE, FL 32216-0400

CUSTOMER P/O NUMBER 5/12	SHIP VIA PRIORITY PICK	WRITTEN BY MATTHEW SPEEDY(74)	ORDER DATE 05/12/26
CUSTOMER RELEASE NUMBER	FREIGHT TERMS 02 IN/OUTBOUND	PAYMENT TERMS 100% PREPAYMENT PICK-UP	DUE DATE
JOB / SHIP-TO NAME VESTA PROPERTY SERVICES	PURCHASING AGENT	CONTACT GEORGE	PHONE 813-387-3442

LN#	PRODUCT	HM	DESCRIPTION	U/M	OPEN	PCK-QTY	SHP-QTY	B/O	PRICE	EXTENSION
1	HID-451-9552	⚠	8750-8281 100' ROLL 1/4" UV PROTECTED POLY TUBING (FT)	FT	100	100	100	0	0.47	47.00

Credit Card Receipt
681-JACKSONVILLE EAST-SCP DIST
JACKSONVILLE, FL 32216-0400

05/12/26 13:01:44
Merch ID: Pool_US_SCP_POS
Term ID: M400-806680566 681-02
PSP Reference: SZ2LZJBZ5XVX9P69
M/C Sale

Card # 3184
Approval Code: 01291Q
Entry Method: ICC

Sale Amount $50.53

Signature X____________________
I AGREE TO PAY ABOVE TOTAL AMOUNT OF EACH CHARGE
LIST ACCORDING TO THE CARD ISSUER AGREEMENT
(MERCHANT AGREEMENT IF CREDIT VOUCHER)
ALL SALES ARE SUBJECT TO COMPANY CREDIT/RETURN
POLICY AT http://scppool.com/sales-return-policy

___PLACARDS SUPPLIED-YES___ NO___ REFUSED___

MERCHANDISE TOTAL	DISCOUNTS	MISC CHARGES	SALES TAX	INBOUND FREIGHT	OUTBOUND FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
47.00	0.00	0.00	3.53	0.00	0.00	0.00	0.00	50.53

This is to certify that the herein named materials are properly classified, described, packaged, marked, and labeled, and are in proper condition for transportation according to the applicable regulations of the department of transportation.

SIGNATURE: MATTHEW SPEEDY(74)

Subject to our terms at http://www.poolcorp.com/dealer-terms-conditions

SIGNATURE: ____________________ RECEIVED BY: ____________________

Cust#: 269568 Cust Name: VESTA PROPERTY SERVICES
Inv#: TH146648 Invoice Date: 05/12/26 Invoice Amount: $50.53

⚠ WARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov

Remit To:
SCP DISTRIBUTORS LLC
PO BOX 530653
ATLANTA, GA 30353-0653

LOWE'S®

SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

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

- MILITARY - PERSONAL USE SALE -
-- SALE --
SALES#: S2472CJ2 3155755 TRANS#: 673452792 05-14-26

4927613 SAKRETE 50-LB 5000+ CONCR   5.38
5.98 DISCOUNT EACH   -0.60

SUBTOTAL:	5.38
TOTAL TAX:	0.40
INVOICE 77903 TOTAL:	5.78
M/C:	5.78

TOTAL SAVINGS THIS TRIP: $0.60

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

EST. POINTS EARNED:

Big Z Pool Service LLC
dba. Big Z Pools
172 Stokes Landing Rd.
Saint Augustine, FL 32095
904.868.4660

Paid

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

Invoice Number	6993-B4
Date of Issue	05/14/2026
Due Date	05/24/2026
Reference	4" CPEX Valve Repair
Amount Due (USD)	$0.00

Description	Rate	Qty	Line Total
RE: 4" CPEX Valve Repair Installed: 5/14/26	$0.00	1	$0.00
4" CPEX Butterfly Valve We will need to use the internal material of the new valve, but reuse the existing body of the valve on site.	$475.30	1	$475.30
Labor	$575.00	1	$575.00
Fuel Surcharge	$25.00	1	$25.00

Subtotal	1,075.30
Tax	0.00
Total	1,075.30
Amount Paid	1,075.30
Amount Due (USD)	$0.00

Notes
Job completed: 5/14/26. Thank you for your business!

Terms
The due date is reflected in the top right hand corner of the invoice.

Late Payment Fee: Overdue payments for pool service are subject to a $70.00 late fee and repair, remodel, material based, or service calls are subject to a 3.5% late fee on the total outstanding balance. The late fee applies once the payment is past the net terms and the additional 5-day grace period we allot for mail delivery delays. Payments delayed due to discrepancies not disclosed prior to the payment being late and the fee assessed will not be waived.
Acceptance: Estimate accepted online

Preferred Payment Methods:
Cash
Check
Credit Cards: We accept credit cards; however, a 3.9% surcharge fee applies if that feature is enabled for the invoice.
Legal Considerations:
State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.
Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.
Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.
Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.

amazon business

Packing slip

For customer support visit Amazon.com/contact-us

Order date: May 18, 2026
Purchase Order #:
Order #: 113-7732729-6795419
Date shipped: May 18, 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: Tisons Landing

Shipment details

Item description	Qty	Item price	Item subtotal
Dial 154013M Liquid Gold Antimicrobial Soap, 1 Gallon (pack of 1) (SKU: B000JK3M0G) Condition: New Sold by: Amazon.com Services, Inc Gift message: ""	1	$22.09	$22.09

Item subtotal	$22.09
Shipping & handling	$0.00
Sales tax	$0.00
Total	**$22.09**

Return or replace your item

Visit Amazon.com/returns

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

amazon business

Packing slip

For customer support visit Amazon.com/contact-us

Order date: May 18, 2026
Purchase Order #:
Order #: 113-9953929-1441810
Date shipped: May 18, 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: Tisons Landing

Shipment details

Item description	Qty	Item price	Item subtotal
Reli. 40 to 45 Gallon Trash Bags Heavy Duty | 250 Trash Bags | Super Sizeable, Black, Garbage for Serious Cleanup (SKU: BT-PZG1-4L7A) Condition: New Sold by: RL Co LLC Gift message: ""	1	$56.99	$56.99

Item subtotal	$56.99
Shipping & handling	$2.99
Promos & discounts	-$2.99
Sales tax	$0.00
Total	**$56.99**

Return or replace your item

Visit Amazon.com/returns

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

DOLLAR GENERAL STORE #13746
13807 MAIN STREET,
JACKSONVILLE, FL 32218
(904) 345-0931
SALE TRANSACTION

S PZF424 12IN CLOCK 430002152504	$8.00
Tax: $8.00 @ 7.5%	$0.60
Balance to pay	$8.60
MasterCard	$8.60

Mastercard	************3184
Type: CONTACTLESS	Auth Code: 02847Q
MID: *******27013	TID: ****6000
TOTAL PURCHASE	$8.60

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

STORE	TILL	TRANS.	DATE
13746	1	219835	05-28-26 1:27 PM

Your cashier was: GLYNDA

99902137460012198356

LOWE'S®

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#: S2472IJ1 595794 TRANS#: 200221845 06-01-26

790341 ORBIT MAX 36-IN 8-PATTERN	19.98
6914587 PS 7-PAT THUMB CONTROL(-7	9.98
4357456 PS JET NOZZLE W SHUT OFF(	3.48

SUBTOTAL:	33.44
TOTAL TAX:	0.00
INVOICE 72074 TOTAL:	33.44
V/C:	33.44

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

EST. POINTS EARNED: 41*

* Points are awarded on eligible purchases
for orders that [illegible]

amazon business

Packing slip

For customer support visit Amazon.com/contact-us

Order date: June 1, 2026
Purchase Order #:
Order #: 113-6020834-1734650
Date shipped: June 1, 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: Tisons Landing

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	$0.00
Total	**$43.49**

Return or replace your item

Visit Amazon.com/returns

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

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

Masters Quality Fence

Invoice

Bill To: Tisons Landing CDD (16529 Tisons Bluff Rd Jacksonville FL 32218)
tharden@vestapropertyservices.com

Approved by Tim Harden   Please code to Capital Reserve

Invoice No: 846
Date: 06/11/2026
Due Date: 06/11/2026

Description	Quantity	Rate	Amount
Final payment for dog park aluminum fence . 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.	1	$7,500.00	$7,500.00

Subtotal	$7,500.00
Total	$7,500.00
Paid	$0.00
Balance Due	**$7,500.00**

Masters Quality Fence   Client's signature

Big Z Pool Service LLC
dba. Big Z Pools
172 Stokes Landing Rd.
Saint Augustine, FL 32095
904.868.4660

Tison's Landing CDD
16529 Tison's Bluff Rd
Jacksonville, FL 32226

Invoice Number	6993-C1S
Date of Issue	06/12/2026
Due Date	06/22/2026
Reference	Wading Pool-Ph Stenner
Amount Due (USD)	$938.00

Approved by Tim Harden Please code to 320.572.4655 0

Description	Rate	Qty	Line Total
RE: Wading Pool, Ph Stenner Job completed: 06/12/26	$0.00	1	$0.00
Stennar Pumps PH -will have adjustable head for adjustable feed rate Per DOH they are now requiring the property to have a PH feeder	$638.00	1	$638.00
Labor	$275.00	1	$275.00
Fuel Surcharge	$25.00	1	$25.00

Subtotal	938.00
Tax	0.00
Total	938.00
Amount Paid	0.00
Amount Due (USD)	$938.00

Notes
Job completed: 06/12/26. Thank you for your business!

Terms
The due date is reflected in the top right hand corner of the invoice.

Late Payment Fee: Overdue payments for pool service are subject to a $70.00 late fee and repair, remodel, material based, or service calls are subject to a 3.5% late fee on the total outstanding balance. The late fee applies once the payment is past the net terms and the additional 5-day grace period we allot for mail delivery delays. Payments delayed due to discrepancies not disclosed prior to the payment being late and the fee assessed will not be waived.
Acceptance: Estimate accepted online

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

05/31/2026
Account No: 80-12113M
Statement No: 199022

Attn: PATTI POWERS

TISON'S LANDING CDD

Fees

Date			Hours
05/04/2026	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30
	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM RHONDA FISHER (JACKSONVILLE DAILY RECORD)	0.20
05/07/2026	GAF	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 5/14/26 MEETING OF BOARD OF SUPERVISORS	0.50
05/11/2026	GAF	REVIEW DISTRICT FILES; REVIEW PENDING MATTERS IN PREPARATION OF MAY 14, 2026 BOARD OF SUPERVISORS MEETING	0.20
05/14/2026	GAF	PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING	1.60
05/19/2026	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
05/20/2026	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30
	GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
	GAF	FURTHER CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
	GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
	GAF	ADDITIONAL CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
	GAF	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20

TISON'S LANDING CDD

05/31/2026
Account No: 80-12113M
Statement No: 199022

TISON'S LANDING CDD

			Hours	
05/28/2026				
	GAF	RECEIPT AND REVIEW OF DRAFT AGENDA PACKAGE FOR 6/11/2026 MEETING OF THE BOARD OF SUPERVISORS	0.30	
	GAF	REVIEW DRAFT MINUTES OF 5/14/2026 MEETING OF THE BOARD OF SUPERVISORS; CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.30	
	GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE AND REPLY THERETO	0.20	
05/29/2026				
	GAF	PREPARE GUEST PARTICIPANT RELEASE AND WAIVER OF LIABILITY FOR SWIM LESSONS	0.90	
		For Current Services Rendered	6.30	1,228.50

Recapitulation

Timekeeper	Title	Hours	Rate	Total
GABRIELLA A. FERNANDEZ	ASSOCIATES	6.30	$195.00	$1,228.50

	Previous Balance	$2,203.50
	Total Current Work	1,228.50
	Payments	
06/01/2026	PAYMENT RECEIVED - THANK YOU	-2,203.50
	Balance Due	$1,228.50

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

Original

HAWKINS

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

INVOICE

Total Invoice	**$762.00**
Invoice Number	7452257
Invoice Date	6/9/26
Sales Order Number/Type	5179109 SL
Branch Plant	74
Shipment Number	6234653

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 #
7/9/26	Net 30	PPD Origin	HWTG			384

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	250.0000	GA	$3.0000	GA	2,417.5 LB	$750.00
		1 LB BLK (Mini-Bulk)		250.0000	GA			2,417.5 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

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

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

Tax Rate	Sales Tax	Invoice Total
0 %	$0.00	**$762.00**

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

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

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

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# 2888248

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21262	05/31/2026	$1,860.98	06/30/2026	Net 30	

Approved by Tim Harden   Please code to 320.538.4620 3

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

BALANCE DUE **$1,860.98**

Jacksonville Daily Record

A Division of

Daily Record & Observer, LLC

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

INVOICE

June 18, 2026
Date

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

Serial # 26-03383D **PO/File #**

$233.00
Payment Due

Notice of Fiscal Year 2027 Budget Public Hearing

$233.00
Publication Fee

Tison's Landing Community Development District

$233.00
Amount Paid

Case Number

Publication Dates 6/18,25

County Duval

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 26-03383D on your check or remittance advice.

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

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

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

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

NOTICE OF FISCAL YEAR 2027 BUDGET PUBLIC HEARING FOR TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("**Board**") of the Tison's Landing Community Development District ("**District**") will hold a public hearing on **July 16, 2026 at 6:00 p.m. at Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218** for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, (904) 940-5850 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://tisonslandingcdd.com/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager
Jun. 18/25 00 (26-03383D)

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
6/5/2026	9848

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 320.538.4620 0

Terms	Due Date	Project
Net 30	7/5/2026	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- May 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

Service Slip/Invoice

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

INVOICE:	68601232
DATE:	06/17/2026
ORDER:	68601232

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

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

Approved by Tim Harden

Please code to 320.538.46202

Work Date	Time	Target Pest	Technician		Time In
06/17/2026	02:18 PM		WDBROWN	Warren Brown	

Purchase Order	Terms	Last Service	Map Code		Time Out
		06/17/2026		Lic:JE311826	

Service	Description	Price
CPC-MONTHLY	Pest Control Service	$51.00

SUBTOTAL	$51.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$51.00
AMOUNT DUE	**$51.00**

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

Do not touch any of the treated areas until dry

Thanks for choosing Naders Pest Raiders

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

Vesta

Invoice

Invoice #	432540
Date	06/01/2026
Terms	
Due Date	07/01/2026
Memo	Monthly Fees

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

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager	1	8,773.00	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

First Coast Mulch now American GroundPro
P.O. 550512
Jacksonville, FL 32255
+1 9042545366
AR@Americangroundpro.com

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4679	04/01/2026	$5,100.00	05/01/2026	Net 30	

Approved by Tim Harden   Please code to 320.538.4620 4

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Gold Mulch - JAX	Installation of Gold Mulch as directed and indicated on the approved map not to exceed 100 yards. Tisons Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218 Tim Harden - 904.612.6668 Tharden@Vestapropertyservices.com	5,100.00

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@AmericanGroundPro.com. Thank you for your business. We look forward to working with you in the future!

BALANCE DUE **$5,100.00**

ACH Instructions
Beneficiary: FCM Industries Opco, LLC
Please call for details