TISON'S LANDING
Community Development District

AUGUST 13, 2026

AGENDA

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

August 6, 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, August 13, 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. Staff Reports
  A. District Engineer

  B. District Counsel

  C. District Manager – Consideration of Goals & Objectives for FY27

  D. Amenity Manager – Report

  E. Field Operations Manager – Consideration of Proposal for Resurfacing the Tennis Court

IV. Approval of Consent Agenda
  A. Minutes of the July 16, 2026 Meeting

  B. Financial Statements

  C. Check Register

V. Acceptance of the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit

VI. Supervisor Requests

VII. Audience Comments

VIII. Next Scheduled Meeting – Thursday, September 10, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218

IX. Adjournment

THIRD ORDER OF BUSINESS

C.

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

Goal 1.2: Notice of Meetings Compliance

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

Goal 1.3: Access to Records Compliance

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

2. Infrastructure and Facilities Maintenance

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

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

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________
Print Name:________________________________
Tison's Landing Community Development District

District Manager:___________________________ Date:_______________
Print Name:________________________________
Tison's Landing Community Development District

D.

YELLOW BLUFF LANDING

Amenity Manager's Report

Prepared For

Tisons Landing CDD for the month of August 2026

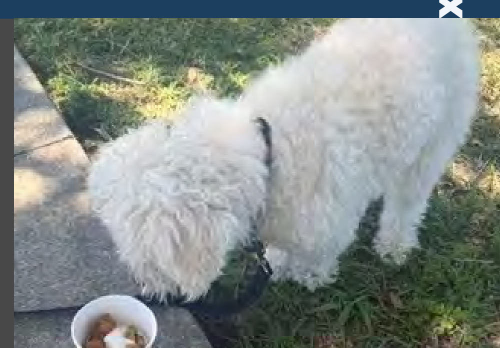
Respectfully submitted by Tim Harden and Elizabeth Myers-Hesford

PAST EVENTS

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

Event: Doggie Days of Summer

PHOTOS FROM DOGGIE EVENT



UPCOMING EVENTS

Date : Saturday, August 15th 1pm to 3pm

Event: Back to School Event

UPCOMING EVENT

Date: Friday, September 11th 7pm to 9pm

Event: Casino Night

MANAGER'S NOTES:

Dear Board Members,

It is hard to believe that summer is already beginning to wind down and Labor Day Weekend will be here before we know it.

The week of August 2nd through August 8th marks our last full week of summer operations, although our Pool Monitors will continue to be on post during the weekends through Labor Day Weekend to help ensure a safe and enjoyable experience for our residents.

Overall, we have had a wonderful summer season. The addition of the new pool furniture and umbrellas has been very well received, and it has been great to see so many residents and families enjoying the enhanced pool amenities.

As we transition into the fall season, we still have some exciting community events ahead:

- Back to School Event – Saturday, August 15th
- Casino Night – Friday evening, September 11th

These events provide great opportunities for our community to come together, and we are looking forward to strong participation from our residents.

Thank you all for your continued support throughout the summer. We look forward to finishing the season strong and hosting a fun and memorable lineup of upcoming events.

Replace Monument Lighting

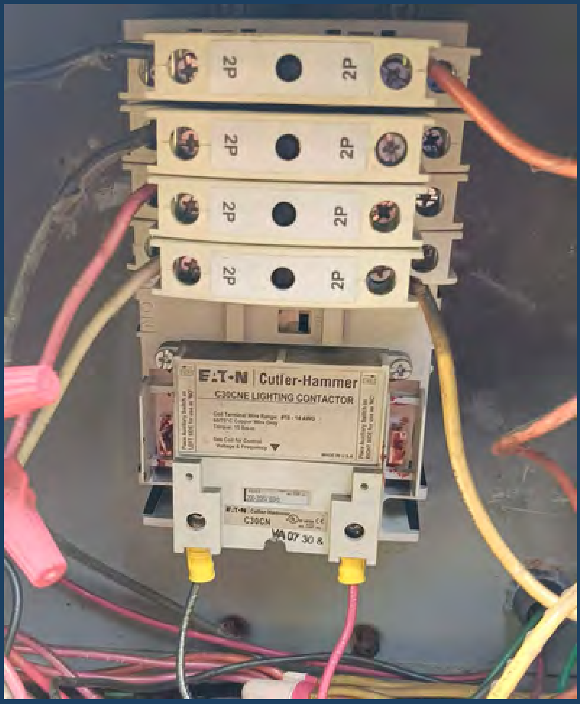
Staff noticed that one of the lights was out on the monument at the Main Street entrance. A new light was ordered and installed. The old light plugged into the nearby GFI outlet, but the new one is hard wired. This will avoid lighting issues due to a tripped outlet.

Pool Lift Chair Repair

Staff noticed that the foot rest on the pool lift chair was broken. A new foot rest was ordered and installed.

Electrical Repairs

A resident reported that the tennis court lights were not working. After checking for obvious causes, such as a bad timer switch or tripped breaker, Hendry Electrical was called out to investigate. The electrician concluded that the spring was bad in the contactor. The spring was replaced at a cost of $840. While they were onsite staff had them upgrade the outlets in the gym and social room to new outlets that include USB and USC ports to allow residents to more easily charge their personal devices.



Cleanup of pond

Staff noted during a regular inspection that the small pond between Dowing Creek Drive and Tisons Bluff Road was littered with trash. All trash that was within reach of the shore was removed.

Tree trimming

Staff trimmed some low hanging limbs in and around the amenity center.

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.

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

July 7, 2026

Att: Timothy Harden
Tisons Landing
16529 Tisons Bluff Rd.
Jacksonville, FL 32218

Please call 800-331-1723 or send email to info@courtsurfacesfla.com should you have any questions.

Following are the specifications and price to resurface two existing asphalt tennis courts at Tisons Landing, Jacksonville, FL. This quote includes general crack filling, patching, leveling, and the application of colored acrylic surfacing on the courts. Cracks and sunken areas throughout the court surface will be patched as part of the resurfacing scope.

Water is available on site and access to the courts is good.

Court Surfaces highly recommends that these courts be rebuilt. Cracking is present throughout most of the court surface, and water has damaged the underlying base material. We cannot guarantee that cracks will not return at any time unless the courts are rebuilt. Court Surfaces also recommended that these courts be rebuilt in 2020.

Two sets of black tennis net posts are priced as an Add-On below. If the existing posts do not come out of the sleeves, the posts will need to be cut off and removed. Core drilling and replacement of up to four post sleeves is priced below as an Add-On to be used only if needed.

Scope of Work
Resurface — Two Tennis Courts — Asphalt
130' x 120' — 15,600 sq ft

1. Mobilization to site.
2. Prep the court surface by scraping and cleaning the courts of all dirt, debris, and loose material.
3. Existing net posts are bent. Replacement of two sets of tennis net posts is priced as an Add-On below. If the existing posts do not come out of the sleeves, Court Surfaces has priced core drilling and replacement of up to four post sleeves as an Add-On below, to be used only if needed.
4. Flood courts to check for birdbaths. Courts will be pressure washed, flooded, and checked for birdbaths. Birdbath areas will be patched and leveled as much as possible.

5. Machine sand the court surface as necessary to smooth and repair uneven areas. High-crack areas will be ground down, and small root-damaged areas will be leveled as needed.
6. Apply outdoor court-grade patching materials to visible cracks and patch areas to bring each area flush with the surrounding asphalt. This is the minimum crack treatment and will improve, but not eliminate, the existing cracks. There are approximately 820 linear feet of structural cracks throughout the courts. We recommend Riteway for these – priced as Add-On below.
7. Using outdoor court-grade patch compounds:
   a. One application will be made to each birdbath. This will reduce water depth for faster drying times, but may not eliminate all water ponding.
   b. Cover and fill rough asphalt areas as needed.
   c. Scrape or grind patch edges smooth so patches are not visible through the finished surface where reasonably possible.
   d. Lightly sand patch edges to smooth down.
8. Apply one coat of sand/acrylic resurfacer.
9. Apply two successive coats of acrylic color coating.
10. Finished colors to be owner's choice of any two manufacturer's standard colors. Current requested colors are blue centers with light green borders. Final colors to be confirmed before work begins.
11. Paint two sets of regulation two-inch-wide white playing lines for tennis.
12. Paint two sets of pickleball lines on one tennis court, matching the existing footprint, with one pickleball court on each side of the tennis net.
13. Remove all excess materials and debris from the job after completion of the work.

Pricing
Resurface — Two Tennis Courts — Asphalt
130' x 120' — 15,600 sq ft

The total price for the above outlined work is:

$20,982.00

Payable in two draws as follows:

First Draw: Due upon acceptance — **$10,491.00**
Final Draw: Due upon completion of job — **$10,491.00**

This price is good for thirty (30) days.

Add-On #1 — RiteWay Crack Repair

Apply RiteWay Crack Repair to up to the worst 820 linear feet of cracks that are over 12” long or 1/8” wide. RiteWay is a multi-layered crack repair system designed for structural cracks that allows movement underneath the repair without breaking the surface coatings. Each treated crack is guaranteed not to return for at least two years.

Add to base bid above:

$14,650.00

Initial: ______________________

Add-On #2 — New Tennis Net Posts

Provide two sets of standard external-wind 3” O.D. black tennis net posts to replace the existing bent sets. Tennis net posts are priced as complete sets and are not priced as individual posts.

Add to base bid above:

$1,550.00

Initial: ______________________

Add-On #3 — New Tennis Post Sleeves, If Needed

We request that this Add-On may be approved in advance in case the existing posts do not come out. If the posts can be removed from the existing sleeves, this Add-On will not be charged.

Core drill and replace up to four standard PVC sleeves in concrete for tennis net posts.

Add to base bid above, only if needed:

$2,525.00

Initial: ______________________

Acceptance

ACCEPTED BY: ____________________________
For: Tisons Landing

Date: ____________________________

COURT SURFACES: ____________________________
Bryan McMandon
Managing Member

By signing this proposal, the customer acknowledges they have read and accept the proposed scope of work, price, payment terms, and terms and conditions outlined in this quote.

Terms and Conditions / Exclusions

1. *This proposal is based on the scope specifically listed above. Any work not specifically listed is excluded.*
2. *Court Surfaces highly recommends that these courts be rebuilt due to the amount of cracking and the condition of the underlying base material. This resurfacing proposal is not a rebuild and will not correct underlying base failure, subgrade issues, water damage, settlement, or structural movement.*
3. *Existing cracks are being addressed with minimum crack treatment unless RiteWay Crack Repair is selected as an Add-On. Minimum crack treatment will improve the appearance of the cracks but will not eliminate the cracks or prevent them from returning.*
4. *Court Surfaces cannot guarantee that cracks will not return at any time unless the courts are rebuilt. Cracks may return before, during, or after the resurfacing process due to existing asphalt, base, subgrade, root, drainage, or moisture conditions.*
5. *RiteWay Crack Repair, if selected, applies only to the cracks treated with RiteWay and carries a two-year guarantee on those treated cracks. Any cracks not treated with RiteWay are excluded from the RiteWay guarantee.*
6. *Birdbath patching is limited to one application per birdbath area. Patching is intended to reduce water depth and improve drying time but may not eliminate all ponding.*
7. *Acrylic surfacing is a coating system and will reflect underlying asphalt, base movement, settlement, cracks, joints, root damage, drainage issues, or other movement that occurs after installation.*
8. *This proposal does not include asphalt removal, base repair, base replacement, drainage correction, root removal, tree removal, subgrade correction, or reconstruction of the courts.*
9. *Customer is responsible for locating and marking all private utilities, irrigation, electrical, water lines, sleeves, conduits, and any underground obstructions prior to commencement of work.*
10. *Court Surfaces is not responsible for damage to unmarked utilities, irrigation, electrical, water lines, sleeves, conduits, or other underground items.*
11. *Proposal assumes reasonable access for trucks, equipment, and materials. Any access limitations, soft ground conditions, damage to access routes, restoration, or special access requirements are excluded unless specifically stated.*

12. *Permits, engineering, surveying, testing, inspections, layout by surveyor, and any required governmental approvals are excluded unless specifically stated.*
13. *Sod, landscaping, irrigation, tree trimming, access clearing, restoration, and repair of surrounding areas are excluded unless specifically stated.*
14. *Existing tennis post removal is not guaranteed. If existing posts do not come out of the sleeves, the posts will need to be cut off and sleeve replacement will be required. Sleeve replacement is included only if Add-On #3 is approved and only to the extent listed above.*
15. *New tennis net posts are included only if Add-On #2 is approved.*
16. *Standard manufacturer color options are included. Custom colors, special blends, logos, graphics, additional striping, or non-standard layouts are excluded unless specifically stated.*
17. *Work is weather dependent. Rain, moisture, cold temperatures, excessive heat, humidity, or site conditions may delay scheduling or completion.*
18. *Payment is due according to the draw schedule listed above. Past-due balances may delay scheduling, continuation, or completion of work.*
19. *Any change in scope, quantity, dimensions, site conditions, or requested work will require written approval and may result in additional cost.*

NSP PARK SERVICES.

Company Address	NSP Park Services 120 Palencia Village Dr. C-105 #314 St. Augustine, Florida 32095 US	Created Date	7/10/2026
		Quote Number	00000559

Prepared By	Paige Caravello
Phone	(904) 466-3645
Email	paige@nspparkservices.com

Bill To Name	Tisons Landing CDD	Project Location Name	Tisons Landing
Bill To	5385 North Nob Hill Road Sunrise, FL 33351 United States	Project Location	16529 Tisons Bluff Road Jacksonville, FL 32218 United States

Product	Line Item Description	Quantity	Sales Price	Total Price
Removal	Removal of existing in-ground mounted benches (2) and trash receptacle (1).	1.00	$2,500.00	$2,500.00
Installation	Installation of new in-ground mounted benches (2) and trash receptacle (1) to be purchased separately by customer. Includes provision of concrete for the footers.	1.00	$1,875.00	$1,875.00
Removal	Removal of existing in-ground mounted tennis nets (2).	1.00	$2,000.00	$2,000.00
Installation	Installation of new in-ground mounted Douglas Sports tennis net systems provided by NSP (2). Includes provision of concrete for the footers.	1.00	$5,974.94	$5,974.94
Materials	SportMaster court surfacing materials.	1.00	$11,643.89	$11,643.89
Surfacing Application	-Application of one layer of Acrylic Base Coat material with sand. -Application of two layers of Acrylic Color Coat material with sand in the court design of: Light green border & light blue courts. (Colors are to be confirmed by the customer prior to order. Pricing may vary based on the colors selected.)	1.00	$35,558.60	$35,558.60
Court Layout	Court layout to be carefully measured and marked to ensure accurate placement of all regulation lines prior to painting.	1.00	$5,000.00	$5,000.00
Line Painting	Apply StripeRite and Sportscourt line paint for 2 tennis courts & 2 pickleball courts overlapping one of the tennis courts in yellow.	1.00	$2,500.00	$2,500.00
Dumpster Rental		1.00	$1,000.00	$1,000.00

Subtotal	$68,052.43
Discount	0.00%
Grand Total	$68,052.43

Thank you for the opportunity to provide this quote.

This quote is valid for sixty (60) days from the date of issuance. All project details, including but not limited to locations, colors, and specifications, must be confirmed at the time of order. The customer is responsible for verifying that all parts have been received prior to tentative scheduling. Should missing parts be identified during installation, change orders will be required for any additional visits. A surcharge of ten percent (10%) will apply if the park is not properly closed and damage occurs during the curing process as a result of public interference.

Warranty:

- NSP Park Services provides a ninety (90) day warranty from the project completion date for court surfacing materials, limited to flaking or peeling resulting from material failure. This warranty expressly excludes slab and/or foundation failure.
- NSP Park Services provides a one (1) year warranty for all parts installations and playground installations.
- Warranties do not cover damages caused by vandalism, natural events, or repairs to concrete/asphalt slabs and/or foundations.
- All warranties are null and void if payment in full has not been received.

Please note that slab cracking commonly results from movement within or beneath the subbase. NSP Park Services will repair cracks identified and marked in the original scope of work. Any new cracks appearing during the project will be brought to the customer's attention and may require change orders for repair. If cracks persist despite such additional repairs, NSP Park Services shall not be liable for further slab repair or replacement.

Acceptance and Payment:

Please sign all designated signature lines below to indicate acceptance of this quote and return via email. An invoice will be issued upon receipt of the signed quote, or for public entities, upon project completion.

- Public entities submitting a Purchase Order should send it to **custsvc@nspparkservices.com**.
- Private organizations are required to remit payment via check or credit/debit card at the time of order, unless otherwise agreed. A convenience fee of three percent (3.00%) will apply to all credit/debit card transactions.

Payment by Check:

Checks must be accompanied by a copy of the invoice and mailed to:

NSP Park Services
120 Palencia Village Dr.
C-105 #314
St. Augustine, FL 32095

If sending a check via FedEx or UPS, please notify us in advance so that an alternate delivery address may be provided.

Signature: ______________________________

Print Name: ______________________________

Title: ______________________________

Date: ______________________________

SportMaster®
SPORT SURFACES

NSP
PARK SERVICES

Official Surface of the USPTA

OFFICIAL COURT SURFACE OF USA PICKLEBALL

PREMIUM SPORT SURFACING PRODUCTS

Need help selecting the right color combination for your tennis court?

Try our Court Designer at sportmaster.net

Financing options available through NAVITAS CREDIT CORP.

All Colors Available in all SportMaster® Systems when Using Colorplus™ Pigment Dispersion.

Dark Green	**Light Green** LEED credit (SRI = 31)*	**Forest Green**	**Blue**
Beige	**Red** LEED credit (SRI = 36)*	**Light Blue**	**Sandstone** LEED credit (SRI = 46)*
Tournament Purple Higher Cost Pigment	**Maroon**	**Gray**	**Ice Blue** LEED credit (SRI = 62)*
Dove Gray LEED credit (SRI = 33)*	**Orange** Higher Cost Pigment May require additional coats	**Yellow**	**Brite Red** LEED credit (SRI = 62)* Higher Cost Pigment
Black			

*Solar Reflectance Index (SRI) is the percentage of solar energy that is reflected by a surface. SportMaster® colors with an SRI of 29 or higher are indicated on the color chip card. These specific colors qualify for the LEED (Leadership in Energy and Environmental Design) program under Section SS Credit 7.1: Heat Island Effect: Non-Roof. For more information visit www.usgbc.org or contact a LEED accredited professional.

Chips on this card may vary slightly in color or finish from the actual product in the container, due to age, light, heat and printing process. Color samples based on SportMaster® products.

TENNIS

ITF CLASSIFIED COURT PACE 1 SLOW

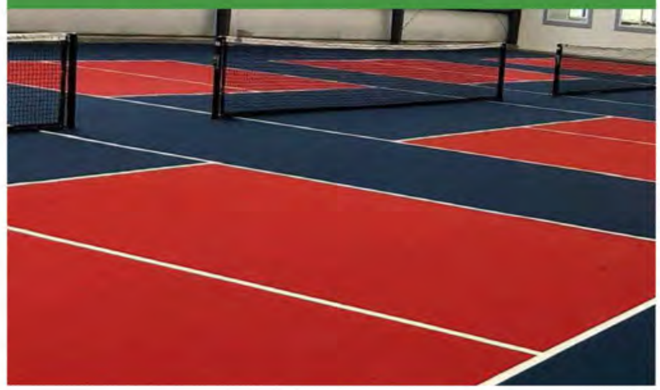
ITF CLASSIFIED COURT PACE 2 MEDIUM-SLOW

ITF CLASSIFIED COURT PACE 3 MEDIUM

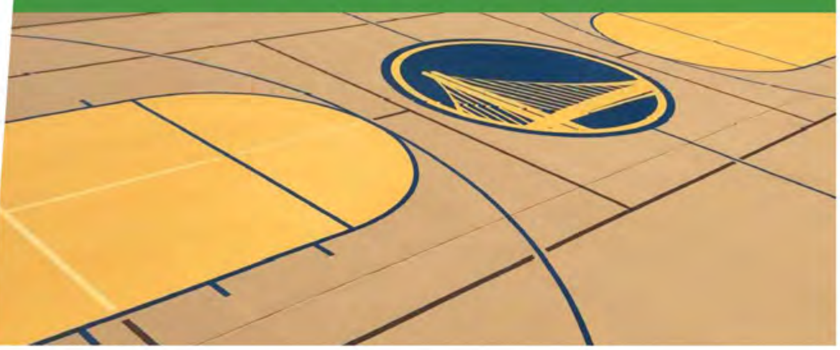
ITF CLASSIFIED COURT PACE 4 MEDIUM-FAST

ITF CLASSIFIED COURT PACE 5 FAST

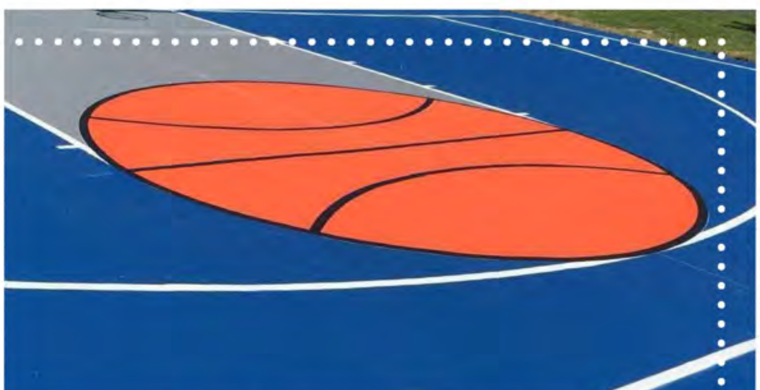
PICKLEBALL



MULTIPURPOSE



PLAYGROUNDS



BASKETBALL

ROLLER SPORTS

SportMaster® SPORT SURFACES

NSP Park Services is a certified installer of SportMaster sport surfaces®

NSP PARK SERVICES

Phone: 904-466-3645 • www.nspparkservices.com • E-Mail: custsvc@nspparkservices.com

FAQ

- **HOW LONG SHOULD MY COURT SURFACE LAST?**

The standard resurfacing cycle for SportMaster acrylic sport surfaces is 5 to 8 years.
The asphalt and concrete base of any court, no matter how well built, can exhibit cracking and low spots known as "birdbaths". There are many factors that can contribute to these problems from ground movement and sinking, to tree roots and improper construction or base mixes. There should also be adequate drainage around the perimeter of the court to avoid standing water on the court surface. While many of the cleaning and protection functions can be handled by the court owner or maintenance crew, repairs and resurfacing are best handled by a sport surfacing professional.

- **WHY DO THE WHITE LINES CRACK ON A SPORTS COURT?**

The white lines, with their bright color, exhibit high reflectivity of the sun's rays. This results in cooler asphalt and minimal expansion under the lines. The adjacent playing surfaces have darker surface colors, which absorb more heat from the bright sun. In contrast, this tends to soften the asphalt binder and cause expansion. Over time, this back and forth movement can lead to cracks in the asphalt (which loses flexibility and becomes more brittle as it ages).

- **WHY IS THE CRACK FILLER NOT DRYING ON MY COURT?**

Moisture is, most likely, wicking up from beneath the court surface, and it is keeping the crack filler from drying all the way through. Structural cracks, in asphalt or concrete tennis courts, go through the entire slab. This creates an easy way for surface water to drain into the base, and sub-surface moisture to evaporate out of the base.

- **HOW MANY PICKLEBALL COURTS FIT ON A TENNIS COURT?**

You can fit four standard pickleball courts on a tennis court, as long a the corners are square and it is regulation size (60′ x 120′). Each pickleball court should consist of the playing area of 20′ x 44′, and the total recommended size of each court with overruns is 30′ x 60′.
If you picture a standard size tennis court and cut it in half at the net line, each half of the full tennis court can have two pickleball courts on each end.

- **WHAT CAUSES STREAKING ON A SPORTS COURT?**

There are many variables that may contribute to streaks and splotches on a court surface. Excessive streaking, in most cases, is from over dilution of the color coating materials. There is an acceptable range of dilution stated on the specification sheets and labels, depending on pavement temperatures. If needed, wait until cooler periods to apply your next coat. Morning is ideal for application during very hot days.

FOURTH 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, July 16, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Gabriella Fernandez Perez *by phone*	District Counsel
Elizabeth Meyers	Amenity Manager
Tim Harden	Field Operations Manager

The following is a summary of the discussions and actions taken at the July 16, 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 comments, the next item followed.

THIRD ORDER OF BUSINESS **Public Hearings for the Purpose of Adopting the Fiscal Year 2027 Budget and Imposing Special Assessments**

On MOTION by Ms. Alford seconded by Ms. Schaffer to open the public hearing regarding the adoption of the fiscal year 2027 budget by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye

Supervisor Waldhauer: Aye
Motion passed 5-0.

Mr. Laughlin stated that there have been no changes to the budget since it was presented for approval at the May meeting. He reminded the Board there is no increase in assessments.

There were no comments from the audience members regarding the budget.

On MOTION by Ms. Schaffer seconded by Ms. Alford to approve Resolution 2026-04, relating to annual appropriations and adopting the budget for fiscal year 2027 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

On MOTION by Ms. Alford seconded by Ms. Schaffer to open the public hearing regarding the imposition of assessments for fiscal year 2027 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

Mr. Laughlin stated that following the meeting the assessment roll will be certified and submitted to the Duval County tax collector in order to collect the assessments via the property tax bills.

There were no comments from the audience members.

On MOTION by Ms. Alford seconded by Ms. Schaffer to close the public hearing regarding the imposition of assessments for fiscal year 2027 by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye

Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

On MOTION by Ms. Schaffer seconded by Ms. Timmons to approve Resolution 2026-05, imposing special assessments and certifying an assessment roll 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 **Consideration of Setting a Public Hearing to Adopt Revised Amenity Facility Policies**

Mr. Laughlin recommended setting the public hearing for September 10th. A redline copy of the proposed changes was included in the agenda package for the Board's review.

On MOTION by Ms. Waldhauer seconded by Ms. Alford to set a public hearing for September 10, 2026 to adopt revised amenity facility policies by roll call vote:
Supervisor Timmons: Aye
Supervisor Alford: Aye
Supervisor Evans: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 5-0.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel – Update on Legislative Session

A memorandum detailing changes to Florida Laws that could affect special districts was included in the agenda package for the Board's review.

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

Mr. Laughlin presented a proposed meeting schedule for fiscal year 2027 including meetings on the second Thursday of each month at 6:00 p.m. It was noted the May meeting will be held one week earlier to allow for the necessary 60 days between approval of the next year's budget and adoption of the budget.

On MOTION by Ms. Alford seconded by Ms. Schaffer to approve the meeting schedule for fiscal year 2027 by roll call vote: Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 5-0.

D. Amenity Manager – Report

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.

E. Field Operations Manager

1. Consideration of Proposals for Parking Lot Seal Coating / Resurfacing

Mr. Harden presented three proposals to seal coat the parking lot to slow down the degradation of the asphalt. The proposals total $5,750, $7,300 and $9,579.62. It was noted the proposal from Pro Sealed Asphalt includes some repairs as well.

Ms. Alford questioned if the number of handicap spaces in the parking lot is still appropriate.

On MOTION by Ms. Alford seconded by Ms. Waldhauer to approve the proposal from Appell Striping contingent on confirmation that three handicap spaces is still sufficient by roll call vote: Supervisor Timmons: Aye Supervisor Alford: Aye Supervisor Evans: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 5-0.

2. Consideration of Proposal for Resurfacing the Tennis Court

Mr. Harden presented three proposals to resurface the tennis court totaling $20,982, $38,635 and $68,000.

The Board requested the vendors attend the next meeting to discuss the proposals further.

This item was tabled.

SIXTH ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of the June 11, 2026 Board of Supervisors Meetings

B. Financial Statements

C. Check Register

Copies of the minutes, financial statements, and check register totaling $58,735.94were included in the agenda package for the Board's review.

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

SEVENTH ORDER OF BUSINESS Supervisor Requests

Ms. Waldhauer asked if the county has decided whether they will use the District's amenity center for the upcoming elections as a polling location.

Ms. Meyers responded yes, but residents need to confirm if they're specific polling location was updated.

EIGHTH ORDER OF BUSINESS Audience Comments

A resident stated that the bathrooms are not ADA compliant as she was not able to open the door to the handicap stall while on her scooter.

Mr. Laughlin responded that staff will look at the doors.

Kay Washington suggested adding signage prohibiting skateboards, roller-skates, and other wheeled devices on the tennis courts to protect them, as well as adding security coverage of the courts. Next, Ms. Washington requested a speed hump be installed on Willow Bluff Court.

Mr. Laughlin responded that the county indicated they do not put speed humps on cul-de-sacs. He asked Ms. Washington to provide the correspondence she received from the county stating the opposite and he would work with the county to see if the speed hump could be added.

EIGHTH ORDER OF BUSINESS **Discussion of the Security and Gate Access System**

This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, as the Board discussed matters related to the security system plan. The closed session began at approximately 7:17 p.m. The public portion of the meeting resumed at approximately 7:53 p.m. and the following motion was made.

On MOTION by Ms. Waldhauer seconded by Ms. Alford to approve the proposal from Hi-Tech for a new security system and to cancel the contract with Envera by roll call vote: Supervisor Alford: Aye Supervisor Evans: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 4-0.

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – Thursday, August 13, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center**

TENTH ORDER OF BUSINESS **Adjournment**

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

_______________________________ _______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Tison's Landing

Community Development District

Unaudited Financial Reporting

July 31, 2026

Tison's Landing

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 77,597	$ -	$ -	$ 77,597
Capital Reserve Account	-	-	4,799	4,799
Investments:				
State Board Administration (SBA)	696,257	-	183,524	879,781
Series 2016-1				
Reserve	-	150,087	-	150,087
Revenue	-	94,521	-	94,521
Redemption	-	4	-	4
Series 2016-2				
Reserve	-	43,884	-	43,884
Deposits	4,202	-	-	4,202
Total Assets	**$ 778,056**	**$ 288,495**	**$ 188,324**	**$ 1,254,875**
Liabilities:				
Accrued Expenses	$ 4,097	$ -	$ -	$ 4,097
Total Liabilites	**$ 4,097**	**$ -**	**$ -**	**$ 4,097**
Fund Balance:				
Nonspendable:				
Deposits	$ 4,202	$ -	$ -	$ 4,202
Restricted for:				
Debt Service	-	288,495	-	288,495
Assigned for:				
Capital Reserve Fund	-	-	188,324	188,324
Unassigned	769,756	-	-	769,756
Total Fund Balances	**$ 773,959**	**$ 288,495**	**$ 188,324**	**$ 1,250,778**
Total Liabilities & Fund Balance	$ 778,056	$ 288,495	$ 188,324	$ 1,254,875

Tison's Landing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - On Roll	$ 854,540	$ 854,540	$ 856,895	$ 2,355
Clubhouse Income	2,000	2,000	9,010	7,010
Interest Income	16,000	16,000	25,852	9,852
Other Income	-	-	381	381
Total Revenues	**$ 872,540**	**$ 872,540**	**$ 892,137**	**$ 19,598**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 8,400	$ 1,600
PR-FICA	918	765	643	122
Engineering	3,000	2,500	2,850	(350)
Attorney	15,000	12,500	10,039	2,462
Annual Audit	3,300	3,300	3,300	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	1,000	833	950	(117)
Trustee Fees	3,725	-	-	-
Management Fees	46,350	38,625	34,763	3,863
Information Technology	1,800	1,500	1,350	150
Website Maintenance	1,800	1,500	1,350	150
Telephone	350	292	145	147
Postage & Delivery	1,000	833	75	758
Insurance General Liability	12,661	12,661	11,559	1,102
Printing & Binding	2,000	1,667	212	1,454
Legal Advertising	2,500	2,083	1,226	857
Other Current Charges	1,000	833	994	(161)
Office Supplies	500	417	-	417
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 112,779**	**$ 92,984**	**$ 80,530**	**$ 12,454**
Operations & Maintenance				
Community Operations				
Insurance (Property)	$ 23,977	$ 23,977	$ 21,473	$ 2,504
Field Management & Administration (Vesta)	38,294	31,912	31,912	-
Security Off Duty (JSO)	2,500	-	-	-
Security Camera Monitoring (Envera)	16,377	13,648	6,593	7,054
Landscape Maintenance (LawnBoy)	60,608	50,507	45,050	5,457
Landscape Mulch	15,000	5,100	5,100	-
Landscape Fertilization (Agro Pro)	19,332	16,110	16,749	(639)
Irrigation Repairs and Maintenance	10,000	8,333	2,811	5,522
Landscape Repairs and Maintenance	7,000	5,019	5,019	-
Lake Maintenance (The Lake Doctor)	11,200	9,333	8,250	1,083
Utilities-Cable (Comcast)	1,680	1,400	1,234	167
Utilities-Electric (JEA)	1,800	1,500	871	629
Utilities-Irrigation (JEA)	24,000	20,000	13,939	6,061
Community Repairs and Maintenance	20,000	16,667	2,563	14,103
Community Operations Contingency	2,493	2,078	58	2,020
Capital Improvement Plan	22,500	18,750	-	18,750
Subtotal Community Operations Expenditures	**$ 276,761**	**$ 224,332**	**$ 161,620**	**$ 62,711**

Tison's Landing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Amenity Operations Expenditures				
Amenity Manager (Vesta)	$ 105,276	87,730	$ 87,730	$ -
Pool Maintenance (Vesta)	34,145	28,454	28,454	-
Janitorial Maintenance (Vesta)	34,092	28,410	28,410	-
Janitorial Supplies (Vesta)	4,058	3,382	3,382	-
Amenity Website (Vesta)	3,090	2,575	2,575	-
Seasonal Office Staffing (Vesta)	13,580	11,317	11,317	-
Security Camera Monitoring (Envera/High-Tech)	13,761	11,467	11,995	(528)
Pool Chemicals (Hawkins)	15,000	12,500	11,641	859
License / Permit Fees	600	600	773	(173)
Utilities-Cable (Comcast)	6,600	5,500	5,307	193
Utilities-Electric (JEA)	15,000	12,500	8,312	4,188
Utilities-Water/Sewer (JEA)	12,000	12,000	16,077	(4,077)
Refuse Service (Waste Management)	11,400	9,500	1,773	7,727
Pest Control	600	600	911	(311)
Amenity Repairs and Maintenance	15,400	15,400	17,315	(1,915)
Fitness Equipment Maintenance	2,000	1,667	1,203	463
Special Events	23,500	18,283	18,283	-
Amenity Supplies	4,698	3,915	2,501	1,414
Amenity Operations Contingency	2,000	1,667	-	1,667
Capital Outlay	-	-	4,519	(4,519)
Subtotal Amenity Operations Expenditures	**$ 316,799**	**$ 267,466**	**$ 262,478**	**$ 4,988**
Total Operations & Maintenance	**$ 593,561**	**$ 491,798**	**$ 424,098**	**$ 67,699**
Total Expenditures	**$ 706,340**	**$ 584,783**	**$ 504,628**	**$ 80,153**
Excess (Deficiency) of Revenues over Expenditures	$ 166,200	$ 287,757	$ 387,509	$ 99,751
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	**$ -**	**$ 121,557**	**$ 221,309**	**$ 99,751**
Fund Balance - Beginning	$ -		$ 552,650	
Fund Balance - Ending	**$ -**		**$ 773,959**	

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	2,285	-	-	9,010
Interest Income	1,763	1,525	2,753	3,351	2,899	3,039	2,860	2,808	2,602	2,252	-	-	25,852
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**	**$ 4,537**	**$ -**	**$ -**	**$ 892,137**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ -	$ 1,000	$ 800	$ 800	$ 800	$ 1,000	$ 1,000	$ 1,000	$ -	$ -	$ 8,400
PR-FICA	77	77	-	77	61	61	61	77	77	77	-	-	643
Engineering	-	-	-	-	1,582	-	-	1,146	123	-	-	-	2,850
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	112	-	-	994
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 21,861**	**$ 8,570**	**$ 6,316**	**$ 6,682**	**$ 7,778**	**$ 6,423**	**$ 7,551**	**$ 8,193**	**$ 5,967**	**$ 1,189**	**$ -**	**$ -**	**$ 80,530**

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	3,191	-	-	31,912
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera)	648	648	648	648	648	1,289	648	648	648	120	-	-	6,593
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	825	-	-	8,250
Utilities-Cable (Comcast)	123	123	123	123	123	123	123	123	123	123	-	-	1,234
Utilities-Electric (JEA)	98	87	89	72	70	76	104	98	94	84	-	-	871
Utilities-Irrigation (JEA)	1,683	1,533	1,472	933	1,030	879	2,400	1,688	1,195	1,125	-	-	13,939
Community Repairs and Maintenance	-	42	397	15	53	1,056	513	-	161	325	-	-	2,563
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**	**$ 5,794**	**$ -**	**$ -**	**$ 161,620**
Amenity Operations Expenditures													
Amenity Manager (Vesta)	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ 8,773	$ -	$ -	$ 87,730
Pool Maintenance (Vesta)	2,845	2,845	2,845	2,845	2,845	2,845	2,845	2,845	2,845	2,845	-	-	28,454
Janitorial Maintenance (Vesta)	2,841	2,841	2,841	2,841	2,841	2,841	2,841	2,841	2,841	2,841	-	-	28,410
Janitorial Supplies (Vesta)	338	338	338	338	338	338	338	338	338	338	-	-	3,382
Amenity Website (Vesta)	258	258	258	258	258	258	258	258	258	258	-	-	2,575
Seasonal Office Staffing (Vesta)	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	-	-	11,317
Security Camera Monitoring (Envera/High-Tech)	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,675	-	-	11,995
Pool Chemicals (Hawkins)	1,371	978	774	432	669	1,567	1,056	1,719	762	2,312	-	-	11,641
License / Permit Fees	-	124	62	-	-	62	-	525	-	-	-	-	773
Utilities-Cable (Comcast)	513	513	523	535	535	500	619	527	524	517	-	-	5,307
Utilities-Electric (JEA)	855	668	878	602	589	724	867	978	1,023	1,129	-	-	8,312
Utilities-Water/Sewer (JEA)	1,395	2,471	1,793	1,030	649	1,454	2,065	1,793	1,666	1,759	-	-	16,077
Refuse Service (Waste Management)	180	180	186	165	169	171	181	181	182	177	-	-	1,773
Pest Control	150	50	50	256	50		151	51	51	102	-	-	911
Amenity Repairs and Maintenance	2,654	1,875	1,132	3,249	540	423	951	2,689	2,892	911	-	-	17,315
Fitness Equipment Maintenance	-	-	200	603	-	-	200	-	-	200	-	-	1,203
Special Events	4,677	285	2,897	190	2,699	3,094	2,049	1,775	62	555	-	-	18,283
Amenity Supplies	-	377	190	910	18	54	274	270	-	408	-	-	2,501
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	1,490	-	-	-	-	-	-	-	3,029	-	-	4,519
Subtotal Amenity Expenditures	**$ 29,128**	**$ 26,345**	**$ 26,019**	**$ 25,306**	**$ 23,251**	**$ 25,383**	**$ 25,746**	**$ 27,841**	**$ 24,497**	**$ 28,962**	**$ -**	**$ -**	**$ 262,478**
Total Operations & Maintenance	**$ 66,106**	**$ 40,816**	**$ 41,130**	**$ 39,181**	**$ 37,976**	**$ 39,690**	**$ 40,463**	**$ 46,381**	**$ 37,600**	**$ 34,756**	**$ -**	**$ -**	**$ 424,098**
Total Expenditures	**$ 87,968**	**$ 49,386**	**$ 47,445**	**$ 45,864**	**$ 45,754**	**$ 46,113**	**$ 48,014**	**$ 54,574**	**$ 43,567**	**$ 35,944**	**$ -**	**$ -**	**$ 504,628**
Excess (Deficiency) of Revenues over Expenditures	$ (85,760)	$ 210	$ 738,754	$ (35,393)	$ (40,208)	$ (40,831)	$ (33,809)	$ (49,641)	$ (34,405)	$ (31,407)	$ -	$ -	$ 387,509
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)**	**$ (40,208)**	**$ (40,831)**	**$ (33,809)**	**$ (49,641)**	**$ (34,405)**	**$ (31,407)**	**$ -**	**$ -**	**$ 221,309**

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - On Roll	$ 381,936	$ 381,936	$ 382,988	$ 1,052
Interest Income	7,500	7,500	12,183	4,683
Total Revenues	**$ 389,436**	**$ 389,436**	**$ 395,171**	**$ 5,735**
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	$ 14,947	$ 14,947	$ 10,800	$ (4,147)
Net Change in Fund Balance	**$ 14,947**	**$ 14,947**	**$ 10,800**	**$ (4,147)**
Fund Balance - Beginning	$ 82,314		$ 277,696	
Fund Balance - Ending	**$ 97,261**		**$ 288,495**	

Tison's Landing

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	$ 4,235	$ 4,235	$ 6,383	$ 2,148
Total Revenues	**$ 4,235**	**$ 4,235**	**$ 6,383**	**$ 2,148**
Expenditures:				
Capital Outlay	$ 22,423	$ 22,423	1,500	$ 20,923
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	-	-	853	(853)
Total Expenditures	**$ 22,423**	**$ 22,423**	**$ 106,837**	**$ (84,414)**
Excess (Deficiency) of Revenues over Expenditures	**$ (18,188)**	**$ (18,188)**	**$ (100,454)**	**$ (82,266)**
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**	**$ 148,012**	**$ 65,746**	**$ (82,266)**
Fund Balance - Beginning	$ 125,712		$ 122,578	
Fund Balance - Ending	**$ 273,724**		**$ 188,324**	

Tison's Landing

Community Development District

Long Term Debt Report

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
Term 1:	$2,235,000	
Interest Rate:	2.000% - 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 MADS	
Reserve Fund Requirement	$149,668	
Reserve Fund Balance	150,087	
Original Bond Issuance: 8/12/2016		$ 4,520,000
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		
Interest Rate:	4.70%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of MADS	
Reserve Fund Requirement	$ 43,761	
Reserve Fund Balance	43,884	
Original Bond Issuance: 8/12/2016		$ 1,135,000
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
Fiscal Year 2026 Assessment Receipts Summary

TOTAL TAX ROLL	# UNITS ASSESSED	SERIES 2016A1-2 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL ASSESSED	680	381,935.83	854,540.53	1,236,476.36

SUMMARY OF TAX ROLL RECEIPTS

DUVAL COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2016A1-2 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2025	2,172.03	4,859.70	7,031.73
2	11/14/2025	3,861.61	8,639.95	12,501.56
3	11/25/2025	2,451.39	5,484.72	7,936.11
4	11/26/2025	12,548.37	28,075.62	40,623.99
5	12/4/2025	307,668.87	688,376.15	996,045.02
6	12/10/2025	42,491.76	95,070.77	137,562.53
7	12/17/2025	-	-	-
8	1/12/2026	2,323.21	5,197.92	7,521.13
9	1/21/2026	673.35	1,506.54	2,179.89
10	2/4/2026	609.71	1,364.15	1,973.86
11	2/20/2026	524.16	1,172.74	1,696.90
12	3/4/2026	-	-	-
13	3/18/2026	1,002.37	2,242.71	3,245.08
14	4/3/2026	2,873.63	6,429.43	9,303.06
15	4/20/2026	545.34	1,220.13	1,765.47
16	5/11/2026	545.34	1,220.13	1,765.47
17	5/26/2026	-	-	-
18	6/4/2026	1,348.51	3,017.15	4,365.66
TAX CERTIFICATES	6/26/2026	1,348.51	3,017.16	4,365.67
TOTAL RECEIPTS		**382,988.16**	**856,894.97**	**1,239,883.13**
BALANCE DUE		**(1,052.33)**	**(2,354.44)**	**(3,406.77)**
PERCENT COLLECTED				**100.28%**

C.

Tison's Landing

Community Development District

Check Register Summary

July 31, 2026

Fund	Date	Check No.		Amount
		General Fund - Wells Fargo		
Payroll				
	7/17/26	50459-50463	$	923.50
		Sub-Total	$	923.50
Accounts Payable				
	7/7/26	4096-4102	$	6,762.60
	7/15/26	4103		135.00
	7/28/26	4104-4114		29,950.16
		Sub-Total	$	36,847.76
Autopayments ACH*				
	7/20/26	Comcast	$	516.83
	7/20/26	Comcast		123.35
	7/21/26	Waste Management		177.45
	7/23/26	JEA		3,978.10
		Sub-Total	$	4,795.73
Wells Fargo Credit Card*				
	7/28/26	June Purchases	$	5,050.56
		Sub-Total	$	5,050.56
		Total General Fund	**$**	**47,617.55**
		Capital Reserve Fund - Wells Fargo		
			$	-
		Total Capital Reserve Fund	**$**	**-**
		GRAND TOTAL	$	47,617.55

*The utility schedule, utility invoices, and Wells Fargo credit card statement with supporting invoices are available upon request.

Attendance Sheet

District: **Tison's Landing CDD**

Meeting Date: July 16, 2026

Seat	Supervisor	In Attendance	Fees
1	**Ann Shaffer** *Assistant Secretary*	✓	$200
2	**Michael Evans** *Assistant Secretary*	✓	$200
3	**Linda Waldhauer** *Assistant Secretary*	✓	$200
4	**Monica Timmons** phone *Chairperson*	✓	$200
5	**Cedeila Aldord** *Vice Chair*	✓	$200

District Manager: [signature]

PLEASE RETURN COMPLETED FORM TO TIZIANA CESSNA

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50459	16	BROCK-ALFORD CEDEILA	184.70	7/17/2026
50460	17	MICHAEL R EVANS	184.70	7/17/2026
50461	18	LILLIA A. SCHAFFER	184.70	7/17/2026
50462	12	MONICA TIMMONS	184.70	7/17/2026
50463	14	LINDA S WALDHAUER	184.70	7/17/2026
		TOTAL FOR REGISTER	923.50	

TISO TISON TCESSNA

*** CHECK DATES 07/01/2026 - 07/31/2026 *** 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 #
7/07/26	00244	6/18/26	85645	202605	310-51300-31100		*	1,145.90		
			MAY 26 - ENGINEERING SVC							
						ALLIANT ENGINEERING, INC			1,145.90	004096
7/07/26	00101	6/22/26	278354	202605	320-57200-46900		*	200.00		
			MAY 26 PREVENTATIVE MAINT							
						ALLWAYS IMPROVING LLC			200.00	004097
7/07/26	00206	6/24/26	7470986	202606	320-57200-46500		*	642.00		
			AZONE-EPA REG NO. 7870-1							
						HAWKINS, INC.			642.00	004098
7/07/26	00186	7/01/26	444864	202607	320-53800-34502		*	60.00		
			JUL 26 - ACCESS CONTR SYS							
						HI-TECH SYSTEMS ASSOCIATES			60.00	004099
7/07/26	00064	3/06/26	66228322	202603	320-53800-46202		*	51.00		
			MAR 26 - PEST CONTROL SVC							
		7/01/26	69086327	202607	320-53800-46202		*	51.00		
			JUL 26 - PEST CONTROL SVC							
						NADER'S PEST RAIDERS			102.00	004100
7/07/26	00137	7/01/26	386499B	202607	320-53800-46800		*	825.00		
			JUL 26 - WATER MGMT							
						THE LAKE DOCTORS, INC.			825.00	004101
7/07/26	00038	7/07/26	07072026	202607	300-20700-10200		*	3,787.70		
			TXFER TAX COLLECTIONS							
						TISON'S LANDING CDD			3,787.70	004102
7/15/26	00212	7/15/26	REFUND R	202607	300-36200-10000		*	135.00		
			REF RENT 6/14/26 BOATWRIG							
						KIMBERLY BOATWRIGHT			135.00	004103
7/28/26	00161	6/30/26	440	202606	320-53800-46203		*	1,860.98		
			JUN26 HORTICULTURE PROG							
						AGROWPRO INC.			1,860.98	004104
7/28/26	00244	7/15/26	85978	202606	310-51300-31100		*	122.50		
			JUN26 ENGINEERING SVCS							
						ALLIANT ENGINEERING, INC			122.50	004105
7/28/26	00156	7/01/26	771004	202607	320-57200-34502		*	130.61		
			ENTRY 2 MONIT 8/1-8/31/26							
						ENVERA SYSTEMS			130.61	004106

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/28/26	00156	7/01/26	771005	202607	320-57200-34502		*	288.21		
					UTILITY MONIT 8/1-8/31/26					
						ENVERA SYSTEMS			288.21	004107
7/28/26	00156	7/01/26	771006	202607	320-57200-34502		*	229.27		
					ENTRY 1 MONIT 8/1-8/31/26					
						ENVERA SYSTEMS			229.27	004108
7/28/26	00156	7/01/26	771007	202607	320-57200-34502		*	1,086.71		
					AMENITY 8/1-8/31/26					
						ENVERA SYSTEMS			1,086.71	004109
7/28/26	00206	7/07/26	7484651	202607	320-57200-46500		*	758.46		
					JUL26 POOL CHEMICALS					
						HAWKINS, INC.			758.46	004110
7/28/26	00206	7/16/26	7498599	202607	320-57200-46500		*	912.00		
					JUL26 POOL CHEMICALS					
						HAWKINS, INC.			912.00	004111
7/28/26	00052	7/01/26	9894	202606	320-53800-46200		*	5,005.50		
					JUN LANDSCAPE MAINTENANCE					
						LAWNBOY LAWN SERVICES, INC.			5,005.50	004112
7/28/26	00211	7/16/26	0006172	202607	320-53800-46000		*	178.00		
					ANNUAL FIRE EXTINGUISHER					
						STAR FIRE SPRINKLERS, INC			178.00	004113
7/28/26	00157	7/01/26	433099	202607	320-57200-45105		*	8,773.00		
					JUL26 AMENITY MANAGER					
		7/01/26	433099	202607	320-57200-46400		*	2,845.42		
					JUL26 POOL MAINTENANCE					
		7/01/26	433099	202607	320-53800-34400		*	3,191.17		
					JUL26 FIELD MGMT & ADMIN					
		7/01/26	433099	202607	320-57200-46602		*	338.17		
					JUL26 JANITORIAL SUPPLIES					
		7/01/26	433099	202607	320-57200-46601		*	2,841.00		
					JUL26 JANITORIAL SERVICES					
		7/01/26	433099	202607	320-57200-49510		*	257.50		
					JUL26 WEBSITE FEE					
		7/01/26	433099	202607	320-57200-34450		*	1,131.66		
					JUL26 FAC/POOL MONIT					
						VESTA PROPERTY SERVICE INC.			19,377.92	004114
						TOTAL FOR BANK A		36,847.76		

TISO TISON OKUZMUK

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

ALLIANT

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

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

June 18, 2026
Invoice No: 85645
Due Date: July 18, 2026

Project Contact **Daniel Laughlin**

Project 4000095-00 Tison's Landing CDD

Email invoice to: dlaughlin@gmsnf.com and chogge@gmsnf.com

Professional Services from May 01, 2026 to May 31, 2026

Task 001 Meetings & Coordination

Professional Personnel

		Hours	Rate	Amount	
Employee					
Landing, David	3/5/2026	1.00	245.00	245.00	
Completion and submittal of Annual Engineers Report					
Landing, David	3/12/2026	1.00	245.00	245.00	
Preparation and attendance for regularly scheduled BDD board meeting and to summarize recently submitted Annual Engineers Report.					
Schofield, Joseph	5/14/2026	2.50	245.00	612.50	
mtg. attendance w/ preparation and travel.					
Totals		4.50		1,102.50	
Total Labor					**1,102.50**
				Total this Task	**$1,102.50**

Task 099 Reimbursable Expenses

Reimbursable Expenses

Mileage	43.40	
Total Reimbursables	**43.40**	**43.40**
Total this Task		**$43.40**
Total this Invoice		**$1,145.90**

email: accountsreceivable@alliant-inc.com

Billing Backup

Thursday, June 18, 2026

ALLIANT ENGINEERING, INC — Invoice 85645 Dated 6/18/2026 — 10:18:38 AM

Project 4000095-00 Tison's Landing CDD

Task 001 Meetings & Coordination

Professional Personnel

			Hours	Rate	Amount	
Employee						
0413	Landing, David	3/5/2026	1.00	245.00	245.00	
0413	Landing, David	3/12/2026	1.00	245.00	245.00	
0316	Schofield, Joseph	5/14/2026	2.50	245.00	612.50	
	Totals		4.50		1,102.50	
	Total Labor					**1,102.50**

Total this Task **$1,102.50**

Task 099 Reimbursable Expenses

Reimbursable Expenses

Mileage					
EX	0000013647	5/14/2026	Schofield, Joseph / Personal vehicle miles	43.40	
	Total Reimbursables			**43.40**	**43.40**

Total this Task **$43.40**

Total this Project **$1,145.90**

Total this Report **$1,145.90**

Detailed Expense Report

ALLIANT ENGINEERING, INC

Date	Category	Description	Project	Task	Sub Task	Bill	Company Paid	Credit Card	Account	Amount
5/14/2026	Mileage	Personal vehicle miles	4000095-00 Tison's Landing CDD	099		☒	☐		520.10	43.40

Business Reason: CDD mtg.

Travel From/To: Alliant to amenity center and return.

Travel: 62.00 mi @ 0.700

INVOICE

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

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

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

Approved by Tim Harden

Please code to 320.572.4690 0

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

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

Invoice details
Invoice no.: 278354
Terms: Net 15
Invoice date: 06/22/2026
Due date: 07/07/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 47167 - MAY PREVENTATIVE MAINTENANCE			
2.	**PM**		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Tison's Landing SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 5x Strength Unit and 2x Bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical and 1x Recumbent Bike. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 3x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical components. SEE BELOW ISSUES FOUND 1. Precor Recumbent Bike RBK	1	$200.00	$200.00

885/865/835 sn: AXHGE03170007
needs mfg spec ratcheting pedal strap.
SEE PHOTOS
2. ALL OTHER UNITS TEST CORRECT

Total	**$200.00**

Original

HAWKINS

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

INVOICE

Total Invoice	**$642.00**
Invoice Number	7470986
Invoice Date	6/24/26
Sales Order Number/Type	5196584 SL
Branch Plant	74
Shipment Number	6257481

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 #
7/24/26	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	210.0000	GA	$3.0000	GA	2,030.7 LB	$630.00
		1 LB BLK (Mini-Bulk)		210.0000	GA			2,030.7 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		**$642.00**

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# 2970848

Hi-Tech System ASSOCIATES INC.

Invoice

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice #:	444864
Invoice Date:	07/01/2026
Completed:	07/04/2026
Terms:	Due On Receipt
Bid#:	

Bill to:

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

16529 Tisons Bluff Rd

Click Here to Pay Online!

Approved by Tim Harden

Please code to 320.538.3450 2

HiTechFlorida.com

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

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

Total	$60.00
Payments	$0.00
Balance Due	**$60.00**

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

Service Slip/Invoice

Nader's Pest Raiders
an Arrow Exterminators company

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

INVOICE:	66228322
DATE:	03/06/2026
ORDER:	66228322

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
03/06/2026	10:18 AM		WDBROWN	Warren Brown	

Purchase Order	Terms	Last Service	Map Code		Time Out
		03/06/2026		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 Nader's Pest Raiders

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

TECHNICIAN SIGNATURE

T harden
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 amount of services as specified above.

PLEASE PAY FROM THIS INVOICE

Service Slip/Invoice

INVOICE:	69086327
DATE:	07/01/2026
ORDER:	69086327

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
07/01/2026	10:59 AM		WDBROWN	Warren Brown	

Purchase Order	Terms	Last Service	Map Code		Time Out
		07/01/2026		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 Nader's Pest Raiders

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

Wrbrown

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

MAKE CHECK PAYABLE TO:

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

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

ACCOUNT NUMBER	DATE	BALANCE
724857	7/1/2026	$825.00

ADDRESSEE

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

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

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

Approved by Tim Harden

Please code to 320.538.4680 0

0000000013025200100000003864990000008250095

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

TISONS LANDING COMMUNITY DEV 16529 Tisons Bluff Road, Jacksonville, Fl Jacksonville, FL 32218
Invoice Due Date 7/11/2026 **Invoice 386499B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2026	Water Management - Monthly		$825.00	$0.00	$825.00

Please remit payment for this month's invoice.

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

Credits	$0.00
Adjustment	$0.00

AMOUNT DUE

Total Account Balance including this invoice: $825.00

This Invoice Total: $825.00

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

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

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

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

Tison's Landing

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Duval County

Fiscal Year 2026

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

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discoumt/ (Penalty)	Commission	Property Appraiser	Net Receipts	O&M Portion	2016A-1& A-2 Debt Service	Total
						allocation in %	69.11%	30.89%	100.00%
11/07/25	10/16-10/31/25	$ 7,609.75	$ 322.98	$ 147.92	$ 107.12	$ 7,031.73	$ 4,859.70	$ 2,172.03	$ 7,031.73
11/14/25	11/01-11/09/25	13,494.77	539.79	262.99	190.43	12,501.56	8,639.95	3,861.61	12,501.56
11/20/25	11/10-11/16/25	8,566.62	342.67	166.94	120.90	7,936.11	5,484.72	2,451.39	7,936.11
11/26/25	11/17-11/23/25	43,851.46	1,754.06	854.58	618.83	40,623.99	28,075.62	12,548.37	40,623.99
12/04/25	11/24-11/30/25	1,075,178.33	43,007.32	20,953.07	15,172.92	996,045.02	688,376.15	307,668.87	996,045.02
12/10/25	12/01-12/07/25	148,486.69	5,934.84	2,893.81	2,095.50	137,562.54	95,070.78	42,491.76	137,562.54
01/09/26	12/15-12/31/25	8,034.97	241.05	158.21	114.58	7,521.13	5,197.92	2,323.21	7,521.13
01/21/26	01/01-01/15/26	2,305.05	46.10	45.86	33.20	2,179.89	1,506.54	673.35	2,179.89
02/04/26	01/16-01/31/26	2,087.19	41.74	41.52	30.07	1,973.86	1,364.15	609.71	1,973.86
02/16/26	02/01-02/16/26	1,776.21	17.76	35.70	25.85	1,696.90	1,172.74	524.16	1,696.90
03/17/26	03/01-03/15/26	3,362.78	-	68.26	49.44	3,245.08	2,242.71	1,002.37	3,245.08
04/03/26	03/16-03/31/26	9,640.48	-	195.70	141.72	9,303.06	6,429.43	2,873.63	9,303.06
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
06/04/26	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
06/26/26	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

gross collected	$ 923,827.60	$ 412,903.60	$ 1,336,731.20
gross outstanding	$ -	$ -	$ -
	100.00%	100.00%	100.00%

GROSS PERCENT COLLECTED	100.00%	100.00%	100.00%
GROSS REMAINING TO COLLECT	$0.00	$0.00	$0.00
Gross YTD collected	$923,827.60	$412,903.60	$1,336,731.20
Discount/Penalties	$35,853.52	$16,024.68	$51,878.20
Commission	$18,018.79	$8,053.48	$26,072.27
Prop Appraiser	$13,060.31	$5,837.29	$18,897.60
Net YTD collected	**$856,894.98**	**$382,988.15**	**$1,239,883.13**

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	AMOUNT
12/5/2025	3982	$328,702.27
12/10/2025	3984	$42,491.76
2/12/2026	4019	$3,606.27
4/9/2026	4052	$4,400.16
	TOTAL	$379,200.46
Amount due:		$3,787.70

001.300.20700.10200 V#38

Tiziana Cessna

From: Elizabeth A. Myers <emyers@vestapropertyservices.com>
Sent: Wednesday, July 15, 2026 1:52 PM
To: Tiziana Cessna
Subject: Refund requested
Attachments: Refund request for 15678 Tisons Bluff Road.jpg

Hi Tiziana,
Please issue a refund in the amount of $135.00 to
Kimberly Boatwright
15678 Tisons Bluff Road
Jacksonville,FL 32218
Due to cancellation of rental
Kind regards,

Elizabeth Myers-Hesford,LCAM
Community Manager
Tisons Landing CDD/Yellow Bluff HOA
16529 Tisons Bluff Road
Jacksonville, FL 32218

P. 904.757.1547
emyers@vestapropertyservices.com

Vesta
PROPERTY SERVICES
Your Community.
Our Commitment.

TOP WORK PLACES
FLCAJ READERS' CHOICE AWARDS

Careers | Request Proposal

AgrowPro
1339 Kavie Court
Green Cove Springs, FL 32043
Phone: 904-449-1299

INVOICE 440

INVOICE DATE 06/30/2026
TERMS Net 30
PO

Approved by Tim Harden

Please code to 320.538.4620 3

BILL TO	PROPERTY ADDRESS
Tison's Landing 16529 Tisons Bluff Rd Jacksonville, FL 32218 Phone:	Tison's Landing 16529 Tisons Bluff Rd Jacksonville, FL 32218

INVOICE	Account Manager
06/30/2026	Spencer Mays

DESCRIPTION	PRICE
#338 - 2026 Horticulture Program June 2026	**$1,860.98**
Subtotal	**$1,860.98**
Sales Tax	**$0.00**
Credits/Payments Applied	**$0.00**
INVOICE TOTAL	**$1,860.98**

RECEIVED
By Tara Lee at 3:18 pm, Jul 27, 2026

AMOUNT	INVOICE	INVOICE DATE
$1,860.98	440	6/30/2026

ALLIANT

10475 Fortune Pkwy, Ste 101, Jacksonville, FL 32256
904.240.1351

REMIT TO:
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080

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

July 15, 2026
Invoice No: 85978
Due Date: August 14, 2026

RECEIVED
By Tara Lee at 3:07 pm, Jul 27, 2026

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

Professional Services from June 01, 2026 to June 30, 2026

Task 001 Meetings & Coordination

Professional Personnel

		Hours	Rate	Amount	
Employee					
Schofield, Joseph	6/11/2026	.50	245.00	122.50	
call in to CDD mtg. for eng. report.					
Totals		.50		122.50	
Total Labor					**122.50**
			Total this Task		**$122.50**

Task 099 Reimbursable Expenses

Total this Task	**0.00**
Total this Invoice	**$122.50**

Outstanding Invoices

Number	Date	Balance
85645	6/18/2026	1,145.90
Total		**1,145.90**

Billing Backup

Wednesday, July 15, 2026

ALLIANT ENGINEERING, INC   Invoice 85978 Dated 7/15/2026   1:14:47 PM

Project 4000095-00 Tison's Landing CDD

Task 001 Meetings & Coordination

Professional Personnel

			Hours	Rate	Amount	
Employee						
0316	Schofield, Joseph	6/11/2026	.50	245.00	122.50	
	Totals		.50		122.50	
	Total Labor					**122.50**

Total this Task	**$122.50**
Total this Project	**$122.50**
Total this Report	**$122.50**

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
771004	**07/01/2026**
Customer Number	Due Date
400423	**08/01/2026**

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		07/01/2026	08/01/2026

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Entrance 2 - Yellow Bluff Rd, Jacksonville, FL				
1.00	Passive Standard Camera 08/01/2026 - 08/31/2026	1.00	$100.00	$100.00
1.00	Service & Maintenance 08/01/2026 - 08/31/2026	1.00	$30.61	$30.61
			Subtotal:	**$130.61**
	Tax			$0.00
	Payments/Credits Applied			$0.00
			Invoice Balance Due:	**$130.61**

RECEIVED
By Tara Lee at 3:11 pm, Jul 27, 2026

Date	Invoice #	Description	Amount	Balance Due
7/1/2026	771004	Monitoring Services	$130.61	**$130.61**

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
771004	**07/01/2026**
Customer Number	Due Date
400423	**08/01/2026**

Net Due: $130.61
Amount Enclosed:____________

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

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
771005	**07/01/2026**
Customer Number	Due Date
400423	**08/01/2026**

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		07/01/2026	08/01/2026

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Utility, Jacksonville, FL				
1.00	Active Video Monitoring 08/01/2026 - 08/31/2026	1.00	$150.00	$150.00
1.00	Service & Maintenance 08/01/2026 - 08/31/2026	1.00	$138.21	$138.21
			Subtotal:	**$288.21**
	Tax			$0.00
	Payments/Credits Applied			$0.00
			Invoice Balance Due:	**$288.21**

RECEIVED
By Tara Lee at 3:11 pm, Jul 27, 2026

Date	Invoice #	Description	Amount	Balance Due
7/1/2026	771005	Monitoring Services	$288.21	**$288.21**

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
771005	**07/01/2026**
Customer Number	Due Date
400423	**08/01/2026**

Net Due: $288.21
Amount Enclosed:____________

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

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
771006	**07/01/2026**
Customer Number	Due Date
400423	**08/01/2026**

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		07/01/2026	08/01/2026

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Entrance 1 - Pond Run Rd., Jacksonville, FL				
1.00	Passive Standard Camera 08/01/2026 - 08/31/2026	1.00	$100.00	$100.00
1.00	Service & Maintenance 08/01/2026 - 08/31/2026	1.00	$129.27	$129.27
			Subtotal:	**$229.27**
	Tax			$0.00
	Payments/Credits Applied			$0.00
			Invoice Balance Due:	**$229.27**

RECEIVED
By Tara Lee at 3:11 pm, Jul 27, 2026

Date	Invoice #	Description	Amount	Balance Due
7/1/2026	771006	Monitoring Services	$229.27	**$229.27**

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
771006	**07/01/2026**
Customer Number	Due Date
400423	**08/01/2026**

Net Due: $229.27
Amount Enclosed:____________

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

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
771007	**07/01/2026**
Customer Number	Due Date
400423	**08/01/2026**

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		07/01/2026	08/01/2026

Quantity	Description	Months	Rate	Amount
2902 - CCTV - Tison's Landing CDD - Amenity, 16529 Tisons Bluff Rd, Jacksonville, FL				
1.00	Active Video Monitoring 08/01/2026 - 08/31/2026	1.00	$675.00	$675.00
1.00	Service & Maintenance 08/01/2026 - 08/31/2026	1.00	$336.71	$336.71
1.00	Passive Standard Camera 08/01/2026 - 08/31/2026	1.00	$75.00	$75.00
			Subtotal:	**$1086.71**
	Tax			$0.00
	Payments/Credits Applied			$0.00
			Invoice Balance Due:	**$1086.71**

RECEIVED
By Tara Lee at 3:11 pm, Jul 27, 2026

Date	Invoice #	Description	Amount	Balance Due
7/1/2026	771007	Monitoring Services	$1086.71	**$1086.71**

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
771007	**07/01/2026**
Customer Number	Due Date
400423	**08/01/2026**

Net Due: $1,086.71
Amount Enclosed:____________

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Original

HAWKINS

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

INVOICE

Total Invoice	**$758.46**
Invoice Number	7484651
Invoice Date	7/7/26
Sales Order Number/Type	5209662 SL
Branch Plant	74
Shipment Number	6274043

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

RECEIVED
By Tara Lee at 3:25 pm, Jul 27, 2026

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
8/6/26	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	220.0000	GA	$3.0000	GA	2,127.4 LB	$660.00
		1 LB BLK (Mini-Bulk)		220.0000	GA			2,127.4 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00
2.000	42871	Sulfuric Acid 38-40%	N	1.0000	DD	$71.4557	DD	162.0 LB	$71.46
		15 GA DD		1.0000	DD			172.0 GW	
2.001	699922	15 GA Blu/Black Deldrum	N	1.0000	DD	$15.0000	RD	10.0 LB	$15.00
		DELDRM 1H1/X1.9/250		1.0000	RD			10.0 GW	

Related Order #: 05209662

********** 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	**$758.46**

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.

Original

INVOICE

HAWKINS

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

Total Invoice	**$912.00**
Invoice Number	7498599
Invoice Date	7/16/26
Sales Order Number/Type	5223035 SL
Branch Plant	74
Shipment Number	6291342

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

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

Approved by Tim Harden

Please code to 320.572.46500

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
8/15/26	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	300.0000	GA	$3.0000	GA	2,901.0 LB	$900.00
		1 LB BLK (Mini-Bulk)		300.0000	GA			2,901.0 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.

RECEIVED
By Tara Lee at 3:29 pm, Jul 27, 2026

Tax Rate	Sales Tax	Invoice Total
0 %	$0.00	**$912.00**

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.

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

Invoice

Date	Invoice #
7/1/2026	9894

Bill To
Tison's Landing CDD c/o Vesta Property Services Attn: Tim Harden 16529 Tison's Bluff Road Jacksonville, FL 32218

RECEIVED
By Tara Lee at 3:09 pm, Jul 27, 2026

Approved by Tim Harden   Please code to 320.538.4620 0

Terms	Due Date	Project
Net 30	7/31/2026	CC Duval Property, ...

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

Star Fire

INVOICE

#0006172

From: Star Fire Sprinklers, Inc.
686 Edgewood Ave. N.
Jacksonville, FL 32254
Phone: 904-384-1066
Fax: 904-302-9808

Bill To: Tisons Landing
16529 Tison Bluff Road,
Jacksonville, FL, USA

Client: Vesta Property Services

RECEIVED
By Tara Lee at 3:20 pm, Jul 27, 2026

Approved by Tim Harden

Please code to 320.572.52000

Balance Due: $178.00

Date of Issue: 7/16/2026

Due Date: 8/15/2026

Item	Rate (excl. tax)	Quantity	Tax	Total
Annual Fire Extinguisher Inspection	**$5.00**	4		$20.00
Trip Charge	**$55.00**	1		$55.00
New 5lb ABC Fire Extinguisher	**$68.00**	1	Tax Exempt (0%)	$68.00
6YR or Hydrostatic Maintenance of ABC Fire Extinguisher	**$35.00**	1		$35.00

Subtotal	$178.00
Tax Exempt (0%)	$0.00
Total	**$178.00**

Attached Documents:
Tisons_Landing_FX_2026.pdf

Vesta

Invoice

Invoice #	433099
Date	07/01/2026
Terms	
Due Date	07/31/2026
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

RECEIVED
By Tara Lee at 3:02 pm, Jul 27, 2026

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

FIFTH ORDER OF BUSINESS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 31, 2026

Board of Supervisors
Tison's Landing Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

We are pleased to confirm our understanding of the services we are to provide Tison's Landing Community Development District, Duval County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Tison's Landing Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850

Our fee for these services will not exceed $3,400 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Tison's Landing Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Tony Grau

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Tison's Landing Community Development District.

By: ______________________________

Title: ______________________________

Date: ______________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829