

TISON'S LANDING
Community Development District

OCTOBER 8, 2026

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

October 1, 2026

Board of Supervisors
Tison's Landing Community Development District
Call In # 1-877-304-9269 Code 1051210

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Thursday, October 8, 2026 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218.
Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below (limited to three minutes)
- III. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives
 - D. Amenity Manager – Report
 - E. Field Operations Manager – Proposals for Sidewalk Repairs
- IV. Approval of Consent Agenda
 - A. Minutes of the September 10, 2026 Meeting
 - B. Financial Statements as of August 31, 2026
 - C. Check Register
- V. Supervisor Requests
- VI. Audience Comments

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

VIII. Adjournment

THIRD ORDER OF BUSINESS

C.

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

October 1, 2025 – September 30, 2026

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.



Amenity Manager's Report



Prepared For
Tisons Landing
CDD for the
month of
October 2026

Respectfully submitted by
**Tim Harden and Elizabeth
Myers-Hesford**

PAST EVENT

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

Event: Casino Night



PHOTOS FROM
CASINO NIGHT



UPCOMING EVENT

Date : Saturday, October 24th 5pm to 8pm

Event: Hocus Pocus Halloween



MANAGER'S NOTES:

October marks the beginning of a new fiscal year, and with it comes the excitement of a fresh year filled with new ideas, opportunities, and events for our residents!

I have been working on plans for the upcoming year and developing fresh ideas to keep our community engaged, connected, and excited about what's ahead. If you have any ideas, suggestions, or events you would like to see, please feel free to reach out. Your input and involvement are always appreciated.

We are kicking things off with our Annual Halloween Event on Saturday, October 24th, with this year's theme being "Hocus Pocus Halloween!" I'm especially excited about bringing this vision to life and creating another memorable event for our residents.

A huge shout-out and thank you to our Board for continuing to step up, participate, and support our community events. Your involvement and willingness to help make these events special truly makes a difference.

From Halloween to our past Christmas events, your support has helped bring these ideas to life, and I am incredibly grateful.

Thank you again for your continued support, participation, and enthusiasm

Sidewalk repairs

We had a couple of complaints from residents who use the sidewalk that runs from the amenity center back out to Magnolia Grove Way. Upon inspection, staff confirmed that the sidewalk has sustained significant damage from heavy truck traffic. JEA trucks cross over the sidewalk to access the utility easement. A firetruck crossed it a couple of months ago when the neighboring woods were on fire. Also a cement truck used the easement to get to the backyard of a resident that was having a pool installed. It is believed that this damage was not done recently, but over time. The sidewalk was only designed for foot traffic and not heavy trucks. It is recommended that the current 3 inch thick sidewalk be demolished and a 6 inch sidewalk is poured that can bear the weight of heavy truck traffic.



Surge Protector

At a previous Board meeting staff was presented with a request to have a surge protector installed on the electric panel to prevent any damage to District assets in the event of a lightning strike. Staff reached out to Beaches Electrical to handle the installation. The cost of the surge protector including parts and labor came to \$495.



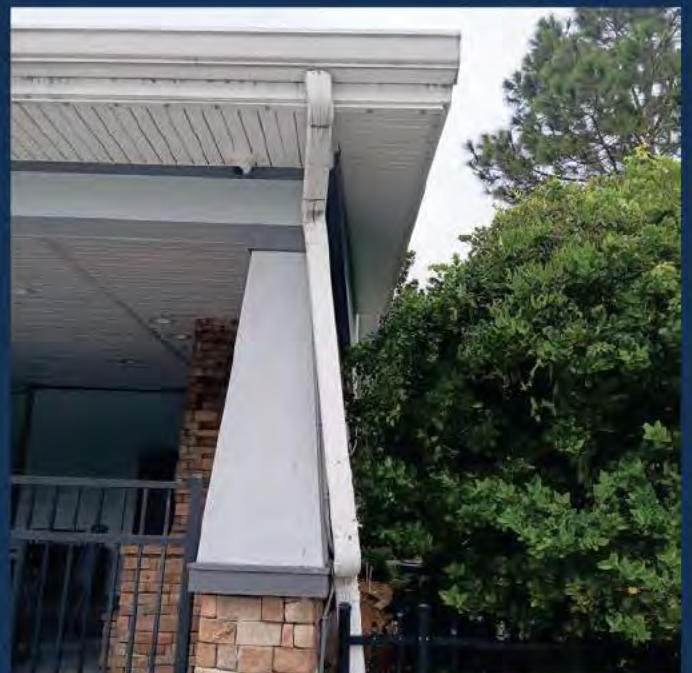
Pressure Washing

Staff pressure washed the white fence on the north side of the Yellow Bluff Rd entrance.



Downspout repair

Staff noticed that one of the downspouts on the rear of the building had fallen down. It was reinstalled to ensure the proper channeling of rainwater away from the pool deck.



Mowing of JEA Easement

Tisons landing received a citation for the JEA easement being overgrown. Staff had Lawnboy bush hog the easement to avoid any further issues. The cost for this was \$2,375.



x x x x x x

x x x x x x

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



E.

SOUTHEAST EONA CONSTRUCTION C1

Florida Certified Building Contractor - CBC 257486

440 Irex Rd, Atlantic Beach, FL 32233 | 904-219-4488

ESTIMATE

Estimate Date 1	September 21, 2026
Prepared For	Tisons Landing CDD
Project Address 1	16529 Tisons Bluff Rd
Contact Email 1	tharden@vestapropertyservices.com

PROJECT: SIDEWALK DEMOTION & REPLACEMENT

Description 1	Quantity / Specifications	Amount
Demolish and remove existing sidewalk; prepare area and pour replacement concrete sidewalk. Work includes fiber-reinforced concrete and saw-cut expansion/control joints. 1	Approx. 90' x 5' (450 sq. ft.) 6 inches thick 3,000 PSI concrete with fiber 1	\$5,700.00

Scope of Work

- Demolish and remove approximately 90 ft. x 5 ft. of existing sidewalk.
- Prepare the work area for replacement concrete.
- Pour approximately 450 sq. ft. of new concrete sidewalk at 6 inches thick.
- Use 3,000 PSI concrete with fiber reinforcement.
- Provide saw-cut expansion/control joints.
- Perform general jobsite cleanup upon completion. 1

TOTAL ESTIMATE: \$5,700.00

Terms & Notes

- Estimate is based on the scope and dimensions provided above.
- Any work outside the stated scope, concealed conditions, or requested changes may require a written change order and additional cost.
- Permits, engineering, testing, or other third-party fees are excluded unless specifically stated.
- Estimate is valid for 30 days from the estimate date.

Accepted By: _____ Date: _____ 1

Authorized Signature: _____

Thank you for the opportunity to provide this estimate.

Lucky's Concrete

QUOTE

PREPARED FOR

Timothy Harden

PREPARED DATE

September 16, 2026

EXP. DATE

September 30, 2026

ITEM

QTY

Site Preparation

(incl)

- Clearance of obstacles
- Removing old concrete (~4.5")
- Hauling off old concrete
- Grading (if/as applicable)

Subgrade Preparation

(incl)

- Compacted subgrade

Form Work

(incl)

- Wooden forms around outline
- Secure formwork

Reinforcement Installation

(incl)

- Fiber mesh mix reinforcement

Concrete Pouring

~450 SQFT

- Ordering and scheduling material delivery
- Spreading out evenly
- Pour new concrete sidewalk
- 91 x ~5 = ~450 SQFT
- 6" concrete thickness
- 3000 - 3500 PSI concrete

Concrete Finishing

(incl)

- Screed
- Float/trowel for specified surface texture
- Control joints in concrete as applicable (Roughly every 8-12' apart - field verify)

- Smoothing out the edges of the concrete
- Finish: Broom finish

Finishing

(incl)

- Remove forms after the concrete has properly set
- Conduct a final inspection
- Do a comprehensive site cleanup

Superintendent Oversight

(incl)

- Coordinating crews
- Quality control
- Project timeline
- Safety protocols

\$7,000

PRICE SUBJECT TO IN-PERSON WALKTHROUGH

DOWN PAYMENT / SCHEDULE	ESTIMATED TIMELINE
50% down / 50% on completion	2 to 4 days

Important Notes

- Upfront Pricing:** We strive to identify and price all required work upfront.
- Changes/Addendums:** If any work is overlooked or misquoted, notify us immediately. Jobs will be field-measured, and any changes will be pre-invoiced.
- Approval:** Estimates and pre-invoices require signature before scheduling.
- Terms and Conditions** are listed below the signature line.

AGREED AND ACCEPTED:

FULL NAME

SIGNATURE

DATE

September 22, 2026

☐ I agree to sign this document electronically. I understand this constitutes a legally binding signature under the ESIGN Act and UETA. I consent to conducting this transaction electronically and have reviewed the scope of work, pricing, and terms and conditions listed below.

☐ I have read and acknowledge the Notice Required by Florida's Construction Lien Law in section 14 of the Terms and Conditions of this agreement.

Approve & Sign Quote

TERMS AND CONDITIONS

ALL OF THESE TERMS AND CONDITIONS ARE VALID **UNLESS OTHERWISE NOTED.**

1. WORKMANSHIP WARRANTY

One-year limited workmanship warranty, non-transferable without prior written consent.

Coverage: Lucky's Concrete will repair any abnormal structural defects due to improper installation.

Exclusions – The warranty **does not cover:**

Cracking: All concrete will crack over time due to shrinkage, settling, temperature changes, and ground movement. Control joints are placed to manage cracking, but cracks outside these areas are not covered under warranty.

Discoloration & Stains: Variations in color, surface blotchiness, efflorescence, and water stains are normal and not covered.

Surface Wear & Damage: Damage caused by heavy equipment, chemicals, freeze-thaw cycles, excessive loads, or improper maintenance is not covered.

Scaling & Spalling: Exposure to de-icing salts, harsh chemicals, or power washing may cause flaking or deterioration and is not covered.

Subsurface Issues: Any settling, heaving, or failure due to an unstable subgrade or poor drainage is not the responsibility of Lucky's Concrete.

Environmental & Uncontrollable Factors: Damage caused by extreme weather conditions, tree roots, erosion, or soil movement is excluded from warranty coverage.

2. FINAL SCOPE OF WORK & PRICING

Lucky's Concrete will perform all work outlined in the Final Scope of Work for the agreed-upon Agreement Price. The Agreement Price excludes any bond or builder's risk insurance but can be provided for an additional fee upon request.

Change Orders: Any additional work beyond the original agreement requires a signed Change Order and may be subject to an administrative fee of \$250 per change.

3. ESTIMATE EXCLUSIONS

The following items are not included in the estimate unless explicitly stated otherwise:

Permits & Inspections: Unless specifically included in the proposal, the client is responsible for all required permits, inspections, or engineering reports. FL-ONLY: Permits/inspections will be obtained by the licensed subcontractor

serving as contractor-of-record (if required). Owner is responsible for permit fees unless included in the Agreement Price.

Lucky's Concrete is not responsible for any damage to unmarked or shallow underground utilities, including but not limited to sprinkler lines, irrigation systems, water lines, drainage pipes, electrical conduit, or low-voltage wiring. It is the Client's responsibility to clearly mark or disclose the locations of such utilities before the start of work. Any repairs or associated costs resulting from unmarked utilities will be the Client's responsibility. If encountered, additional charges will apply for necessary repairs or rerouting.

Demolition & Excavation: Standard excavation includes up to 4 inches of depth. Additional excavation, hard rock removal, tree root extraction, or disposal beyond this scope will incur extra charges.

Obstructions & Accessibility: Removal or relocation of obstacles (fences, posts, structures, etc.) is not included. Limited access or restricted work hours may result in additional fees.

Finish Variations: Color variations, texture inconsistencies, and minor surface imperfections are normal and not considered defects. Exposed aggregate, stamped concrete, or custom finishes may vary due to environmental factors and curing conditions.

4. PAYMENT TERMS (UNLESS OTHERWISE NOTED)

Deposit: A 50% deposit is required at a minimum of 24 hours before work begins. Unless otherwise noted, a deposit is DUE immediately after signing this proposal.

Progress Payments: Payment is required upon completion of each phase of the project.

Final Payment: The remaining balance is due upon substantial completion.

Stored Payment Authorization: If the Client chooses to store their payment method when submitting the deposit via Stripe or any other online processor, the Client authorizes Lucky's Concrete to charge the remaining balance to the stored payment method within 3 days of substantial completion of the project. This authorization applies only to the final balance outlined in the contract, and a receipt will be provided immediately after the charge is processed.

Late Payments & Liens: Late payments will incur interest at 18% per annum (or the maximum allowed by law). Contractor may pursue all remedies available at law for non-payment, including a mechanic's lien where permitted by and in compliance with applicable law.

5. CONTRACTOR RESPONSIBILITIES

Lucky's Concrete will complete all work in a professional and workmanlike manner following standard construction practices.

Material Ownership: Excess materials ordered remain the property of Lucky's Concrete.

Not Responsible For: Delays beyond our control, including weather, material shortages, or site inaccessibility. Safety or liability for individuals not employed by Lucky's Concrete who enter the work zone. Damage to landscaping, driveways, or sidewalks due to normal construction activities.

6. CLIENT RESPONSIBILITIES

Site Preparation: The Client must ensure the worksite is accessible, cleared, and properly graded.

Property Insurance: The Client must maintain active property insurance until project completion.

Reporting Damage: Any concerns must be reported before final payment. Otherwise, all claims are waived.

7. WORK SCHEDULE & DELAYS

Work will commence as soon as feasible after signing this Agreement. Lucky's Concrete is not responsible for delays caused by weather, labor shortages, supply chain disruptions, permit delays, or client-induced delays including last-minute changes or site obstructions.

8. CANCELLATION & LIQUIDATED DAMAGES

Cancellations require a mutual written agreement. If the Client delays or cancels the project, they agree to compensate Lucky's Concrete for 30% of the Agreement Price, plus any material costs, restocking fees, and administrative costs incurred.

9. DISPUTE RESOLUTION

At Lucky's Concrete's sole election, any dispute, claim, or controversy arising out of or relating to this Agreement may be resolved either: (a) by binding arbitration in the county where the project is located, in accordance with the rules of the American Arbitration Association, or (b) by litigation in the state or federal courts located in the county where the project is located. The Client hereby consents to the jurisdiction and venue of such courts. The Client waives the right to a jury trial, participation in a class action lawsuit, or claims for consequential damages.

If legal action is required for collection, the Client agrees to pay all costs of collection, including interest and attorney's fees as allowed by law and under this Agreement.

10. HAZARDOUS MATERIALS DISCLAIMER

Lucky's Concrete is not responsible for the discovery or removal of hazardous materials such as asbestos, lead, or contaminated soil. If such materials are found, work will stop until the Client hires a certified abatement contractor at their own expense. The Client indemnifies Lucky's Concrete from liability related to hazardous material exposure.

11. INDEMNIFICATION

The Client agrees to hold harmless, defend, and indemnify Lucky's Concrete against all claims related to property damage, injury, or losses arising from the project, and any unauthorized persons entering the work zone.

12. WARRANTIES & FINAL CONDITIONS

Cosmetic Variations: Variations in color, texture, and surface appearance are normal and not defects. Exposed aggregate, stamped concrete, or colored concrete may appear different from samples.

No Guarantee Against Cracking: Lucky's Concrete does not guarantee crack-free concrete. Control joints are placed to minimize random cracking but do not eliminate it.

No Third-Party Assignments: Warranties cannot be transferred without written permission.

Entire Agreement: This document constitutes the entire agreement between Lucky's Concrete and the Client. No verbal modifications are valid.

13. BUYER'S RIGHT TO CANCEL (FL ONLY)

This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

In addition to any other right to revoke an offer, the buyer has the right to cancel a home solicitation sale until midnight of the third business day after the day on which the buyer signs an agreement or offer to purchase. Cancellation is evidenced by the buyer

giving written notice of cancellation in person, by telegram, or by mail to the seller at the address stated in the agreement or offer to purchase. The written notice of cancellation given by mail shall be effective upon postmarking. The notice of cancellation need not take a particular form and is sufficient if it indicates by any form of written expression the intention of the buyer not to be bound by the home solicitation sale.

Notice of a buyer's right to cancel must appear on every note or other evidence of indebtedness given pursuant to any home solicitation sale. For the purposes of this section, unless a mortgage also creates the buyer's promise to pay the secured debt, it is not an evidence of indebtedness.

14. MANDATORY PROVISION (FL ONLY)

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN.

IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL.

IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER."

FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

(2)(a) If the contract is written, the notice must be in the contract document. If the contract is oral or implied, the notice must be provided in a document referencing the contract.

(b) The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.

(c) This section may not be construed to adversely affect the lien and bond rights of lienors who are not in privity with the owner. This section does not apply when the owner is a contractor licensed under chapter 489 or is a person who created parcels or offers parcels for sale or lease in the ordinary course of business.

This document is sent via Lucky's Concrete's secure e-sign platform. Your IP address and timestamp are recorded for legal compliance.

Document ID: eaf32084



Prepared For r

Timothy Ha de
16529 isons Blf Rd
Jacksonville, Flo ida 32218
(904) 612-6668

2 Men Concrete r

11001 old aint Augustine Rd, Apa tment 2110 r
Jacksonville, Flo ida 32257
Phone: (904) 404-6889
mail: 2menconcretejax@gmail.com

estimate # 2778
Date r 09/21/2026

Description

Concrete Walkway Repair

Level and prepare the area, and pour new concrete, including concrete base and 6-inch concrete slab (minimum 3000 PSI). Finish with a broom texture and clean the work area upon completion.

Measurements: 106'x5'

Total Area: 530 sf

Notes: Rebar #5 reinforcement included. Fiberglass mesh reinforcement included for 6" thick concrete walkway slab.

Warranty Concrete

1-year guarantee for concrete services, this guarantee can be used for any signs that the durability of the work has been affected. The date begins after the last receipt of the final payment that must be collected at the end of the service.

Total Prices

The total price includes tax, materials, labor and transportation of disposals.

The deposit is collected when the job is already started, 50% and the rest when it is finished.

Insurance and licenses from the company are attached with this document; you will find scrolling through the estimate.

o alD	\$7,875.00
To al	\$7,875.00
eposi e D	\$3,937.50 D

in this document, the customer agrees to the service and conditions outlined in this document.

Timothy Harde

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, September 10, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

Cedeila Alford	Vice Chair
Linda Waldhauer	Supervisor
Ann Schaffer	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the September 10, 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 none, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2026-06,
Adopting an Ethics Policy and Code of
Conduct for the Board of Supervisors**

Mr. Laughlin presented resolution 2026-06, which detailed the responsibilities for the board members, professional conduct, attendance expectations and violations of the code of conduct.

On MOTION by Ms. Alford seconded by Ms. Schaffer to approve Resolution 2026-06, adopting an ethics policy and code of conduct for the Board of Supervisors by roll call vote:

Supervisor Alford: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 3-0.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

There being nothing to report, the next item followed.

B. District Counsel

Ms. Fernandez Perez reminded the board members to complete four hours of ethics training by December 31st.

C. District Manager

There being nothing to report, the next item followed.

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

Mr. Harden gave an overview of maintenance items completed between meetings.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the August 13, 2026 Board of Supervisors Meetings

B. Financial Statements

C. Check Register

Copies of the minutes, financial statements, and check register totaling \$81,971.12 were included in the agenda package for the Board's review.

On MOTION by Ms. Alford seconded by Ms. Schaffer to approve the consent agenda by roll call vote: Supervisor Alford: Aye Supervisor Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 3-0.
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SIXTH ORDER OF BUSINESS

**Public Hearing for the Purpose of Adopting
Amended Amenity Facility Policies;
Consideration of Resolution 2026-07**

A redline copy of the amenity facility policies was included in the agenda package for review.

On MOTION by Ms. Alford seconded by Ms. Schaffer to open the public hearing by roll call vote:
Supervisor Alford: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 3-0.

Ms. Meyers stated that the main purpose of the revisions was to get the age limits consistent throughout the policies.

There being no comments, a motion to close the public hearing followed.

On MOTION by Ms. Alford seconded by Ms. Schaffer to close the public hearing by roll call vote:
Supervisor Alford: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 3-0.

On MOTION by Ms. Alford seconded by Ms. Schaffer to approve Resolution 2026-07, adopting amended amenity facilities policies by roll call vote:
Supervisor Alford: Aye
Supervisor Schaffer: Aye
Supervisor Waldhauer: Aye
Motion passed 3-0.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Alford asked about Ms. Timmons request made the previous month for a sergeant of arms to attend the meeting.

Mr. Laughlin responded that he spoke with Ms. Timmons about canceling the office request when she indicated she was not able to attend the meeting. If escalations continue, the code of conduct can be used, and an officer can be requested for future meetings.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
October 8, 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 Schaffer: Aye Supervisor Waldhauer: Aye Motion passed 3-0.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing
Community Development District

Unaudited Financial Reporting
August 31, 2026



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 20,861	\$ -	\$ -	\$ 20,861
Capital Reserve Account	-	-	235	235
<u>Investments:</u>				
State Board Administration (SBA)	698,533	-	164,084	862,617
<u>Series 2016-1</u>				
Reserve	-	149,668	-	149,668
Revenue	-	95,891	-	95,891
Redemption	-	4	-	4
<u>Series 2016-2</u>				
Reserve	-	43,761	-	43,761
Deposits	4,202	-	-	4,202
Liabilities:				
Accounts Payable	\$ 16,322	\$ -	\$ -	\$ 16,322
Accrued Expenses	3,974	-	-	3,974
Fund Balance:				
Nonspendable:				
Deposits	\$ 4,202	\$ -	\$ -	\$ 4,202
Restricted for:				
Debt Service	-	289,324	-	289,324
Assigned for:				
Capital Reserve Fund	-	-	164,319	164,319
Unassigned	699,098	-	-	699,098
Total Liabilities & Fund Balance	\$ 723,597	\$ 289,324	\$ 164,319	\$ 1,177,240

Tison's Landing
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 854,540	\$ 854,540	\$ 856,895	\$ 2,355
Clubhouse Income	2,000	2,000	9,665	7,665
Interest Income	16,000	16,000	28,128	12,128
Other Income	-	-	381	381
Total Revenues	\$ 872,540	\$ 872,540	\$ 895,069	\$ 22,529

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 9,400	\$ 1,600
PR-FICA	918	842	719	122
Engineering	3,000	2,750	2,850	(100)
Attorney	15,000	15,000	22,360	(7,360)
Annual Audit	3,300	3,300	3,300	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	1,100	-	1,100
Dissemination Agent	1,000	1,000	1,117	(117)
Trustee Fees	3,725	3,415	-	3,415
Management Fees	46,350	42,488	42,488	-
Information Technology	1,800	1,650	1,650	-
Website Maintenance	1,800	1,650	1,650	-
Telephone	350	321	188	133
Postage & Delivery	1,000	917	80	837
Insurance General Liability	12,661	11,559	11,559	-
Printing & Binding	2,000	1,833	243	1,590
Legal Advertising	2,500	2,292	1,719	573
Other Current Charges	1,000	1,000	1,124	(124)
Office Supplies	500	458	-	458
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 112,779	\$ 105,248	\$ 103,121	\$ 2,127

Operations & Maintenance

Community Operations

Insurance (Property)	\$ 23,977	\$ 21,473	\$ 21,473	\$ -
Field Management & Administration (Vesta)	38,294	35,103	35,103	-
Security Off Duty (JSO)	2,500	2,292	-	2,292
Security Camera Monitoring (Envera)	16,377	15,012	8,388	6,624
Landscape Maintenance (LawnBoy)	60,608	55,557	55,061	497
Landscape Mulch	15,000	13,750	5,100	8,650
Landscape Fertilization (Agro Pro)	19,332	19,332	20,471	(1,139)
Irrigation Repairs and Maintenance	10,000	9,167	2,811	6,355
Landscape Repairs and Maintenance	7,000	7,000	7,379	(379)
Lake Maintenance (The Lake Doctor)	11,200	10,267	9,075	1,192
Utilities-Cable (Comcast)	1,680	1,540	1,234	307
Utilities-Electric (JEA)	1,800	1,650	956	694
Utilities-Irrigation (JEA)	24,000	22,000	15,032	6,968
Community Repairs and Maintenance	20,000	18,333	2,563	15,770
Community Operations Contingency	2,493	2,285	58	2,227
Capital Improvement Plan	22,500	20,625	-	20,625
Subtotal Community Operations Expenditures	\$ 276,761	\$ 255,386	\$ 184,702	\$ 70,683

Tison's Landing
Community Development District
General Fund

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

Amenity Operations Expenditures

Amenity Manager (Vesta)	\$	105,276	96,503	\$	96,503	\$	-
Pool Maintenance (Vesta)		34,145	31,299		31,300		-
Janitorial Maintenance (Vesta)		34,092	31,251		31,251		-
Janitorial Supplies (Vesta)		4,058	3,720		3,720		-
Amenity Website (Vesta)		3,090	2,833		2,833		-
Seasonal Office Staffing (Vesta)		13,580	12,448		12,448		-
Security Camera Monitoring (Envera/High-Tech)		13,761	12,614		11,995		619
Pool Chemicals (Hawkins)		15,000	13,750		13,790		(40)
License / Permit Fees		600	600		773		(173)
Utilities-Cable (Comcast)		6,600	6,050		5,947		103
Utilities-Electric (JEA)		15,000	13,750		9,442		4,308
Utilities-Water/Sewer (JEA)		12,000	12,000		17,743		(5,743)
Refuse Service (Waste Management)		11,400	10,450		1,998		8,452
Pest Control		600	600		1,062		(462)
Amenity Repairs and Maintenance		15,400	15,400		18,303		(2,903)
Fitness Equipment Maintenance		2,000	1,833		1,518		315
Special Events		23,500	21,542		22,427		(886)
Amenity Supplies		4,698	4,307		2,822		1,485
Amenity Operations Contingency		2,000	1,833		-		1,833
Capital Outlay		-	-		4,519		(4,519)

Excess (Deficiency) of Revenues over Expenditures	\$	166,200	\$	219,122	\$	316,851	\$	97,728
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Other Financing Sources/(Uses):

Capital Reserve - Transfer Out		(166,200)	(166,200)	\$	(166,200)		-
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Total Other Financing Sources/(Uses)	\$	(166,200)	\$	(166,200)	\$	(166,200)	\$	-
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Net Change in Fund Balance	\$	-	\$	52,922	\$	150,651	\$	97,728
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Fund Balance - Beginning	\$	-			\$	552,650		
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Fund Balance - Ending	\$	-			\$	703,300		
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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	655	-	9,665
Interest Income	1,763	1,525	2,753	3,351	2,899	3,039	2,860	2,808	2,602	2,252	2,276	-	28,128
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	\$ 2,931	\$ -	\$ 895,069
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 9,400
PR-FICA	77	77	-	77	61	61	61	77	77	77	77	-	719
Engineering	-	-	-	-	1,582	-	-	1,146	123	-	-	-	2,850
Attorney	2,014	930	585	1,112	886	1,081	2,204	2,457	2,202	3,725	5,167	-	22,360
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	-	167	-	1,117
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	-	42,488
Information Technology	150	150	150	150	150	150	150	150	150	150	150	-	1,650
Website Maintenance	150	150	150	150	150	150	150	150	150	150	150	-	1,650
Telephone	-	21	26	15	-	21	17	17	27	22	21	-	188
Postage & Delivery	11	-	11	30	-	12	-	12	-	2	2	-	80
Insurance General Liability	11,559	-	-	-	-	-	-	-	-	-	-	-	11,559
Printing & Binding	56	9	50	-	17	4	-	41	36	10	21	-	243
Legal Advertising	-	207	104	104	104	104	-	269	337	159	334	-	1,719
Other Current Charges	125	81	94	-	84	96	123	158	123	112	130	-	1,124
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 21,861	\$ 8,570	\$ 6,316	\$ 6,682	\$ 7,778	\$ 6,423	\$ 7,551	\$ 9,422	\$ 8,168	\$ 9,269	\$ 11,080	\$ -	\$ 103,121

Tison's Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Community Operations													
Insurance (Property)	\$ 21,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,473
Field Management & Administration (Vesta)	3,191	3,191	3,191	3,191	3,191	3,191	3,191	3,191	3,191	3,191	3,191	-	35,103
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera)	648	648	648	648	648	1,289	648	648	648	120	1,795	-	8,388
Landscape Maintenance (LawnBoy)	5,006	5,006	5,006	5,006	5,006	5,006	5,006	5,006	5,006	5,006	5,006	-	55,061
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	1,861	1,861	-	20,471
Irrigation Repairs and Maintenance	-	1,097	-	-	1,669	-	45	-	-	-	-	-	2,811
Landscape Repairs and Maintenance	2,070	-	1,500	1,200	249	-	-	-	-	-	2,360	-	7,379
Lake Maintenance (The Lake Doctor)	825	825	825	825	825	825	825	825	825	825	825	-	9,075
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	85	-	956
Utilities-Irrigation (JEA)	1,683	1,533	1,472	933	1,030	879	2,400	1,688	1,195	1,125	1,093	-	15,032
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	\$ 12,661	\$ 16,216	\$ -	\$ 184,702
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	\$ 8,773	\$ -	\$ 96,503
Pool Maintenance (Vesta)	2,845	2,845	2,845	2,845	2,845	2,845	2,845	2,845	2,845	2,845	2,845	-	31,300
Janitorial Maintenance (Vesta)	2,841	2,841	2,841	2,841	2,841	2,841	2,841	2,841	2,841	2,841	2,841	-	31,251
Janitorial Supplies (Vesta)	338	338	338	338	338	338	338	338	338	338	338	-	3,720
Amenity Website (Vesta)	258	258	258	258	258	258	258	258	258	258	258	-	2,833
Seasonal Office Staffing (Vesta)	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	1,132	-	12,448
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	2,149	-	13,790
License / Permit Fees	-	124	62	-	-	62	-	525	-	-	-	-	773
Utilities-Cable (Comcast)	513	513	523	535	535	500	619	527	524	517	641	-	5,947
Utilities-Electric (JEA)	855	668	878	602	589	724	867	978	1,023	1,129	1,130	-	9,442
Utilities-Water/Sewer (JEA)	1,395	2,471	1,793	1,030	649	1,454	2,065	1,793	1,666	1,759	1,666	-	17,743
Refuse Service (Waste Management)	180	180	186	165	169	171	181	181	182	177	225	-	1,998
Pest Control	150	50	50	256	50	-	151	51	51	102	151	-	1,062
Amenity Repairs and Maintenance	2,654	1,875	1,132	3,249	540	423	951	2,689	2,892	911	988	-	18,303
Fitness Equipment Maintenance	-	-	200	603	-	-	200	-	-	200	315	-	1,518
Special Events	4,677	285	2,897	190	2,699	3,094	2,049	1,775	62	555	4,144	-	22,427
Amenity Supplies	-	377	190	910	18	54	274	270	-	408	321	-	2,822
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	\$ 27,917	\$ -	\$ 290,395
Total Operations & Maintenance	\$ 66,106	\$ 40,816	\$ 41,130	\$ 39,181	\$ 37,976	\$ 39,690	\$ 40,463	\$ 46,381	\$ 37,600	\$ 41,622	\$ 44,133	\$ -	\$ 475,097
Total Expenditures	\$ 87,968	\$ 49,386	\$ 47,445	\$ 45,864	\$ 45,754	\$ 46,113	\$ 48,014	\$ 55,802	\$ 45,769	\$ 50,891	\$ 55,213	\$ -	\$ 578,218
Excess (Deficiency) of Revenues over Expenditures	\$ (85,760)	\$ 210	\$ 738,754	\$ (35,393)	\$ (40,208)	\$ (40,831)	\$ (33,809)	\$ (50,869)	\$ (36,606)	\$ (46,354)	\$ (52,281)	\$ -	\$ 316,851
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)	\$ (50,869)	\$ (36,606)	\$ (46,354)	\$ (52,281)	\$ -	\$ 150,651

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 August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 381,936	\$ 381,936	\$ 382,988	\$ 1,052
Interest Income	7,500	7,500	13,012	5,512
Total Revenues	\$ 389,436	\$ 389,436	\$ 396,000	\$ 6,564
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	\$ 11,629	\$ (3,318)
Net Change in Fund Balance	\$ 14,947	\$ 14,947	\$ 11,629	\$ (3,318)
Fund Balance - Beginning	\$ 82,314		\$ 277,696	
Fund Balance - Ending	\$ 97,261		\$ 289,324	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Interest	\$ 4,235	\$ 4,235	\$ 6,943	\$ 2,708
Total Revenues	\$ 4,235	\$ 4,235	\$ 6,943	\$ 2,708
Expenditures:				
Capital Outlay	\$ 22,423	\$ 22,423	25,988	\$ (3,565)
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	-	-	930	(930)
Total Expenditures	\$ 22,423	\$ 22,423	\$ 131,402	\$ (108,979)
Excess (Deficiency) of Revenues over Expenditures	\$ (18,188)	\$ (18,188)	\$ (124,459)	\$ (106,271)
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	\$ 41,741	\$ (106,271)
Fund Balance - Beginning	\$ 125,712		\$ 122,578	
Fund Balance - Ending	\$ 273,724		\$ 164,319	

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	149,668	
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	43,761	
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

September 30, 2026

Fund	Date	Check No.	Amount
General Fund - Wells Fargo			
Payroll			
	9/11/26	50470-50473	\$ 554.10
	9/28/26	50474	184.70
		Sub-Total	\$ 738.80
Accounts Payable			
	9/1/26	4136-4138	\$ 20,254.92
	9/11/26	4139-4145	12,571.76
	9/22/26	4146-4150	7,182.76
	9/29/26	4151-4159	40,727.19
		Sub-Total	\$ 80,736.63
Autopayments ACH*			
	9/18/26	Comcast	\$ 517.26
	9/17/26	Waste Management	226.39
	9/21/26	Comcast	123.35
	9/21/26	JEA	3,974.13
		Sub-Total	\$ 4,841.13
Wells Fargo Credit Card*			
	9/11/26	August Purchases	\$ 4,354.89
		Sub-Total	\$ 4,354.89
Total General Fund			\$ 90,671.45
Capital Reserve Fund - Wells Fargo			
Accounts Payable			
	9/2/26	86	\$ 19,317.50
Total Capital Reserve Fund			\$ 19,317.50
GRAND TOTAL			\$ 109,988.95

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

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50470	16	BROCK-ALFORD CEDEILA	184.70	9/11/2026	
50471	18	LILLIA A. SCHAFFER	184.70	9/11/2026	
50472	12	MONICA TIMMONS	184.70	9/11/2026	
50473	14	LINDA S WALDHAUER	184.70	9/11/2026	Check was voided
TOTAL FOR REGISTER			738.80		
			\$554.10		

TISO TISON

TLEE

Attendance Sheet

District: Tison's Landing CDD

Meeting Date: September 10, 2026

Seat	Supervisor	In Attendance	Fees
1	Ann Shaffer <i>Assistant Secretary</i>	☒	\$200
2	Michael Evans <i>Assistant Secretary</i>	☐	\$200
3	Linda Waldhauer <i>Assistant Secretary</i>	☒	\$200
4	Monica Timmons <i>Chairperson</i>	☐	\$200
5	Cedeila Aldord <i>Vice Chair</i>	☒	\$200

District Manager: 

PLEASE RETURN COMPLETED FORM TO TIZIANA CESSNA

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50474	16	BROCK-ALFORD CEDEILA	184.70	9/28/2026
TOTAL FOR REGISTER			184.70	

Attendance Sheet

District: Tison's Landing CDD

Meeting Date: September 10, 2026

Seat	Supervisor	In Attendance	Fees
1	Ann Shaffer <i>Assistant Secretary</i> No Check	☒	\$200
2	Michael Evans <i>Assistant Secretary</i>	☐	\$200
3	Linda Waldhauer <i>Assistant Secretary</i> No Check	☒	\$200
4	Monica Timmons <i>Chairperson</i>	☐	\$200
5	Cedeila Aldord <i>Vice Chair</i> Re issue of check - did not receive	☒	\$200

District Manager: 

PLEASE RETURN COMPLETED FORM TO TIZIANA CESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/26	00101	7/23/26	278623	202607 320-57200-46900	SERVICE REQUEST-INCLINE	*	115.00		
					ALLWAYS IMPROVING LLC			115.00	004136
9/01/26	00206	8/27/26	7548791	202608 320-57200-46500	AUG26 POOL CHEMICALS	*	762.00		
					HAWKINS, INC.			762.00	004137
9/01/26	00157	9/01/26	434301	202609 320-57200-45105	SEP26 AMENITY MANAGER	*	8,773.00		
		9/01/26	434301	202609 320-57200-46400	SEP26 POOL MAINTENANCE	*	2,845.42		
		9/01/26	434301	202609 320-53800-34400	SEP26 FIELD MGMT & ADMIN	*	3,191.17		
		9/01/26	434301	202609 320-57200-46602	SEP26 JANITORIAL SUPPLIES	*	338.17		
		9/01/26	434301	202609 320-57200-46601	SEP26 JANITORIAL SERVICES	*	2,841.00		
		9/01/26	434301	202609 320-57200-49510	SEP26 WEBSITE FEE	*	257.50		
		9/01/26	434301	202609 320-57200-34450	SEP26 FAC/POOL MONIT	*	1,131.66		
					VESTA PROPERTY SERVICE INC.			19,377.92	004138
9/11/26	00161	8/31/26	1167	202608 320-53800-46203	AUG26 HORTICULTURE PROG	*	1,860.98		
					AGROWPRO INC.			1,860.98	004139
9/11/26	00101	8/31/26	279037	202608 320-57200-46900	AUG26 PREVENTATIVE MAINT	*	200.00		
					ALLWAYS IMPROVING LLC			200.00	004140
9/11/26	00212	9/09/26	09092026	202609 300-36200-10000	RENTAL FEE REFUND	*	135.00		
					KIMBERLY BOATWRIGHT			135.00	004141
9/11/26	00004	9/01/26	484	202609 310-51300-34000	SEP MANAGEMENT FEES	*	3,862.50		
		9/01/26	484	202609 310-51300-49500	SEP WEBSITE ADMIN	*	150.00		
		9/01/26	484	202609 310-51300-35100	SEP INFORMATION TECH	*	150.00		
		9/01/26	484	202609 310-51300-31200	SEP DISSEMINATION SVCS	*	83.33		
		9/01/26	484	202609 310-51300-42000	POSTAGE	*	136.30		

TISO TISON TLEE

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/29/26	PAGE	2
***	CHECK DATES 09/01/2026 - 09/30/2026 ***										TISONS LANDING GF BANK A TISON LANDING			
CHECK DATE	VEND#	INVOICE		EXPENSED TO			VENDOR NAME	STATUS	AMOUNT	CHECK				
		DATE	INVOICE	YRMO	DPT	ACCT# SUB SUBCLASS				AMOUNT	#			
		9/01/26	484	202609	310	51300-42500		*		120.90				
		9/01/26	484	202609	310	51300-41000		*		42.25				
			COPIES											
			TELEPHONE											
							GOVERNMENTAL MANAGEMENT SERVICES				4,545.28	004142		
9/11/26	00137	9/01/26	404427B	202609	320	53800-46800		*		825.00				
			SEP26 LAKE MAINTENANCE											
							THE LAKE DOCTORS				825.00	004143		
9/11/26	00052	9/04/26	9977	202608	320	53800-46200		*		5,005.50				
			AUG LANDSCAPE MAINTENANCE											
							LAWNBOY LAWN SERVICES INC				5,005.50	004144		
9/11/26	00157	8/31/26	434793	202608	320	57200-52000		*		249.00				
			BOOKING SOFTWARE - REIMB											
							VESTA PROPERTY SERVICE INC.				249.00	004145		
9/16/26	00157	8/31/26	434793	202609	320	57200-52000		V		249.00-				
			BOOKING SOFTWARE - REIMB											
							VESTA PROPERTY SERVICE INC.				249.00-	004145		
9/22/26	00081	5/31/26	199022	202605	310	51300-31500		*		1,228.50				
			MAY26 GENERAL COUNSEL											
							BILLING COCHRAN,P.A.				1,228.50	004146		
9/22/26	00081	8/31/26	200422	202608	310	51300-31500		*		5,166.50				
			AUG26 GENERAL COUNSEL											
							BILLING COCHRAN,P.A.				5,166.50	004147		
9/22/26	00156	6/01/26	769853	202606	320	53800-34502		*		130.61				
			ENTRY 2 MONIT 7/1-7/31/26											
							ENVERA SYSTEMS				130.61	004148		
9/22/26	00206	9/11/26	7563225	202609	320	57200-46500		*		584.65				
			SEP26 POOL CHEMICALS											
		9/11/26	7563225	202609	320	57200-46500		*		45.00-				
			CREDIT FROM INV#7563494											
							HAWKINS, INC.				539.65	004149		
9/22/26	00268	9/17/26	26-05780	202609	310	51300-48000		*		117.50				
			NOTICE-FY27 BOS MEETINGS											
							JACKSONVILLE DAILY RECORD				117.50	004150		
9/29/26	00034	9/17/26	34219	202609	300	15500-10000		*		30,993.00				
			FY27 INSURANCE RENEWAL											
							EGIS INSURANCE ADVISORS, LLC				30,993.00	004151		

					TISO TISON		TLEE							

CHECK	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS				AMOUNT #
9/29/26 00156	6/01/26 769854	202606 320-53800-34502	UTILITY MONIT 7/1-7/31/26	ENVERA SYSTEMS	*	288.21	288.21 004152
9/29/26 00156	6/01/26 769855	202606 320-53800-34502	ENTRY 1 MONIT 7/1-7/31/26	ENVERA SYSTEMS	*	229.27	229.27 004153
9/29/26 00156	6/01/26 769856	202606 320-53800-34502	AMENITY 7/1-7/31/26	ENVERA SYSTEMS	*	1,086.71	1,086.71 004154
9/29/26 00013	9/28/26 30059	202609 310-51300-31600	SR2016 A1/A2 FYE 7/31/26	GRAU AND ASSOCIATES	*	550.00	550.00 004155
9/29/26 00186	9/24/26 448558	202609 320-53800-34502	SEP26 - ACCESS CONTR SYS	HI-TECH SYSTEMS ASSOCIATES	*	148.50	148.50 004156
9/29/26 00052	9/24/26 10013	202609 320-53800-46200	SEP LANDSCAPE MAINTENANCE	LAWNBOY LAWN SERVICES INC	*	5,005.50	5,005.50 004157
9/29/26 00052	9/24/26 10016	202609 320-53800-46201	BUSH HOGGING-EASEMENT	LAWNBOY LAWN SERVICES INC	*	2,375.00	2,375.00 004158
9/29/26 00064	9/26/26 70025938	202609 320-53800-46202	SEP26 PEST CONTROL SVCS	NADER'S PEST RAIDERS	*	51.00	51.00 004159
TOTAL FOR BANK A						80,736.63	
TOTAL FOR REGISTER						80,736.63	

TISO TISON TLEE

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

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.: 278623
Terms: Net 15
Invoice date: 07/23/2026
Due date: 08/07/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 48021 - INCLINE NOT WORKING ON TREADMILL			
2.	1. CS		Estimated Labor - Precor Treadmill TRM 811/835/865/885 sn: AGNBG21170024 incline switch has short causing only down commands when used. Should replace incline switch. SEE PHOTOS	1	\$115.00	\$115.00
Total						\$115.00

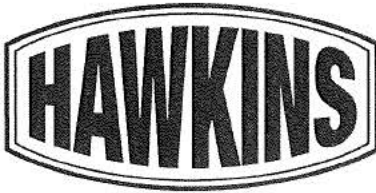
Approved by Tim Harden

Please code to 320.572.46900

RECEIVED

By Tara Lee at 9:01 am, Aug 31, 2026

Original



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

INVOICE

Total Invoice	\$762.00
Invoice Number	7548791
Invoice Date	8/27/26
Sales Order Number/Type	5269550 SL
Branch Plant	74
Shipment Number	6351935

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 #
9/26/26		Net 30	PPD Origin	HWTG					384
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	250.0000	GA	\$3.0000	GA	2,417.5 LB	\$750.00
		1 LB BLK (Mini-Bulk)		250.0000	GA			2,417.5 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

RECEIVED

By Tara Lee at 8:58 am, Aug 31, 2026

Page 1 of 1

Tax Rate

Sales Tax

Invoice Total

\$762.00

0 %

\$0.00

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.

method. Please
ent numbers

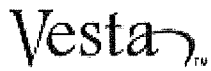
be emailed to

your purchase
d yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§101-11.4(a), 101-11.5(a) and 101-11.6(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# 3308997



Invoice

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

Invoice # 434301
Date 09/01/2026

Terms
Due Date 10/01/2026
Memo Monthly Fees

Bill To

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

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

Total 19,377.92

RECEIVED

By Tara Lee at 1:18 pm, Aug 31, 2026



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

INVOICE 1167

INVOICE DATE 08/31/2026

TERMS Net 30

PO

BILL TO

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

Phone:

PROPERTY ADDRESS

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

INVOICE		Account Manager	
08/31/2026		Spencer Mays	
DESCRIPTION			PRICE
#338 - 2026 Horticulture Program August 2026			\$1,860.98
Subtotal			\$1,860.98
Sales Tax			\$0.00
Credits/Payments Applied			\$0.00
INVOICE TOTAL			\$1,860.98

Approved by Tim Harden

Please code to 320.538.46203

RECEIVED

By Tara Lee at 11:20 am, Sep 03, 2026

AMOUNT
\$1,860.98

INVOICE
1167

INVOICE DATE
8/31/2026

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

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.: 279037
Terms: Net 15
Invoice date: 08/31/2026
Due date: 09/15/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 48177 - AUGUST PREVENTATIVE MAINTENANCE			
2.	PM		Aug 21, 2026: Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Tison's Landing	1	\$200.00	\$200.00

Approved by Tim Harden

Please code to 320.572.46900

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 Treadmill TRM
811/835/865/885 sn: AGMBG21170023
rubber handle cover has been
stretched and is coming away from left
handle. Should replace left handle
rubber cover. SEE PHOTOS
2. ALL OTHER UNITS TEST CORRECT

Total

\$200.00

RECEIVED

By Tara Lee at 1:13 pm, Sep 08, 2026

Tison's Landing
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
9/9/26	\$135.00	Elizabeth Myers-Hesford

Payable to:

Kimberly Boatwright

Date Check Needed:

Budget Category:

ASAP	001.300.36200.10000
------	---------------------

Intended Use of Funds Requested:

Rental fee refund due to cancelled rental. Payer's check no. 1077, dated 8/3/26.
Mailing Address: 15678 Tisons Bluff Road, Jacksonville, FL 32218
(Attach supporting documentation for request.)

RECEIVED

By Tara Lee at 12:22 pm, Sep 09, 2026

On Sep 9, 2026, at 11:04 AM, Elizabeth A. Myers-Hesford
<emyers@vestapropertyservices.com> wrote:

Good morning,

Please process a refund for:

Kimberly Boatwright

15678 Tisons Bluff Road

Jacksonville, FL 32218

In the amount of \$135.00 for payment on cancelled rental and her check number was 1077
and dated 8/3/26

Let me know if you have any questions.

Kind regards,

Your Community.
Our Commitment.

Elizabeth Myers-Hesford, LCAM

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

P. [904.757.1547](tel:904.757.1547)
emyers@vestapropertyservices.com

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

CONFIDENTIALITY NOTICE: This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of this e-mail is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that reading it is strictly prohibited. If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.

From: K Boatwright <kboatwright10@gmail.com>

Sent: Thursday, September 3, 2026 2:24 PM

To: Elizabeth A. Myers-Hesford <emyers@vestapropertyservices.com>

Subject: [=Please Cancel Event For 9/20/2026

External Sender - From: (K Boatwright
<kboatwright10@gmail.com>)

This message came from outside your organization.

Hi Elizabeth,

Due to unforeseen circumstances, I will not be hosting the kids birthday party on September 20, 2026. Therefore, please cancel the reservation and refund the payment of \$135 at your earllest convenience. Also, it will be ok to shred the deposit check.

Please send refund to:

Address: 15678 Tisons Bluff Road 32218

Thank you so much!

Kimberly Boatwright

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

Invoice

Invoice #: 484
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2026		3,862.50	3,862.50
Website Administration - September 2026		150.00	150.00
Information Technology - September 2026		150.00	150.00
Dissemination Agent Services - September 2026		83.33	83.33
Postage		136.30	136.30
Copies		120.90	120.90
Telephone		42.25	42.25
Total			\$4,545.28
Payments/Credits			\$0.00
Balance Due			\$4,545.28

RECEIVED

By Tara Lee at 11:14 am, Sep 08, 2026

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
724857	9/1/2026	\$825.00

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

00000000130252001000000040442700000008250097

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

TISONS LANDING COMMUNITY DEV16529 Tisons Bluff Road, Jacksonville, FL Jacksonville, FL 32218
Invoice Due Date 9/11/2026 Invoice 404427B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
9/1/2026	Water Management - Monthly		\$825.00	\$0.00	\$825.00

Please remit payment for this month's invoice.

Approved by Tim Harden

Please code to 320.538.46800

RECEIVED

By Tara Lee at 2:47 pm, Sep 01, 2026

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): okuzmuk@gmsnf.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

LawnBoy Lawn Services

Invoice

PO Box 551203
Jacksonville, FL 32255

Date	Invoice #
9/4/2026	9977

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

Terms	Due Date	Project
Net 30	10/4/2026	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services- August, 2026 Service	5,005.50		5,005.50
Approved by Tim Harden				
Please code to 320.538.46200				
RECEIVED By Tara Lee at 1:25 pm, Sep 08, 2026				
It is our pleasure to serve your lawn and landscaping needs!			Current Charges	
			\$5,005.50	

Please visit our website www.lawnboyinc.com to learn more about our services and see our before & after Photo Gallery.

Phone #	Fax #	E-mail	Web Site
904-771-1655	904-212-1423	leo@lawnboyinc.com	www.lawnboyinc.com



Invoice

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

Invoice # 434793
Date 08/31/2026

Terms
Due Date 09/30/2026
Memo

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
Mark Suiter - 2026-08-09 - WOO-5111884928 - booking software for yellow bluff website yellowblufflanding.com			249.00
Total Billable Expenses			249.00

Total 249.00

RECEIVED

By Tara Lee at 9:42 am, Sep 09, 2026



INVOICE

Invoice #: US2026-154453

Invoice date: 8/8/26

Place: 60 29th Street #343, San Francisco, CA 94110

Provided by:

WooCommerce, Inc.
60 29th Street #343
San Francisco, CA 94110

Provided to:

Vesta Property Services, Inc. (mark@markalpine.com)
245 Riverside Avenue Suite 300
Jacksonville, FL 32202

DESCRIPTION	QUANTITY	PRICE	TAX	TOTAL
WooCommerce Bookings (Aug 8, 2026 to Aug 8, 2027)	1	249.00		249.00
Total		249.00	0.00	USD 249.00

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

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

Attn: PATTI POWERS

TISON'S LANDING CDD

Page: 1
05/31/2026
Account No: 80-12113M
Statement No: 199022

Fees

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

TISON'S LANDING CDD

Page: 2

05/31/2026

Account No: 80-12113M
Statement No: 199022

TISON'S LANDING CDD

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

Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GABRIELLA A. FERNANDEZ	ASSOCIATES	6.30	\$195.00	\$1,228.50

Previous Balance \$2,203.50

Total Current Work 1,228.50

Payments

06/01/2026 PAYMENT RECEIVED - THANK YOU -2,203.50

Balance Due \$1,228.50

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

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

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

Attn: PATTI POWERS

TISON'S LANDING CDD

Page: 1
08/31/2026
Account No: 80-12113M
Statement No: 200422

RECEIVED

By Tara Lee at 12:56 pm, Sep 11, 2026

Fees

		Hours
08/03/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ELIZABETH MYERS WITH ATTACHMENT	0.30
08/04/2026		
GAF	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20
GAF	PREPARE REVISIONS TO AMENDED AND RESTATED POLICIES REGARDING USE OF THE DISTRICT'S AMENITY CENTER PER AMENITY MANAGER'S COMMENTS AND UPDATE UNDERLINE/STRIKE THROUGH AND CLEAN FORMATTING OF THE POLICIES	0.40
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN, COURTNEY HOGGE, AND ELIZABETH MYERS WITH MULTIPLE ATTACHMENTS (X3)	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE; RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
08/07/2026		
GAF	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 8/13/26 MEETING OF BOARD OF SUPERVISORS	0.50
08/10/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	PREPARE REVISIONS TO HIDDEN EYES, LLC (DBA ENVERA SYSTEM) TERMINATION LETTER PER DISTRICT MANAGER'S COMMENTS AND CHANGE EFFECTIVE DATE	0.30
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN WITH MULTIPLE ATTACHMENTS (X2)	0.30
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30

	Hours
08/11/2026	
GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
08/12/2026	
GAF CORRESPONDENCE TO DANIEL LAUGHLIN WITH ATTACHMENT	0.30
08/13/2026	
SCC RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
SCC RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR EVANS	0.20
SCC PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING (VIA TELECONFERENCE)	2.00
MJP REVIEW FILES; CORRESPONDENCE TO SUPERVISOR EVANS	0.30
MJP RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM SUPERVISOR EVANS AND REPLY THERETO	0.10
MJP FURTHER CORRESPONDENCE TO SUPERVISOR EVANS	0.20
MJP RECEIPT AND REVIEW OF ADDITIONAL CORRESPONDENCE FROM SUPERVISOR EVANS AND REPLY THERETO	0.30
GAF RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM SUPERVISOR MICHAEL EVANS WITH ATTACHMENT	0.30
GAF RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM SUPERVISOR MICHAEL EVANS	0.20
GAF RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.20
GAF RECEIPT AND REVIEW FOURTH CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.10
GAF RECEIPT AND REVIEW FIFTH CORRESPONDENCE FROM DANIEL LAUGHLIN	0.10
GAF RECEIPT AND REVIEW SIXTH CORRESPONDENCE FROM SUPERVISOR MICHAEL EVANS	0.10
GAF TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN	0.20
08/14/2026	
MJP RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR EVANS	0.20
GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GAF RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20
SCC RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM SUPERVISOR EVANS	0.30
SCC CORRESPONDENCE TO AND RECEIPT AND REVIEW REPLIES (X2) FROM DANIEL LAUGHLIN	0.20

		Hours
SCC	RECEIPT AND REVIEW OF CORRESPONDENCE FROM AND REPLY TO COURTNEY HOGGE	0.20
SCC	RECEIPT AND REVIEW ADDITIONAL CORRESPONDENCE FROM SUPERVISOR EVANS	0.30
08/17/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT	0.30
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.20
GAF	TELEPHONE CONFERENCE WITH DANIEL LAUGHLIN	0.30
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN, ELIZABETH A. MYERS, ET AL. WITH MULTIPLE ATTACHMENTS (X2)	0.30
08/18/2026		
GAF	PREPARE INITIAL DRAFT OF TENNIS COURT RESURFACING SMALL PROJECT AGREEMENT WITH PICKLED COURT NORTH FL	1.20
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN, TIMOTHY HARDEN, AND ELIZABETH MYERS WITH ATTACHMENT	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
08/19/2026		
GAF	REVIEW, IDENTIFY, COMPILE, AND ORGANIZE RESPONSIVE EMAIL CORRESPONDENCE IN CONNECTION WITH PUBLIC RECORDS REQUEST	1.40
SCC	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.20
08/20/2026		
SCC	REVIEW CORRESPONDENCE WITH DISTRICT MANAGER'S OFFICE TO ASSIST WITH RESPONSE TO RECORDS REQUEST	0.40
08/21/2026		
GAF	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20
GAF	CORRESPONDENCE TO SUPERVISOR MICHAEL EVANS, DANIEL LAUGHLIN, ET AL.	0.20
SCC	REVIEW AND REVISE DRAFT CORRESPONDENCE TO SUPERVISOR EVANS	0.30
SCC	REVIEW AND REVISE DRAFT MINUTES OF AUGUST 13, 2026 MEETING OF THE BOARD OF SUPERVISORS	0.20
SCC	FURTHER CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN WITH ATTACHMENT	0.20
08/23/2026		
MJP	REVIEW ALL EMAILS SENT AND RECEIVED SINCE JANUARY 1, 2026 TO COMPLY WITH RECORDS	

		Hours
	REQUEST	0.50
08/24/2026		
GEW	REVIEW EMAILS SINCE JANUARY 1, 2026 FOR PUBLIC RECORDS REQUEST	0.30
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.30
SCC	FURTHER REVIEW OF CORRESPONDENCE WITH DISTRICT MANAGER'S OFFICE FOR RESPONSE TO RECORDS REQUEST	0.30
SCC	RECEIPT AND REVIEW OF ADDITIONAL CORRESPONDENCE FROM DANIEL LAUGHLIN	0.10
MJP	CORRESPONDENCE TO SUPERVISOR EVANS WITH ATTACHMENT	0.30
08/26/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM SUPERVISOR MICHAEL EVANS	0.20
GAF	CORRESPONDENCE TO SUPERVISOR MICHAEL EVANS	0.20
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN AND COURTNEY HOGGE	0.20
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN	0.20
GAF	FURTHER CORRESPONDENCE TO DANIEL LAUGHLIN AND COURTNEY HOGGE	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.20
GAF	FURTHER CORRESPONDENCE TO SUPERVISOR MICHAEL EVANS	0.20
GAF	RECEIPT AND REVIEW FURTHER CORRESPONDENCE FROM SUPERVISOR MICHAEL EVANS	0.10
08/27/2026		
GAF	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 9/10/26 MEETING OF BOARD OF SUPERVISORS	0.30
GAF	PREPARE INITIAL DRAFT OF TISON'S LANDING ETHICS POLICY AND CODE OF CONDUCT FOR BOARD OF SUPERVISORS	1.00
GAF	PREPARE INITIAL DRAFT OF RESOLUTION TO ADOPT TISON'S LANDING ETHICS POLICY AND CODE OF CONDUCT FOR BOARD OF SUPERVISORS	1.00
08/28/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH MULTIPLE ATTACHMENTS (X2)	0.30
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN AND COURTNEY HOGGE WITH MULTIPLE ATTACHMENTS (X2)	0.30
GAF	FURTHER CORRESPONDENCE TO COURTNEY HOGGE AND	

TISON'S LANDING CDD

Page: 5
08/31/2026
Account No: 80-12113M
Statement No: 200422

TISON'S LANDING CDD

		Hours	
	DANIEL LAUGHLIN	0.20	
GAF	RECEIPT AND REVIEW OF FURTHER CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.20	
08/31/2026			
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN AND REPLY THERETO	0.20	
	For Current Services Rendered	23.50	5,166.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GABRIELLA A. FERNANDEZ	ASSOCIATES	16.20	\$195.00	\$3,159.00
GINGER E. WALD	PARTNERS	0.30	275.00	82.50
SCOTT C. COCHRAN	PARTNERS	5.10	275.00	1,402.50
MICHAEL J. PAWELCZYK	PARTNERS	1.90	275.00	522.50

Previous Balance \$7,154.50

Total Current Work 5,166.50

Payments

08/11/2026	PAYMENT RECEIVED - THANK YOU	-2,201.50
08/21/2026	PAYMENT RECEIVED - THANK YOU	-3,724.50
	Total Payments	-5,926.00
	Balance Due	<u>\$6,395.00</u>

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

Envera Systems

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

Invoice

Invoice Number 769853	Date 6/1/2026
Customer Number 400423	Due Date 7/1/2026

To: **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

Net Due: \$130.61

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		6/1/2026	7/1/2026

Quantity	Description	Rate	Amount
	<i>Tison's Landing CDD Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>		
1.00	Passive Standard Camera 07/01/2026-07/31/2026	100.00	100.00
1.00	Service & Maintenance 07/01/2026-07/31/2026	30.61	30.61

RECEIVED

By Tara Lee at 11:18 am, Sep 14, 2026

Tax

\$ 0.00

Approved by Tim Harden

Please code to 320.538.34502

Date	Invoice #	Description	Amount	Balance Due
6/1/2026	769853	Monitoring Services	130.61	130.61

Return Stub Below

Customer: Tison's Landing CDD

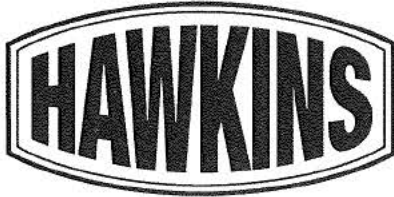
Invoice Number 769853
Bill Payer ID: 400423

Due This Inv. 130.61 Amount Remitted

Payment Method ☐ Check ☐ Check Number Date Remitted

☐ Charge* ☐ Card Number Exp Date
☐ Name On Card Card ID
Signature

Original



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

INVOICE

Total Invoice	\$584.65
Invoice Number	7563225
Invoice Date	9/11/26
Sales Order Number/Type	5285172 SL
Branch Plant	74
Shipment Number	6372069

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

Net Due Date		Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
10/11/26		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	130.0000	GA	\$3.0500	GA	1,257.1 LB	\$396.50	
		1 LB BLK (Mini-Bulk)		130.0000	GA			1,257.1 GW		
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00	
2.000	42871	Sulfuric Acid 38-40%	N	2.0000	DD	\$73.0757	DD	324.0 LB	\$146.15	
		15 GA DD		2.0000	DD			344.0 GW		
2.001	699922	15 GA Blu/Black Deldrum	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00	
		DELDRM 1H1/X1.9/250		2.0000	RD			20.0 GW		

Related Order #: 05285172

***** 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.

Approved by Tim Harden

Please code to 320.572.46500

RECEIVED

By Tara Lee at 12:11 pm, Sep 16, 2026

Page 1 of 1	Tax Rate	Sales Tax	Invoice Total	\$584.65
	0 %	\$0.00		

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.

This contractor and subcontractor shall abide by the requirements of 41 CFR §600-1.4(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



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

CREDIT MEMO

Total Invoice	(\$45.00)
Invoice Number	7563494
Invoice Date	9/11/26
Sales Order Number/Type	5285188 CO
Branch Plant	74
Shipment Number	6372091

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
10/11/26	Net 30	COL Origin	HWTG	EMPTYES		384

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

Related Order #: 04666701

1.002	699922	15 GA Blu/Black Deldrum	N	2.0000-	DD	\$15.0000	DD	20.0- LB	(\$30.00)
		DELDRM 1H1/X1.9/250		2.0000-	DD			20.0- GW	

Related Order #: 04709786

***** 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.

Approved by Tim Harden

Please code to 320.572.46500

RECEIVED

By Tara Lee at 12:11 pm, Sep 16, 2026

Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

(\$45.00)

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.

This contractor and subcontractor shall abide by the requirements of 41 CFR §560-1.4(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.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

September 17, 2026

Date

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

Serial # 26-05780D	PO/File #	\$117.50
Notice of Annual Schedule of Meetings		Payment Due
		\$117.50
Tison's Landing Community Development District		Publication Fee
Case Number		Amount Paid
Publication Dates 9/17		
County Duval		

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

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

If your payment is being
mailed, please reference
Serial # 26-05780D on your
check or remittance advice.

RECEIVED

By Tara Lee at 9:15 am, Sep 18, 2026

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

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

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

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

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

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

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

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

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

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

Daniel Laughlin
District Manager
Sep. 17 00 (26-06780D)



Insurance & Risk Advisors

Tisons Landing Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

INVOICE

Customer	Tisons Landing Community Development District
Acct #	295
Date	09/17/2026
Customer Service	Brendan Callen
Page	1 of 1

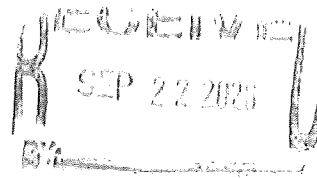
Payment Information	
Invoice Summary	\$ 30,993.00
Payment Amount	
Payment for:	Invoice#34219
100126553	

Thank You

Please detach and return with payment

Customer: Tisons Landing Community Development District

Invoice	Effective	Transaction	Description	Amount
34219	10/01/2026	Renew policy	Policy #100126553 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2026	30,993.00



Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
By Tara Lee at 11:23 am, Sep 23, 2026

Total
\$ 30,993.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

accounting@egisadvisors.com

Date

09/17/2026

Envera Systems

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

Invoice

Invoice Number 769854	Date 6/1/2026
Customer Number 400423	Due Date 7/1/2026

To: **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

Approved by Tim Harden Please code to 320.538.34502

Net Due: \$288.21

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		6/1/2026	7/1/2026

Quantity	Description	Rate	Amount
<i>Tison's Landing</i> 1.00	<i>CDD Utility, Jacksonville, FL</i> Active Video Monitoring 07/01/2026-07/31/2026	150.00	150.00
1.00	Service & Maintenance 07/01/2026-07/31/2026	138.21	138.21

RECEIVED

By Tara Lee at 1:39 pm, Sep 24, 2026

Tax

\$ 0.00

Date	Invoice #	Description	Amount	Balance Due
6/1/2026	769854	Monitoring Services	288.21	288.21

Return Stub Below

Customer: Tison's Landing CDD

Invoice Number 769854
Bill Payer ID: 400423

Due This Inv. 288.21 Amount Remitted

Payment Method Check ☐ Check Number Date Remitted

Charge* ☐ Card Number Exp Date

Name On Card Card ID

Signature

Envera Systems

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

Invoice

Invoice Number 769855	Date 6/1/2026
Customer Number 400423	Due Date 7/1/2026

To: **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

Approved by Tim Harden Please code to 320.538.34502

Net Due: \$229.27

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		6/1/2026	7/1/2026

Quantity	Description	Rate	Amount
	<i>Tison's Landing CDD Entrance 1 - Pond Run Rd., Jacksonville, FL</i>		
1.00	Passive Standard Camera 07/01/2026-07/31/2026	100.00	100.00
1.00	Service & Maintenance 07/01/2026-07/31/2026	129.27	129.27

Tax

RECEIVED

By Tara Lee at 1:40 pm, Sep 24, 2026

\$ 0.00

Date	Invoice #	Description	Amount	Balance Due
6/1/2026	769855	Monitoring Services	229.27	229.27

Return Stub Below

Customer: Tison's Landing CDD

Invoice Number 769855
Bill Payer ID: 400423

Due This Inv. 229.27 Amount Remitted

Payment Method ☐ Check ☐ Check Number Date Remitted

Charge* ☐ Card Number Exp Date

Name On Card Card ID

Signature

Envera Systems

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

Invoice

Invoice Number 769856	Date 6/1/2026
Customer Number 400423	Due Date 7/1/2026

To: **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

Approved by Tim Harden

Please code to 320.538.34502

Net Due: \$1,086.71

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	400423		6/1/2026	7/1/2026

Quantity	Description	Rate	Amount
	<i>Tison's Landing CDD Amenity, Jacksonville, FL</i>		
1.00	Active Video Monitoring 07/01/2026-07/31/2026	675.00	675.00
1.00	Passive Standard Camera 07/01/2026-07/31/2026	75.00	75.00
1.00	Service & Maintenance 07/01/2026-07/31/2026	336.71	336.71

Tax

RECEIVED

By Tara Lee at 1:39 pm, Sep 24, 2026

\$ 0.00

Date	Invoice #	Description	Amount	Balance Due
6/1/2026	769856	Monitoring Services	1,086.71	1,086.71

Return Stub Below

Customer: Tison's Landing CDD

Invoice Number 769856
Bill Payer ID: 400423

Due This Inv. 1,086.71 Amount Remitted

Payment Method ☐ Check ☐ Check Number Date Remitted

☐ Card Number Exp Date

Charge* ☐ Name On Card Card ID

Signature

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Tison's Landing Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351*

Invoice No. 30059
Date 09/28/2026

SERVICE

AMOUNT

Project: Arbitrage - Series 2016 A1/A2 FYE 7/31/26
Arbitrage Services

Arbitrage

\$ 550.00

Subtotal: 550.00

Total 550.00

Current Amount Due \$ 550.00

RECEIVED

By Tara Lee at 10:24 am, Sep 28, 2026

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
550.00	0.00	0.00	0.00	0.00	550.00

Payment due upon receipt.



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 448558
Invoice Date: 09/24/2026
Completed: 09/24/2026
Terms: Due On Receipt
Bid#: 10644-3
Job: 16529 Tisons Bluff Rd

Bill to:

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

[Click Here to Pay Online!](#)

Approved by Tim Harden

Please code to 320.538.34502

RECEIVED

By Tara Lee at 12:18 pm, Sep 25, 2026

HiTechFlorida.com

Description	Qty	Rate	Amount
3-11885-CCTV-1 - CCTV System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL			
Hi-Tech Commercial Video 16	0.50	\$120.00	60.00
HT OVRC Net Pro	0.50	\$25.00	12.50
Add-on AI Deterrence	0.50	\$112.00	56.00
Hi-Tech Commercial Video 4	0.50	\$20.00	10.00
Hi-Tech Commercial Video 4	0.50	\$20.00	10.00
Sales Tax			0.00

Tech Resolution Note:

Pro rated services from 09/16/2026 to 09/30/2026

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

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

Total	\$148.50
Payments	\$0.00
Balance Due	\$148.50

LawnBoy
LAWN SERVICESPO Box 551203
Jacksonville, FL 32255**Invoice**

Date	Invoice #
9/24/2026	10013

Bill ToTison's Landing CDD
c/o Vesta Property Services
Attn: Tim Harden
16529 Tison's Bluff Road
Jacksonville, FL 32218**RECEIVED****By Tara Lee at 9:59 am, Sep 28, 2026**

Approved by Tim Harden Please code to 320.538.46200

Terms	Due Date	Project
Net 30	10/24/2026	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly lawn maintenance services- September, 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

LawnBoy
LAWN SERVICESPO Box 551203
Jacksonville, FL 32255**Invoice**

Date	Invoice #
9/24/2026	10016

Bill ToTison's Landing CDD
c/o Vesta Property Services
Attn: Tim Harden
16529 Tison's Bluff Road
Jacksonville, FL 32218**RECEIVED****By Tara Lee at 9:58 am, Sep 28, 2026**

Approved by Tim Harden

Please code to 320.538.46201

Terms	Due Date	Project
Net 30	10/24/2026	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Bush Hogging	Bush hogging of Powerline Easement - Pricing as agreed upon in Amendment 4 of our existing agreement with Tisons Landing. Work was completed on 9/21/2026.	2,375.00		2,375.00
All work is complete. Please remit payment immediately.		Current Charges \$2,375.00		

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



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

Service Slip/Invoice

INVOICE: 70025938
DATE: 09/26/2026
ORDER: 70025938

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

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

Approved by Tim Harden

Please code to 320.538.46202

Work Date	Time	Target Pest	Technician		Time In
09/26/2026	04:01 PM		WDBROWN	Warren Brown	
Purchase Order	Terms	Last Service	Map Code		Time Out
		09/26/2026		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		
		SUBTOTAL \$51.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$51.00
Do not need to treated areas until dry		
Thanks for choosing Nader's Pest Raiders		AMOUNT DUE \$51.00

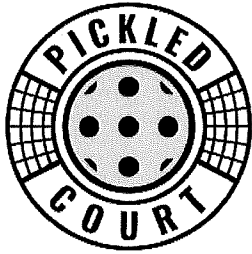
RECEIVED

By Tara Lee at 2:32 pm, Sep 28, 2026

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

CHECK	VEND#	INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNT	CHECK.....
DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS			AMOUNT	#
9/02/26	00041	9/01/26	09012026	202609	600-53800-60000		*	19,317.50	
			50%DEP-2	TENNIS/PBALL	CTS	PICKLED COURT - NORTH FLORIDA			
								19,317.50	000086
								TOTAL FOR BANK C	19,317.50
								TOTAL FOR REGISTER	19,317.50



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

DEPOSIT INVOICE

September 1, 2026

Customer:

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

Approved by Tim Harden

Please code to capital reserve

RECEIVED

By Tara Lee at 10:00 am, Sep 02, 2026

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

DEPOSIT \$19,317.50

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