TISON'S LANDING
Community Development District

NOVEMBER 12, 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, November 12, 2026 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218.
Following is the agenda for the meeting:

I. Roll Call

II. Public Comment Regarding Agenda Items Below (limited to three minutes)

III. Consideration of Resolution 2027-01, Amending the Fiscal Year 2026 Budget

IV. Consideration of Supervisor of Elections Request to Use Amenity Center as Election Site

V. Staff Reports
   A. District Engineer
   B. District Counsel – Ethics Training Reminder
   C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives
   D. Amenity Manager – Report
   E. Field Operations Manager – Proposals for Sidewalk Repairs

VI. Approval of Consent Agenda
   A. Minutes of the September 10, 2026 Meeting
   B. Financial Statements as of September 30, 2026
   C. Check Register

VII. Supervisor Requests

VIII. Audience Comments

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

X. Adjournment

THIRD ORDER OF BUSINESS

RESOLUTION 2027-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Tison's Landing Community Development District, hereinafter referred to as "District", adopted General Fund and Recreation Fund Budgets for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund and Recreation Fund Budgets are hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 12th day of November, 2026 and be reflected in the monthly and Fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

Tison's Landing
Community Development District

by: _____
Chairman / Vice Chairman

Attest:

by: _____
Secretary / Assistant Secretary

TISON'S LANDING CDD
RESOLUTION 2027-01

EXHIBIT A

Exhibit A

Tison's Landing
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Special Assessments - On Roll	$ 854,540	$ 2,355	$ 856,895	$ 856,895
Clubhouse Income	2,000	7,530	9,530	9,530
Interest Income	16,000	14,061	30,061	30,061
Other Income	-	381	381	381
Total Revenues	**$ 872,540**	**$ 24,327**	**$ 896,867**	**$ 896,867**
Expenditures				
General & Administrative:				
Supervisor Fees	$ 12,000	$ -	$ 12,000	$ 10,000
PR-FICA	918	-	918	765
Engineering	3,000	-	3,000	2,850
Attorney	15,000	8,167	23,167	23,167
Annual Audit	3,300	-	3,300	3,300
Assessment Administration	2,500	-	2,500	2,500
Arbitrage Rebate	1,200	-	1,200	550
Dissemination Agent	1,000	200	1,200	1,200
Trustee Fees	3,725	-	3,725	341
Management Fees	46,350	-	46,350	46,350
Information Technology	1,800	-	1,800	1,800
Website Maintenance	1,800	-	1,800	1,800
Telephone	350	-	350	230
Postage & Delivery	1,000	-	1,000	216
Insurance General Liability	12,661	-	12,661	11,559
Printing & Binding	2,000	-	2,000	364
Legal Advertising	2,500	-	2,500	1,836
Other Current Charges	1,000	218	1,218	1,218
Office Supplies	500	-	500	-
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 112,779**	**$ 8,585**	**$ 121,364**	**$ 110,221**
Community Operations:				
Insurance (Property)	$ 23,977	$ -	$ 23,977	$ 21,473
Field Management & Administration (Vesta)	38,294	-	38,294	38,294
Security Off Duty (JSO)	2,500	-	2,500	-
Security Camera Monitoring (Envera)	16,377	-	16,377	8,537
Landscape Maintenance (LawnBoy)	60,608	-	60,608	60,066
Landscape Mulch	15,000	-	15,000	5,100
Landscape Fertilization (Agro Pro)	19,332	3,000	22,332	22,332
Irrigation Repairs and Maintenance	10,000	-	10,000	2,811
Landscape Repairs and Maintenance	7,000	2,754	9,754	9,754
Lake Maintenance (The Lake Doctor)	11,200	-	11,200	9,900
Utilities-Cable (Comcast)	1,680	-	1,680	1,234
Utilities-Electric (JEA)	1,800	-	1,800	1,133
Utilities-Irrigation (JEA)	24,000	-	24,000	17,656
Community Repairs and Maintenance	20,000	-	20,000	3,484
Community Operations Contingency	2,493	-	2,493	58
Capital Improvement Plan	22,500	-	22,500	-
Subtotal Community Operations	**$ 276,761**	**$ 5,754**	**$ 282,515**	**$ 201,832**

Exhibit A

Tison's Landing
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Amenity Operations:				
Amenity Manager (Vesta)	$ 105,276	$ -	$ 105,276	$ 105,276
Pool Maintenance (Vesta)	34,145	-	34,145	34,145
Janitorial Maintenance (Vesta)	34,092	-	34,092	34,092
Janitorial Supplies (Vesta)	4,058	-	4,058	4,058
Amenity Website (Vesta)	3,090	-	3,090	3,090
Seasonal Office Staffing (Vesta)	13,580	-	13,580	13,580
Security Camera Monitoring (Envera/High-Tech)	13,761	-	13,761	11,995
Pool Chemicals (Hawkins)	15,000	43	15,043	15,043
License / Permit Fees	600	365	965	965
Utilities-Cable (Comcast)	6,600	-	6,600	6,588
Utilities-Electric (JEA)	15,000	-	15,000	11,492
Utilities-Water/Sewer (JEA)	12,000	8,832	20,832	20,832
Refuse Service (Waste Management)	11,400	-	11,400	2,224
Pest Control	600	513	1,113	1,113
Amenity Repairs and Maintenance	15,400	5,374	20,774	20,774
Fitness Equipment Maintenance	2,000	-	2,000	1,518
Special Events	23,500	-	23,500	23,083
Amenity Supplies	4,698	-	4,698	2,986
Amenity Operations Contingency	2,000	-	2,000	-
Capital Outlay	-	4,519	4,519	4,519
Subtotal Amenity Operations	**$ 316,800**	**$ 19,646**	**$ 336,446**	**$ 317,373**
Total Expenditures	**$ 706,340**	**$ 33,985**	**$ 740,325**	**$ 629,426**
Excess Revenues (Expenditures)	$ 166,200	$ (9,658)	$ 156,542	$ 267,441
Other Financing Sources/(Uses):				
Capital Reserve - Transfer Out	$ (166,200)	$ -	$ (166,200)	$ (166,200)
Total Other Financing Sources/(Uses)	**$ (166,200)**	**$ -**	**$ (166,200)**	**$ (166,200)**
NET CHANGE IN FUND BALANCE	**$ -**	**$ (9,658)**	**$ (9,658)**	**$ 101,241**
Fund Balance - Beginning	$ -	$ 9,658	$ 9,658	$ 552,650
Fund Balance - Ending	$ -	$ -	$ -	$ 653,891

FOURTH ORDER OF BUSINESS

Yellow Bluff Landing Amenity Center

Duval County Supervisor of Elections Polling Place Agreement

The parties to this Election Day Agreement are the Duval County Supervisor of Elections (the "SOE") and (the "Yellow Bluff Landing Amenity Center" ("Polling Place") and is dated October 30, 2026.

I. The Polling Place agrees to provide full access to the facility that is agreed upon by the SOE and the Polling Place. This Agreement shall be for, but is not limited to, the following date(s) for the 2027 election cycle:

a. **March 9, 2027 – First Election**
b. **May 18, 2027 – General Election**

In addition to any special elections during the 2027 calendar year (in case of a special election, the SOE will verify that the facility is available).

II. The Polling Place agrees to:

1. Allow access to the polling area from 6:00 a.m. to 8:30 p.m. for the above-scheduled Election Date(s). Should polling hours be extended by the Governor of Florida for any election, the Polling Place agrees to provide use of the location beyond these hours as needed to complete that election.

2. Allow voters and poll workers use of the parking lot at the site of the Polling Place, and to provide as many parking spaces as possible to allow maximum parking for voters and poll workers. If the parking lot has an access gate, the gate must be opened at 6:00 a.m. and remain open for public access until 8:30 p.m. (or longer as needed if voting hours have been extended by the Governor of Florida).

3. Provide for the opening and closing of the facility and/or parking lot for delivery and pick up of voting equipment in addition to Election Day. Either a key must be provided to the SOE, or an employee of the Polling Place must be made available and responsible for the opening and closing of the facility and/or parking lot. If this duty is given to an employee of the Polling Place, then his/her name and phone number(s) must be provided to the SOE and the Precinct Manager designated by the SOE.

4. **If the Polling Place is a Drop Zone on Election Night**, allow the hours to be open to extend past 8:30 p.m. to allow the use of Voting Equipment to upload the results to the SOE.

5. Receive the voting equipment up to a week prior to the scheduled election and allow voting equipment to be picked up within two (2) business days following the election. *(Note: The SOE will endeavor to pick up within two (2) days after Election Day.)* The Polling Place will be contacted by the SOE's contracted delivery company and/or SOE to schedule delivery and pickup of the equipment.

6. Provide secure storage space for the delivered voting equipment in the voting room or in a secure space as close as possible to the voting room.

7. Accommodate the required configuration of the voting room. Permit the rearrangement of any furniture in the facility, such as allowing extra tables, chairs, and/or other objects to be stored out of the way.

8. Allow the use of tables and/or chairs, if applicable, on Election Day.

9. Allow the use of kitchen amenities, if applicable, for poll workers on Election Day.

10. Allow the use of restrooms for poll workers on Election Day.

11. The Polling Place shall neither place nor provide partisan or political messages, signs, posters, or materials at the Polling Place on Election Day, unless outside the 150-foot boundary as required by law.

12. Allow the public to campaign 150 feet or more from the entrance to the building that houses the voting room, even if the area resides on the Polling Place's property. The owner/operator of the polling place may not prohibit the solicitation of voters outside of the 150-foot no-solicitation zone, or infringe on the public's First Amendment rights, including but not limited to, free speech, association, petition, and assembly during polling hours. The SOE shall designate the no-solicitation zone and mark the boundaries on Election Day.

13. Permit placement of election signage specific for the needs of the Polling Place on the location on Election Day.

14. Permit photographs taken by the SOE prior to and on Election Day to be included in, but not limited to, newsletters and publications generated by the SOE and/or the Duval County SOE website.

15. Allow the SOE to perform minor, temporary modifications and enhancements to the polling site to ensure complete access to voters with disabilities and to comply with the

requirements of the Americans with Disabilities Act. These enhancements will be made with prior knowledge and approval of the Polling Place.

16. Ensure all surveillance camera(s) remain off or covered completely during polling hours to comply with *Section 102.031(5), Florida Statutes*. The SOE will provide the Polling Place signage in the event surveillance camera(s) are solely turned off.

III. In return, the SOE agrees to provide the following to the Polling Place:

1. Pay a facility rental fee of $250.00 per election.

2. Provide general liability insurance in the amount of $1,000,000.00 to the Polling Place for voters and SOE employees occupying the site during the Election Day. The SOE is subject to the provisions of Section 768.28, *Florida Statutes*, and nothing herein limits. Waives, or alters the sovereign immunity rights conferred thereby

3. Deliver and pick up voting equipment at prearranged times before and after each election (see section II.6. above.)

4. Remove all posted election signs at/on the location at the close of the polls on Election Day.

5. Return any furniture that was moved prior to Election Day by an Elections Official after the close of the polls. If the furniture is too heavy for poll workers to move, the facility staff will be responsible for the movement of the furniture.

6. Provide all supplies needed for voters on Election Day.

7. Maintain security of facility by protecting any access code(s) or key(s) provided to the SOE by the Polling Place.

IV. The Parties agree to the following:

1. Upon the SOE's delivery of a signed agreement, the facility rental fee (if any), and the evidence of insurance, this Agreement cannot be terminated by the Polling Place for convenience, and this Agreement shall be binding on successive owners of the Polling Place.

2. Any notices required for this Agreement shall be sent via overnight delivery or certified mail (return receipt requested) to Polling Place at the facility address, and to the SOE at 105 East Monroe Street, Jacksonville, Florida 32202.

3. This Agreement is not assignable by either party.

4. The persons signing this Agreement are authorized to do so on behalf of each party.

5. This Agreement may be signed in counterpart and via facsimile signature, the counterparts, and facsimiles of which, when taken together, shall be deemed to constitute an entire and original Agreement.

Signed, delivered, and dated on the date first set forth above:

Polling Place

By:_____

Name:_____

Title:_____

By:_____

Jerry Holland

Supervisor of Elections

FIFTH 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.

YELLOW BLUFF
LANDING

Amenity Manager's Report



Prepared For

Tisons Landing CDD for the month of November 2026

Respectfully submitted by Tim Harden and Elizabeth Myers-Hesford

PAST EVENT

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

Event: Hocus Pocus Halloween



PHOTOS FROM HOCUS POCUS HALLOWEEN















PHOTOS FROM HOCUS POCUS HALLOWEEN



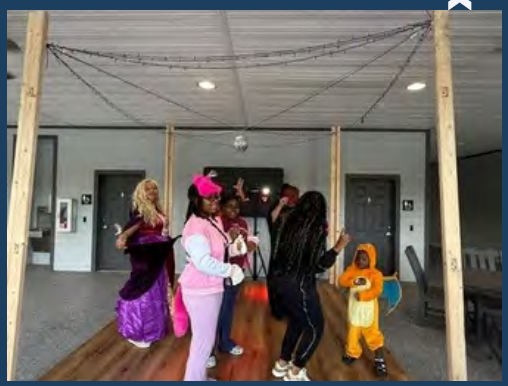












UPCOMING EVENT

Date: Friday, November 13th 6pm to 8pm

Event: HOA Sponsored Event Military Appreciation



UPCOMING EVENT

Date: Friday, November 19th 5pm to 630pm

Event: Town Hall CDD/HOA Differences



MANAGER'S NOTES:

November is a time for sharing, gratitude, and making memories with family and friends. As we enter this special season, we look forward to bringing our community together through meaningful events and opportunities to connect with one another.

We are excited to partner with the HOA for our upcoming Military Appreciation Dinner as we honor and recognize the men and women who have served and continue to serve our country. It is a privilege to work together to show our appreciation for the sacrifices made by our military members and their families.

This month, we will also be bringing back "Know the Difference: HOA vs. CDD." Since it has been a while since we last offered this educational opportunity, we want to help residents better understand the roles and responsibilities of each organization, what each is responsible for, and who to contact when questions or concerns arise. Our goal is to provide clarity, encourage communication, and help residents feel confident reaching out to the appropriate team for assistance.

Planning is also well underway for our annual Christmas Event with Santa, and Santa is officially on the calendar! We look forward to creating another memorable holiday experience for our families and continuing the traditions that make Yellow Bluff Landing such a special place to call home.

As we head into the holiday season, I am thankful for the continued partnership between the CDD, HOA, and our residents. Wishing everyone a wonderful November filled with gratitude, fellowship, and time spent with those who matter most!

New pickleball net

Staff purchased and assembled a new pickleball net for use on the tennis court. The old net was torn and had outlived its useful life.





Well Head

Staff noticed that the breaker for the irrigation well was tripping regularly. An electrician was called out to determine what was causing that. During his inspection he noticed that the junction box joining the wire from the electric panel to the wires feeding the pump was full of water. The water was apparently coming up out of the well through the electrical conduit. East Coast Wells was called in and they determined that the well head was not properly sealing around the electrical wires and it needed to be replaced. The job cost was $2,950 and this expenditure was approved by the Board Chair.





Chemical Pump

Staff discovered that the chemical pump that pumps sulfuric acid into the main pool had failed. A new pump was purchased and installed to maintain the proper PH level of the pool water.





Street sign cleaning

Staff cleaned a dozed dirty street signs that were covered in mildew.





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

Vesta

Vested in your community.

E.

SOUTHEAST REGIONAL CONSTRUCTION, LLC

Florida Certified Building Contractor - CBC1257486

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

ESTIMATE

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

PROJECT: SIDEWALK DEMOLITION & REPLACEMENT

Description	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.	Approx. 90' x 5' (450 sq. ft.) 6 inches thick 3,000 PSI concrete with fiber	$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.

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: _____

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 • Clearance of obstacles • Removing old concrete (~4.5") • Hauling off old concrete • Grading (if/as applicable)	(incl)
Subgrade Preparation • Compacted subgrade	(incl)
Form Work • Wooden forms around outline • Secure formwork	(incl)
Reinforcement Installation • Fiber mesh mix reinforcement	(incl)
Concrete Pouring • Ordering and scheduling material delivery • Spreading out evenly • Pour new concrete sidewalk • 91 x ~5 = ~450 SQFT • 6" concrete thickness • 3000 - 3500 PSI concrete	~450 SQFT
Concrete Finishing • Screed • Float/trowel for specified surface texture • Control joints in concrete as applicable (Roughly every 8-12' apart - field verify)	(incl)

- 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

ESTIMATE

Prepared For

Timothy Harde
16529 Tisons Blf Rd
Jacksonville, Florida 32218
(904) 612-6668

2 Men Concrete

11001 old Saint Augustine Rd, Apartment 2110
Jacksonville, Florida 32257
Phone: (904) 404-6889
Email: 2menconcretejax@gmail.com

Estimate #	2778
Date	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. Fiber flash 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 is finish.

Insurances and licenses from the company is attached with this document you will find scrolling down the estimate.

Subtotal	$7,875.00
Total	**$7,875.00**
Deposit Due	**$3,937.50**

By signing this document, the customer agrees to the services and conditions outlined in this document.

Timothy Harde

SIXTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, 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 *by phone*	District Counsel
Elizabeth Meyers	Amenity Manager
Tim Harden	Field Operations Manager

The following is a summary of the discussions and actions taken at the 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.

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

September 30, 2026

Tison's Landing
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 30,189	$ -	$ -	$ 30,189
Capital Reserve Account	-	-	846	846
Investments:				
State Board Administration (SBA)	600,466	-	144,551	745,017
Series 2016-1				
Reserve	-	149,668	-	149,668
Revenue	-	96,732	-	96,732
Redemption	-	4	-	4
Series 2016-2				
Reserve	-	43,761	-	43,761
Prepaid Expenses	34,746	-	-	34,746
Total Assets	**$ 665,401**	**$ 290,164**	**$ 145,397**	**$ 1,100,963**
Liabilities:				
Accounts Payable	$ 7,773	$ -	$ -	$ 7,773
Accrued Expenses	3,738	-	-	3,738
Total Liabilites	**$ 11,511**	**$ -**	**$ -**	**$ 11,511**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 34,746	$ -	$ -	$ 34,746
Restricted for:				
Debt Service	-	290,164	-	290,164
Assigned for:				
Capital Reserve Fund	-	-	145,397	145,397
Unassigned	619,144	-	-	619,144
Total Fund Balances	**$ 653,890**	**$ 290,164**	**$ 145,397**	**$ 1,089,452**
Total Liabilities & Fund Balance	$ 665,401	$ 290,164	$ 145,397	$ 1,100,963

Tison's Landing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 854,540	$ 854,540	$ 856,895	$ 2,355
Clubhouse Income	2,000	2,000	9,530	7,530
Interest Income	16,000	16,000	30,061	14,061
Other Income	-	-	381	381
Total Revenues	**$ 872,540**	**$ 872,540**	**$ 896,867**	**$ 24,327**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 10,000	$ 2,000
PR-FICA	918	918	765	153
Engineering	3,000	3,000	2,850	150
Attorney	15,000	15,000	23,167	(8,167)
Annual Audit	3,300	3,300	3,300	-
Assessment Administration	2,500	2,500	2,500	-
Arbitrage Rebate	1,200	1,200	550	650
Dissemination Agent	1,000	1,000	1,200	(200)
Trustee Fees	3,725	3,725	341	3,384
Management Fees	46,350	46,350	46,350	-
Information Technology	1,800	1,800	1,800	-
Website Maintenance	1,800	1,800	1,800	-
Telephone	350	350	230	120
Postage & Delivery	1,000	1,000	216	784
Insurance General Liability	12,661	12,661	11,559	1,102
Printing & Binding	2,000	2,000	364	1,636
Legal Advertising	2,500	2,500	1,836	664
Other Current Charges	1,000	1,000	1,218	(218)
Office Supplies	500	500	-	500
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 112,779**	**$ 112,779**	**$ 110,222**	**$ 2,558**
Operations & Maintenance				
Community Operations				
Insurance (Property)	$ 23,977	$ 23,977	$ 21,473	$ 2,504
Field Management & Administration (Vesta)	38,294	38,294	38,294	-
Security Off Duty (JSO)	2,500	2,500	-	2,500
Security Camera Monitoring (Envera)	16,377	16,377	8,537	7,840
Landscape Maintenance (LawnBoy)	60,608	60,608	60,066	542
Landscape Mulch	15,000	15,000	5,100	9,900
Landscape Fertilization (Agro Pro)	19,332	19,332	22,332	(3,000)
Irrigation Repairs and Maintenance	10,000	10,000	2,811	7,189
Landscape Repairs and Maintenance	7,000	7,000	9,754	(2,754)
Lake Maintenance (The Lake Doctor)	11,200	11,200	9,900	1,300
Utilities-Cable (Comcast)	1,680	1,680	1,234	447
Utilities-Electric (JEA)	1,800	1,800	1,133	667
Utilities-Irrigation (JEA)	24,000	24,000	17,656	6,344
Community Repairs and Maintenance	20,000	20,000	3,484	16,516
Community Operations Contingency	2,493	2,493	58	2,435
Capital Improvement Plan	22,500	22,500	-	22,500
Subtotal Community Operations Expenditures	**$ 276,761**	**$ 276,761**	**$ 201,830**	**$ 74,930**

Tison's Landing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Amenity Operations Expenditures				
Amenity Manager (Vesta)	$ 105,276	105,276	$ 105,276	$ -
Pool Maintenance (Vesta)	34,145	34,145	34,145	(1)
Janitorial Maintenance (Vesta)	34,092	34,092	34,092	-
Janitorial Supplies (Vesta)	4,058	4,058	4,058	-
Amenity Website (Vesta)	3,090	3,090	3,090	-
Seasonal Office Staffing (Vesta)	13,580	13,580	13,580	-
Security Camera Monitoring (Envera/High-Tech)	13,761	13,761	11,995	1,765
Pool Chemicals (Hawkins)	15,000	15,000	15,043	(43)
License / Permit Fees	600	600	965	(365)
Utilities-Cable (Comcast)	6,600	6,600	6,588	12
Utilities-Electric (JEA)	15,000	15,000	11,492	3,508
Utilities-Water/Sewer (JEA)	12,000	12,000	20,832	(8,832)
Refuse Service (Waste Management)	11,400	11,400	2,224	9,176
Pest Control	600	600	1,113	(513)
Amenity Repairs and Maintenance	15,400	15,400	20,774	(5,374)
Fitness Equipment Maintenance	2,000	2,000	1,518	482
Special Events	23,500	23,500	23,083	417
Amenity Supplies	4,698	4,698	2,986	1,712
Amenity Operations Contingency	2,000	2,000	-	2,000
Capital Outlay	-	-	4,519	(4,519)
Subtotal Amenity Operations Expenditures	**$ 316,799**	**$ 316,799**	**$ 317,374**	**$ (575)**
Total Operations & Maintenance	**$ 593,561**	**$ 593,561**	**$ 519,204**	**$ 74,355**
Total Expenditures	**$ 706,340**	**$ 706,340**	**$ 629,426**	**$ 76,913**
Excess (Deficiency) of Revenues over Expenditures	$ 166,200	$ 166,200	$ 267,441	$ 101,240
Other Financing Sources/(Uses):				
Capital Reserve - Transfer Out	(166,200)	(166,200)	$ (166,200)	-
Total Other Financing Sources/(Uses)	**$ (166,200)**	**$ (166,200)**	**$ (166,200)**	**$ -**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 101,241**	**$ 101,240**
Fund Balance - Beginning	$ -		$ 552,650	
Fund Balance - Ending	**$ -**		**$ 653,890**	

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	2,150	655	-	9,530
Interest Income	1,763	1,525	2,753	3,351	2,899	3,039	2,860	2,808	2,602	2,252	2,276	1,933	30,061
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**	**$ 4,402**	**$ 2,931**	**$ 1,933**	**$ 896,867**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,000	$ 1,000	$ -	$ 1,000	$ 800	$ 800	$ 800	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 600	$ 10,000
PR-FICA	77	77	-	77	61	61	61	77	77	77	77	46	765
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	808	23,167
Annual Audit	-	2,000	1,200	100	-	-	-	-	-	-	-	-	3,300
Assessment Administration	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	550	550
Dissemination Agent	183	83	83	83	83	83	183	83	83	-	167	83	1,200
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	341	341
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	46,350
Information Technology	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Website Maintenance	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Telephone	-	21	26	15	-	21	17	17	27	22	21	42	230
Postage & Delivery	11	-	11	30	-	12	-	12	-	2	2	136	216
Insurance General Liability	11,559	-	-	-	-	-	-	-	-	-	-	-	11,559
Printing & Binding	56	9	50	-	17	4	-	41	36	10	21	121	364
Legal Advertising	-	207	104	104	104	104	-	269	337	159	334	118	1,836
Other Current Charges	125	81	94	-	84	96	123	158	123	112	130	94	1,218
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**	**$ 7,101**	**$ 110,222**

Tison's Landing

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Community Operations													
Insurance (Property)	$ 21,473	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,473
Field Management & Administration (Vesta)	3,191	3,191	3,191	3,191	3,191	3,191	3,191	3,191	3,191	3,191	3,191	3,191	38,294
Security Off Duty (JSO)	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Camera Monitoring (Envera)	648	648	648	648	648	1,289	648	648	648	120	1,795	149	8,537
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	5,006	60,066
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	1,861	22,332
Irrigation Repairs and Maintenance	-	1,097	-	-	1,669	-	45	-	-	-	-	-	2,811
Landscape Repairs and Maintenance	2,070	-	1,500	1,200	249	-	-	-	-	-	2,360	2,375	9,754
Lake Maintenance (The Lake Doctor)	825	825	825	825	825	825	825	825	825	825	825	825	9,900
Utilities-Cable (Comcast)	123	123	123	123	123	123	123	123	123	123	-	-	1,234
Utilities-Electric (JEA)	98	98	95	93	90	94	100	98	96	91	92	89	1,133
Utilities-Irrigation (JEA)	1,683	1,533	1,472	1,115	1,228	1,450	2,400	1,985	1,554	1,125	1,093	1,018	17,656
Community Repairs and Maintenance	-	42	397	15	53	1,056	513	-	161	325	-	921	3,484
Community Operations Contingency	-	58	-	-	-	-	-	-	-	-	-	-	58
Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 36,978**	**$ 14,482**	**$ 15,117**	**$ 14,077**	**$ 14,943**	**$ 14,895**	**$ 14,712**	**$ 18,837**	**$ 13,465**	**$ 12,667**	**$ 16,223**	**$ 15,433**	**$ 201,830**
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	$ 8,773	$ 105,276
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	2,845	34,145
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	2,841	34,092
Janitorial Supplies (Vesta)	338	338	338	338	338	338	338	338	338	338	338	338	4,058
Amenity Website (Vesta)	258	258	258	258	258	258	258	258	258	258	258	258	3,090
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	1,132	13,580
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	1,253	15,043
License / Permit Fees	-	124	62	-	-	62	-	525	-	-	-	192	965
Utilities-Cable (Comcast)	513	513	523	535	535	500	619	527	524	517	641	641	6,588
Utilities-Electric (JEA)	855	882	878	887	902	905	955	978	1,023	1,129	1,130	968	11,492
Utilities-Water/Sewer (JEA)	1,395	1,456	1,793	1,845	1,874	1,888	1,845	1,793	1,774	1,719	1,845	1,605	20,832
Refuse Service (Waste Management)	180	180	186	165	169	171	181	181	182	177	225	226	2,224
Pest Control	150	50	50	256	50		151	51	51	102	151	51	1,113
Amenity Repairs and Maintenance	2,654	1,875	1,132	3,249	540	423	951	2,689	2,892	911	988	2,471	20,774
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	656	23,083
Amenity Supplies	-	377	190	910	18	54	274	270	-	408	321	164	2,986
Amenity Operations Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	1,490	-	-	-	-	-	-	-	3,029	-	-	4,519
Subtotal Amenity Expenditures	**$ 29,128**	**$ 25,544**	**$ 26,019**	**$ 26,406**	**$ 24,789**	**$ 25,998**	**$ 25,615**	**$ 27,841**	**$ 24,604**	**$ 28,921**	**$ 28,096**	**$ 24,413**	**$ 317,374**
Total Operations & Maintenance	**$ 66,106**	**$ 40,026**	**$ 41,136**	**$ 40,483**	**$ 39,732**	**$ 40,894**	**$ 40,327**	**$ 46,678**	**$ 38,070**	**$ 41,588**	**$ 44,319**	**$ 39,846**	**$ 519,204**
Total Expenditures	**$ 87,968**	**$ 48,596**	**$ 47,452**	**$ 47,165**	**$ 47,511**	**$ 47,317**	**$ 47,878**	**$ 56,099**	**$ 46,238**	**$ 50,857**	**$ 55,399**	**$ 46,947**	**$ 629,426**
Excess (Deficiency) of Revenues over Expenditures	$ (85,760)	$ 1,000	$ 738,748	$ (36,695)	$ (41,965)	$ (42,035)	$ (33,673)	$ (51,166)	$ (37,075)	$ (46,455)	$ (52,467)	$ (45,014)	$ 267,441
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)**	**$ 1,000**	**$ 572,548**	**$ (36,695)**	**$ (41,965)**	**$ (42,035)**	**$ (33,673)**	**$ (51,166)**	**$ (37,075)**	**$ (46,455)**	**$ (52,467)**	**$ (45,014)**	**$ 101,241**

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 381,936	$ 381,936	$ 382,988	$ 1,052
Interest Income	7,500	7,500	13,852	6,352
Total Revenues	**$ 389,436**	**$ 389,436**	**$ 396,840**	**$ 7,404**
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	$ 12,469	$ (2,478)
Net Change in Fund Balance	**$ 14,947**	**$ 14,947**	**$ 12,469**	**$ (2,478)**
Fund Balance - Beginning	$ 82,314		$ 277,696	
Fund Balance - Ending	**$ 97,261**		**$ 290,164**	

Tison's Landing

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ 4,235	$ 4,235	$ 7,410	$ 3,175
Total Revenues	**$ 4,235**	**$ 4,235**	**$ 7,410**	**$ 3,175**
Expenditures:				
Capital Outlay	$ 22,423	$ 22,423	45,305	$ (22,882)
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	-	-	1,001	(1,001)
Total Expenditures	**$ 22,423**	**$ 22,423**	**$ 150,791**	**$ (128,368)**
Excess (Deficiency) of Revenues over Expenditures	**$ (18,188)**	**$ (18,188)**	**$ (143,380)**	**$ (125,192)**
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**	**$ 22,820**	**$ (125,192)**
Fund Balance - Beginning	$ 125,712		$ 122,578	
Fund Balance - Ending	**$ 273,724**		**$ 145,397**	

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

October 31, 2026

Fund	Date	Check No.		Amount
General Fund - Wells Fargo				
Payroll			$	-
		Sub-Total	$	-
Accounts Payable				
	10/8/26	4160-4168	$	28,495.52
	10/20/26	4169-4176		10,133.69
	10/28/26	4177		300.00
		Sub-Total	$	38,929.21
Autopayments ACH*				
	10/19/26	Comcast	$	517.26
	10/16/26	Waste Management		235.34
	10/21/26	Comcast		123.35
	10/21/26	JEA		3,737.65
		Sub-Total	$	4,613.60
Wells Fargo Credit Card*				
	10/27/26	September Purchases	$	2,763.50
		Sub-Total	$	2,763.50
		Total General Fund	**$**	**46,306.31**
Capital Reserve Fund - Wells Fargo				
Accounts Payable				
	10/5/26	87	$	19,317.50
		Total Capital Reserve Fund	**$**	**19,317.50**
		GRAND TOTAL	$	65,623.81

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

*** CHECK DATES 10/01/2026 - 10/31/2026 *** TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/26	00161	9/30/26	1563	202609	320-53800-46203			*	1,860.98		
			SEP26 HORTICULTURE PROG								
							AGROWPRO INC.			1,860.98	004160
10/08/26	00084	10/05/26	56398	202610	320-53800-35000			*	285.00		
			FLOWING WELL HEAD AS HOLE								
							EAST COAST WELLS & PUMP SERVICE INC			285.00	004161
10/08/26	00206	9/30/26	7583995	202609	320-57200-46500			*	713.50		
			SEP26 POOL CHEMICALS								
							HAWKINS, INC.			713.50	004162
10/08/26	00186	10/01/26	449485	202610	320-53800-34502			*	357.00		
			OCT26 - ACCESS CONTR SYS								
							HI-TECH SYSTEMS ASSOCIATES			357.00	004163
10/08/26	00268	10/01/26	26-06079	202610	310-51300-48000			*	103.50		
			NOTICE OF MEETING - 10/8								
							JACKSONVILLE DAILY RECORD			103.50	004164
10/08/26	00137	10/01/26	413160B	202610	320-53800-46800			*	825.00		
			OCT26 LAKE MAINTENANCE								
							THE LAKE DOCTORS			825.00	004165
10/08/26	00016	9/25/26	8348314	202609	310-51300-31300			*	341.21		
			FY26 TTEE FEES-2016 A1&A2								
		9/25/26	8348314	202609	300-15500-10000			*	3,753.29		
			FY27 TTEE FEES-2016 A1&A2								
							US BANK			4,094.50	004166
10/08/26	00157	10/01/26	434888	202610	320-57200-45105			*	9,036.17		
			OCT26 AMENITY MANAGER								
		10/01/26	434888	202610	320-57200-46400			*	2,930.75		
			OCT26 POOL MAINTENANCE								
		10/01/26	434888	202610	320-53800-34400			*	3,286.92		
			OCT26 FIELD MGMT & ADMIN								
		10/01/26	434888	202610	320-57200-46602			*	348.33		
			OCT26 JANITORIAL SUPPLIES								
		10/01/26	434888	202610	320-57200-46601			*	2,926.25		
			OCT26 JANITORIAL SERVICES								
		10/01/26	434888	202610	320-57200-49510			*	265.25		
			OCT26 WEBSITE FEE								
		10/01/26	434888	202610	320-57200-34450			*	1,165.58		
			OCT26 FAC/POOL MONIT								
							VESTA PROPERTY SERVICE INC.			19,959.25	004167

*** CHECK DATES 10/01/2026 - 10/31/2026 *** TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/08/26	00157	9/30/26	435317	202609	320-57200-49400			*	233.20		
			PUBLIX - FOOD								
		9/30/26	435317	202609	320-57200-49400			*	63.59		
			TJ MAXX - FOOD/STATIONERY								
							VESTA PROPERTY SERVICE INC.			296.79	004168
10/20/26	00081	9/30/26	200989	202609	310-51300-31500			*	807.50		
			SEP26 GENERAL COUNSEL								
							BILLING COCHRAN,P.A.			807.50	004169
10/20/26	00004	10/01/26	485	202610	310-51300-34000			*	3,978.42		
			OCT MANAGEMENT FEES								
		10/01/26	485	202610	310-51300-49500			*	154.50		
			OCT WEBSITE ADMIN								
		10/01/26	485	202610	310-51300-35100			*	154.50		
			OCT INFORMATION TECH								
		10/01/26	485	202610	310-51300-31200			*	85.83		
			OCT DISSEMINATION SVCS								
		10/01/26	485	202610	310-51300-42000			*	151.44		
			POSTAGE								
		10/01/26	485	202610	310-51300-42500			*	25.20		
			COPIES								
		10/01/26	485	202610	310-51300-41000			*	25.05		
			TELEPHONE								
							GOVERNMENTAL MANAGEMENT SERVICES			4,574.94	004170
10/20/26	00004	10/08/26	486	202610	310-51300-31400			*	2,575.00		
			ASSESSMENT ROLL FY27								
							GOVERNMENTAL MANAGEMENT SERVICES			2,575.00	004171
10/20/26	00206	10/14/26	7596805	202610	320-57200-46500			*	652.50		
			OCT26 POOL CHEMICALS								
							HAWKINS, INC.			652.50	004172
10/20/26	00215	10/24/26	10242026	202610	320-57200-49400			*	325.00		
			STAR WARS OBSTACLE COURSE								
							JPC EVENTS			325.00	004173
10/20/26	00258	9/16/26	10233	202610	320-57200-49400			*	698.75		
			MINI-ME EVENT - 10/24								
							MINI-ME MOTOR CLUB			698.75	004174
10/20/26	00064	10/07/26	70543752	202610	320-53800-46202			*	100.00		
			QRT FIRE ANT SERVICE								
							NADER'S PEST RAIDERS			100.00	004175

*** CHECK DATES 10/01/2026 - 10/31/2026 *** TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/20/26	00245	9/17/26	09172026	202610	320	57200	49400			*	400.00		
			REPTILE EVENT - 10/24										
									WILD WONDERS ANIMAL SHOW			400.00	004176
10/28/26	00229	10/24/26	15	202610	320	57200	49400			*	300.00		
			HALLOWEEN EVENT - 10/24										
									MAXIMUM ENTERTAINMENT TRIVIA			300.00	004177

TOTAL FOR BANK A 38,929.21

TOTAL FOR REGISTER 38,929.21

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

INVOICE 1563

INVOICE DATE	09/30/2026
TERMS	Net 30
PO	

Approved by Tim Harden Please code to 320.538.46203

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
09/30/2026	Spencer Mays

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

RECEIVED
By Tara Lee at 11:19 am, Oct 06, 2026

AMOUNT	INVOICE	INVOICE DATE
$1,860.98	1563	9/30/2026

East Coast Wells & Pump Service
135 Jenkins Street, Ste.105B#322
St. Augustine, FL 32086-5182
904 824-6630
www.eastcoastwells.com
eastcoastwells@gmail.com

INVOICE

DATE	INVOICE #
10/5/2026	56398

BILL TO:

Tison's Landing CDD
c/o Vesta Property Services
16529 Tisons Bluff Road
Jacksonville, FL 32218

RECEIVED
By Tara Lee at 11:18 am, Oct 06, 2026

Approved by Tim Harden

Please code to 320.538.35000

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	DH	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: 16529 TISONS BLUFF ROAD, JAX 32218		
	SERVICE CALL: - 6X3 FLOWING WELL HEAD HAS HOLE IN NIPPLE - NEED TO CHECK WIRE FROM PUMP TO FLOWING WELL HEAD - PROVIDED PROPOSAL	95.00	95.00
1	LABOR PER HOUR:	190.00	190.00

We accept cash, check, and all major cards (3% credit/debit card processing fee applies)

All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate.
All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.

Total	$285.00
Payments/Credits	$0.00
Balance Due	$285.00

Original

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

INVOICE

Total Invoice	**$713.50**
Invoice Number	7583995
Invoice Date	9/30/26
Sales Order Number/Type	5302441 SL
Branch Plant	74
Shipment Number	6394575

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 #
10/30/26	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	230.0000	GA	$3.0500	GA	2,224.1 LB	$701.50
		1 LB BLK (Mini-Bulk)		230.0000	GA			2,224.1 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

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

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

RECEIVED
By Tara Lee at 12:11 pm, Oct 01, 2026

Tax Rate	Sales Tax	Invoice Total	$713.50
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.

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

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

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

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

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

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

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

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 449485
Invoice Date: 10/01/2026
Completed: 10/01/2026
Terms: Due on Aging Date
Bid#:

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

16529 Tisons Bluff Rd

Click Here to Pay Online!

Approved by Tim Harden Please code to 320.538.34502

HiTechFlorida.com

Description	Qty	Rate	Amount
10313-3 - Access Control System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL			
Alarm.com Cloud Access Control	1.00	$20.00	20.00
ADC-Access-Door-Addon x 4doors	1.00	$40.00	40.00
3-11885-CCTV-1 - CCTV System - Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL			
Hi-Tech Commercial Video 16	1.00	$120.00	120.00
HT OVRC Net Pro	1.00	$25.00	25.00
Add-on AI Deterrence	1.00	$112.00	112.00
Hi-Tech Commercial Video 4	1.00	$20.00	20.00
Hi-Tech Commercial Video 4	1.00	$20.00	20.00
Sales Tax			0.00

RECEIVED
By Tara Lee at 3:28 pm, Oct 02, 2026

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

Total	$357.00
Payments	$0.00
Balance Due	$357.00

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 1, 2026
Date

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

Serial # 26-06079D **PO/File #**

$103.50
Payment Due

Notice of Board of Supervisors Meeting

$103.50
Publication Fee

Tison's Landing Community Development District

Amount Paid

Case Number

Publication Dates 10/1

County Duval

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 26-06079D on your check or remittance advice.

RECEIVED
By Tara Lee at 11:06 am, Oct 01, 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 BOARD OF SUPERVISORS MEETING OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Thursday, October 8, 2026, at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

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

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

Daniel Laughlin
District Manager

Oct. 1 00 (26-06079D)

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
724857	10/1/2026	$825.00

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

Approved by Tim Harden Please code to 320.538.46800

00000000130252001000000041316000000008250098

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

TISONS LANDING COMMUNITY DEV 16529 Tisons Bluff Road, Jacksonville, Fl Jacksonville, FL 32218
Invoice Due Date 10/11/2026 Invoice 413160B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
10/1/2026	Water Management - Monthly		$825.00	$0.00	$825.00

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 12:08 pm, Oct 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

MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8348314

000001962 02 SP 106481067896027 P

Tison's Landing CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St Augustine, FL 32092
United States

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8348314
Account Number: [redacted]
Invoice Date: 09/25/2026
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Tison's Landing CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St Augustine, FL 32092
United States

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS,
SERIES 2016A-1 (SENIOR) AND SERIES 2016A-2 (SUBORDINATE)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE $4,094.50

All invoices are due upon receipt.

RECEIVED
By Tara Lee at 10:41 am, Sep 30, 2026

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS,
SERIES 2016A-1 (SENIOR) AND SERIES 2016A-2 (SUBORDINATE)**

Invoice Number: 8348314
Account Number: [redacted]
Current Due: $4,094.50

Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Wire Instructions:
[redacted]

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS,
SERIES 2016A-1 (SENIOR) AND SERIES 2016A-2 (SUBORDINATE)

Invoice Number:	8348314
Invoice Date:	09/25/2026
Account Number:	[redacted]
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Accounts Included In This Relationship: [redacted]

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,800.00	100.00%	$3,800.00
Subtotal Administration Fees - In Advance 09/01/2026 - 08/31/2027				**$3,800.00**
Incidental Expenses 09/01/2026 to 08/31/2027	3,800.00	0.0775		$294.50
Subtotal Incidental Expenses				**$294.50**
TOTAL AMOUNT DUE				**$4,094.50**

Vesta

Invoice

Invoice #	434888
Date	10/01/2026
Terms	
Due Date	10/31/2026
Memo	Monthly Fees

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

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager	1	9,036.17	9,036.17
Pool maintenance	1	2,930.75	2,930.75
Field management and administration	1	3,286.92	3,286.92
Janitorial Supplies	1	348.33	348.33
Janitorial maintenance	1	2,926.25	2,926.25
Website fee	1	265.25	265.25
Facility/Pool Monitors	1	1,165.58	1,165.58

Total 19,959.25

RECEIVED
By Tara Lee at 3:44 pm, Sep 30, 2026

Vesta

Invoice

Invoice #	435317
Date	09/30/2026
Terms	Net 30
Due Date	10/30/2026
Memo	

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

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
Elizabeth Myers-Hesford - 2026-09-09 - PUBLIX #19 - Forgot my CDD credit card at the office			233.20
Elizabeth Myers-Hesford - 2026-09-09 - T J MAXX #1270 - Forgot my CDD credit card at the office			63.59
Total Billable Expenses			296.79

Total 296.79

RECEIVED
By Tara Lee at 11:48 am, Oct 07, 2026

[illegible]	[illegible]	[illegible]
n Tie Feta Pasta Bowl	F1	27.99
hana Pudding Bowl	F1	22.99
ic Tender Box M - Hot	T	54.99
Subtotal		216.96
Sales Tax 7.5% - T		16.27
Total		233.20
Credit		233.20
Change		0.00

---

sa: *7951	$233.20
dit Card	Purchase
h/Trace: 885530/750379	Ctls
erence: 004677741215	
000000031010	
SA CREDIT	

09/08/2026 02:16PM

Thank you for shopping at store 0019

2027, 0175, 775

Club Publix members save more.

oin today at clubpublix.com/newmember.

Terms & conditions apply.

Publix Super Markets, Inc.

05 - GOURMET FOOD	512878	$3.99	N
85 - GOURMET FOOD	512862	$3.99	N
82 - KITCHEN	263809	$4.00	T

Subtotal $59.95
FL 7.000% Sales Tax $3.64

Total $63.59

VISA $63.59

TRANSACTION RECORD

**********7951
PURCHASE
EXPIRES **/** CONTACTLESS
AUTH# S34001
AID A0000000031010

APPLICATION LABEL VISA CREDIT

1118099 855865 09-08-2026 12:39:37
APPROVED

Change $0.00

****

T.J.MAXX VALUES YOUR FEEDBACK!
Tell us about your visit and enter
for a chance to win a $500 gift card!
Scan QR or visit www.tjmaxxfeedback.com
and enter code: 1270061785
Respond by 9/22/26
SEE WEBSITE FOR COMPLETE RULES

****

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

09/30/2026
Account No: 80-12113M
Statement No: 200989

Attn: PATTI POWERS

TISON'S LANDING CDD

Fees

		Hours
09/02/2026		
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN, COURTNEY HOGGE, AND TIMOTHY HARDEN	0.20
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH ATTACHMENT AND REPLY THERETO	0.30
09/03/2026		
GAF	RECEIPT AND REVIEW OF AGENDA PACKAGE FOR 9/10/26 MEETING OF BOARD OF SUPERVISORS	0.50
09/04/2026		
GAF	REVIEW DISTRICT FILES; INITIAL PREPARATION FOR SEPTEMBER 10, 2026 MEETING OF BOARD OF SUPERVISORS	0.30
09/10/2026		
GAF	PREPARE FOR AND ATTEND (VIA TELEPHONE) BOARD OF SUPERVISORS MEETING	0.60
09/11/2026		
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
09/17/2026		
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.30
09/21/2026		
GAF	REVIEW MINUTES OF SEPTEMBER 10, 2026 MEETING OF THE BOARD OF SUPERVISORS; CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.30

TISON'S LANDING CDD

09/30/2026
Account No: 80-12113M
Statement No: 200989

TISON'S LANDING CDD

		Hours	
09/23/2026			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ROBERTO RODRIGUEZ AT LIMESTONE REGISTER RE: PUBLIC RECORDS REQUEST	0.10	
09/24/2026			
GAF	RECEIPT AND REVIEW OF DRAFT AGENDA FOR 10/8/26 MEETING OF BOARD OF SUPERVISORS	0.30	
GAF	CORRESPONDENCE TO COURTNEY HOGGE AND DANIEL LAUGHLIN	0.20	
09/29/2026			
GAF	CORRESPONDENCE TO DANIEL LAUGHLIN, COURTNEY HOGGE, AND TIMOTHY HARDEN	0.20	
GAF	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANIEL LAUGHLIN WITH MULTIPLE ATTACHMENTS (X3) AND REPLY THERETO	0.30	
	For Current Services Rendered	4.10	807.50

Recapitulation

Timekeeper	Title	Hours	Rate	Total
GABRIELLA A. FERNANDEZ	ASSOCIATES	4.00	$195.00	$780.00
MICHAEL J. PAWELCZYK	PARTNERS	0.10	275.00	27.50

	Previous Balance	$6,395.00
	Total Current Work	807.50

Payments

09/25/2026	PAYMENT RECEIVED - THANK YOU	-1,228.50
09/25/2026	PAYMENT RECEIVED - THANK YOU	-5,166.50
	Total Payments	-6,395.00
	Balance Due	$807.50

RECEIVED
By Tara Lee at 9:21 am, Oct 08, 2026

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

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

Invoice

Invoice #: 485
Invoice Date: 10/1/26
Due Date: 10/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2026		3,978.42	3,978.42
Website Administration - October 2026		154.50	154.50
Information Technology - October 2026		154.50	154.50
Dissemination Agent Services - October 2026		85.83	85.83
Postage		151.44	151.44
Copies		25.20	25.20
Telephone		25.05	25.05

Total	$4,574.94
Payments/Credits	$0.00
Balance Due	$4,574.94

RECEIVED
By Tara Lee at 1:24 pm, Oct 09, 2026

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

Invoice

Invoice #: 486
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		2,575.00	2,575.00

Total	$2,575.00
Payments/Credits	$0.00
Balance Due	$2,575.00

RECEIVED
By Tara Lee at 6:33 pm, Oct 17, 2026

Original

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

INVOICE

Total Invoice	**$652.50**
Invoice Number	7596805
Invoice Date	10/14/26
Sales Order Number/Type	5317028 SL
Branch Plant	74
Shipment Number	6413133

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 #
11/13/26	Net 30	PPD Origin	HWTG			384

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	210.0000	GA	$3.0500	GA	2,030.7 LB	$640.50
		1 LB BLK (Mini-Bulk)		210.0000	GA			2,030.7 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

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

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

RECEIVED
By Tara Lee at 10:41 am, Oct 19, 2026

Tax Rate	Sales Tax
0 %	$0.00

Invoice Total **$652.50**

No Discounts on Freight

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

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

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

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

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

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

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

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

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

Jacksonville PARTY COMPANY	The Jacksonville Party Company 115 Industrial Loop N. Orange Park, FL 32073	Invoice Date: October 24th, 2026 Invoice No.: 10242026.14

Name / Address	Additional Details: From 5p-8p Delivery address will be 16529 Tison's Bluff, 32218
Attn: Liz Myers	
Tison's Landing CDD	
16529 Tison's Bluff	
Jacksonville, FL 32218	

	Description	Quantity	Rate	Discount	Subtotal	Extended
1	Star Wars Obstacle Course	1	$375.00		$325.00	$325.00
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Signature & Date		Subtotal				$325.00
		7.50%				n/a
		Total				$325.00

RECEIVED
By Tara Lee at 12:46 pm, Oct 18, 2026

10/16/26
Approved By: Elizabeth Myers-Hesford
Special Events 320.572.49400

Invoice #0000277

Invoice for order: #10233
Issue Date: Sep 16, 2026
Due Date: Oct 16, 2026

Mini-Me Motor Club
Jacksonville, Florida
United States
MMMC@minimemotorclub.com
Phone: 904-878-1426
Company ID: 830705764

October4th 2026
Approved By; Elizabeth Myers-Hesford
Special Events 320.572.49400

Bill to:
Tisons Landing CDD
16529 Tisons Bluff Rd.
Jacksonville, Florida 32218
United States
Jacksonville, Florida 32218
United States

Additional Customer Info:
emyers@vestapropertyservices.com
Phone: +19047083507

Product or Service	Quantity	Price	Line Total
Mini-Me Event October 24, 2026 at 5:00 PM	1	$698.75	$698.75

RECEIVED
By Tara Lee at 12:42 pm, Oct 18, 2026

Subtotal	**$698.75**
Tax breakdown	
Tax (0%)	$0.00
Tax total	$0.00
Invoice Total	$698.75
Amount Paid	$0.00
Balance Due	**$698.75**

Cancellation policy: We do require a $50 deposit using a Visa or MasterCard. This deposit is credited towards your total bill. ALL DEPOSITS or PAYMENTS ARE NON- REFUNDABLE. IF you cancel for ANY reason you will receive a CREDIT that can be used for up to 3 months. Your invoice will be updated to reflect the cancellation and you will have (1) opportunity to use the deposit / full payment made at the time of the order. For further detail call 904-878-1426.

Service Slip/Invoice

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

INVOICE:	70543752
DATE:	10/07/2026
ORDER:	70543752

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
10/07/2026	08:37 AM		AMOOREAAHN	Alexander Moore	

Purchase Order	Terms	Last Service	Map Code		Time Out
		10/07/2026			

Service	Description	Price
CPC-FIRE ANT	Commercial Pest Service	$100.00

quarterly fire ant service sidewaks playground, basketball court, soccor field and dog park

SUBTOTAL	$100.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$100.00
AMOUNT DUE	$100.00

RECEIVED
By Tara Lee at 11:53 am, Oct 19, 2026

TECHNICIAN SIGNATURE

Tim H
CUSTOMER SIGNATURE

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

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

WILD WONDERS ANIMAL SHOW

"Animals and Kids...What's cooler than that?!"

Wild Wonders Animal Show, LLC
PO Box 614
Middleburg, FL 32050
9/17/2026

Tyson Landing/Yellow Bluff CDD

Confirmation and Invoice

Program Description:
Wild Wonders will be participating in the Hocus Pocus Halloween event by setting up a table for reptiles to display and interact with close supervision. Children and adults will be encouraged to touch, or hold select animals that are on display. Table will be decorated and show runner in costume.

Date: 10/24/2026
Time: 5-7:30 pm
Place: 16529 Tison's Bluff Rd
Cost: $400

Total Cost: $400/$424 if credit

Notes: During the Winter months when temperatures drop below 50 degrees, we ask to be inside. We take about 10' of space and will need a place to plug into. A table provided would be helpful. Expect arrival 30 minutes before program start to unload. **Payment must be made before or on the day of the program.** We bring 17 self-contained animals. We are licensed and insured.

Office Use Only:

Check: _____ Credit: _____ (Add $4.00 for each $100)
Date paid: _____ Amount: _____

Show runner notes:

October4th 2026
Approved By; Elizabeth Myers-Hesford
Special Events 320.572.49400

RECEIVED
By Tara Lee at 12:39 pm, Oct 18, 2026

Maximum Entertainment Trivia

Entertainment for All!

INVOICE

INVOICE #15
OCT 24:
2026

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

Date 10/23/26
Approved By: Elizabeth Myers-Hesford
Special Events: 320.572.49400

RECEIVED
By Tara Lee at 12:44 pm, Oct 23, 2026

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

SERVICES:
HALLOWEEN PARTY 5-8PM 10.24.26

	DESCRIPTION	UNIT PRICE	TOTAL
3 HOURS	DJ, Sound, Host		300.00
		TOTAL DUE	300.00

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

*** CHECK DATES 10/01/2026 - 10/31/2026 ***
TISONS LANDING CAP RESERVE FND
BANK C TISON'S LANDING - CP

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/05/26	00041	10/01/26	10012026	202610	600	53800-60000				*	19,317.50		
			FNL PMT-TENNIS/PBALL CTS										
									PICKLED COURT - NORTH FLORIDA			19,317.50	000087
10/20/26	00186	7/22/26	445457A	202610	600	53800-60000				*	20,237.98		
			FNLPMT - CCTV/ALARM										
									HI-TECH SYSTEMS ASSOCIATES			20,237.98	000088

TOTAL FOR BANK C 39,555.48

TOTAL FOR REGISTER 39,555.48

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

Final INVOICE

October 1, 2026

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

The following is the final invoice and release of lean for repairing and surfacing existing tennis courts and 2 pickleball overlay lines located at At 16529 Tisons Bluff Rd Jacksonville FL, 32218

Total Cost $38,635
DEPOSIT Paid $19,317.50
Final Payment Owed $19,317.50

Approved by Tim Harden Please code to 33.600.53800.60000

Total Cost $38,635
DEPOSIT $19,317.50
Final Payment Owed $19,317.50

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

Options Available:

If you decide to move forward with new tennis post and nets

Pro permanent tennis post and net installation $1,800 ea

RECEIVED
By Tara Lee at 9:48 am, Oct 05, 2026

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

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.

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.

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

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

Hi-Tech System ASSOCIATES INC.

Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 445457A
Invoice Date: 07/22/2026
Completed: 07/22/2026
Terms: Due On Receipt
Bid#:
Job: 10644-3

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 6:41 pm, Oct 17, 2026

HiTechFlorida.com

Description	Qty	Rate	Amount
Tison's Landing CDD - 16529 Tisons Bluff Rd, Jacksonville, FL			
Hardware	1.00	$500.00	500.00
Alarm.com Cloud Service Agreement Discount	1.00	($10,000.00)	(10,000.00)
Installation	60.00	$95.00	5,700.00
Installation	8.00	$95.00	760.00
Installation	8.00	$95.00	760.00
620-Series L3 Managed Multi-GB PoE 24-Rear Switch	1.00	$3,399.95	3,399.95
620-Series L3 Managed Multi-GB PoE 8-Rear Switch	1.00	$1,399.95	1,399.95
520-Series Dual-WAN Multi-Gigabit VPN Router	1.00	$799.95	799.95
8MP WDR Vandal Bullet Camera with LPR and Road AI	1.00	$3,599.95	3,599.95
Pro Series CSVR w/ Built-in Gb NIC Port w/ no HDD	2.00	$800.00	1,600.00
ANCP3005Q Indoor/outdoor Professional Wi-Fi CPEN	2.00	$189.95	379.90
Araknis SFP+ Transceiver Module 10 Gbps 20km	2.00	$300.00	600.00
WattBox IP Power Conditioner VersaBox with OvrC	3.00	$533.95	1,601.85
WattBox Standby UPS & OvrC Battery Pack 850VA	3.00	$269.17	807.51
12TB Purple Pro Surveillance Hard Drive	4.00	$400.00	1,600.00
ADC 4MP Ethernet Floodlight Cam - DC or PoE++	8.00	$349.99	2,799.92
Junction Box Designed for the 729 Floodlight Camer	8.00	$29.99	239.92
ADC-VC838PF	19.00	$299.99	5,699.81
130mm Junction Box for Select Dome Cameras	19.00	$25.33	481.27
Alarm.com pro series mounting plate	19.00	$24.99	474.81
WattBox IP Power Conditioner VersaBox with OvrC	1.00	$533.95	533.95
WattBox Standby UPS & OvrC Battery Pack 850VA	1.00	$269.17	269.17
Over-the-Counter Part	1.00	$486.95	486.95
520-Series Dual-WAN Multi-Gigabit VPN Router	1.00	$799.95	799.95
8MP WDR Vandal Bullet Camera with LPR and Road AI	1.00	$3,599.95	3,599.95
Tech Resolution Note:		Less Deposit	(20,237.99)
CCTV			

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	~~$40,475.97~~
Payments	$0.00
Balance Due	~~$40,475.97~~

20,237.98