

TISON'S LANDING
Community Development District

February 2, 2021

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

January 26, 2021

Board of Supervisors
Tison's Landing Community Development District
Call In # 1-800-264-8432 Code 964485

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Tuesday, February 2, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.
Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Discussion of Resident Survey Results
- IV. Selection of Audit Committee
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Discussion of Insurance Claim Status
 - D. Amenity Manager - Memorandum
 - E. Field Operations Manager – Report
- VI. Supervisor Requests / Audience Comments
- VII. Approval of Consent Agenda
 - A. Minutes of the January 7, 2021 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register

- E. Ratification of E-Verify Memorandum of Understanding for Employers
- VIII. Next Scheduled Meeting – March 3, 2021 at 6:00 p.m. at the Yellow Bluff
Amenity Center
- IX. Adjournment

THIRD ORDER OF BUSINESS

Tison's Landing CDD

2021 Amenities Survey Results

Do you own your home?

Yes

- 94.37% of 213 respondents for a total of 201.

No

- 5.64% of 213 respondents for a total of 12.

Would you like to see the current gym enlarged?

- Average rating of 3.5
 - 1 - Absolutely not, I never use it. – 12.26% - 26
 - 2 - I would seldom use this amenity. – 8.96% - 19
 - 3 – I'm neutral either way. – 23.58% - 50
 - 4 – I think it's a good idea. – 23.11% - 49
 - 5 – Yes, most definitely! – 32.08% - 68

Would you like outdoor fitness equipment installed in the field area?

- Average rating of 3.2
 - 1 - Absolutely not, I never use it. – 14.62% - 31
 - 2 - I would seldom use this amenity. – 13.68% - 29
 - 3 – I'm neutral either way. – 29.25% - 62
 - 4 – I think it's a good idea. 25% - 53
 - 5 – Yes, most definitely! - 17.45% - 37

Would you like the dog park enlarged and play equipment added?

- Average rating of 3.1
 - 1 - Absolutely not, I never use it. – 25.47% - 54
 - 2 - I would seldom use this amenity. – 10.85% - 23
 - 3 – I'm neutral either way. – 19.34% - 41
 - 4 – I think it's a good idea. – 16.98% - 36
 - 5 – Yes, most definitely! – 27.36% - 58

Would you like a fountain & light added to the amenity center pond?

- Average rating of 2.8
 - 1 - Absolutely not, I never use it. – 35.55% - 75
 - 2 - I would seldom use this amenity. – 7.11% - 15
 - 3 – I'm neutral either way. – 24.17% - 51
 - 4 – I think it's a good idea. – 12.80% - 27
 - 5 – Yes, most definitely! - 20.38% - 43

Would you like to enlarge the current pool?

- Average rating of 3.5
 - 1 - Absolutely not, I never use it. – 16.04% - 34
 - 2 - I would seldom use this amenity. – 2.83% - 6
 - 3 – I'm neutral either way. – 26.89% - 57
 - 4 – I think it's a good idea. – 19.81% - 42
 - 5 – Yes, most definitely! – 34.43% - 73

Would you like to add an additional pool?

- Average rating of 3.4
 - 1 - Absolutely not, I never use it. - 18.40% - 39
 - 2 - I would seldom use this amenity. – 7.08% - 15
 - 3 – I'm neutral either way. – 20.75% - 44
 - 4 – I think it's a good idea. – 21.23% - 45
 - 5 – Yes, most definitely! – 32.55% - 69

Would you like a jacuzzi near the main pool?

- Average rating of 3.3
 - 1 - Absolutely not, I never use it. – 23.58% - 50
 - 2 - I would seldom use this amenity. – 10.85% - 23
 - 3 – I'm neutral either way. – 14.15% - 30
 - 4 – I think it's a good idea. – 16.51% - 35
 - 5 – Yes, most definitely! – 34.91% - 74

Would you like to add an outdoor kitchen with grilling area?

- Average rating of 3.3
 - 1 - Absolutely not, I never use it. - 18.48% - 39
 - 2 - I would seldom use this amenity. – 12.32% - 26
 - 3 – I'm neutral either way. – 16.59% - 35
 - 4 – I think it's a good idea. – 23.22% - 49
 - 5 – Yes, most definitely! – 29.38% - 62

Would you like to replace the current entrance signs that are need of repair and have modern ones installed?

- Average rating of 3.8
 - 1 - Absolutely not, I never use it. – 9.43% - 20
 - 2 - I would seldom use this amenity. – 3.77% - 8
 - 3 – I'm neutral either way. – 22.17% - 47
 - 4 – I think it's a good idea. – 26.89% - 57
 - 5 – Yes, most definitely! – 37.74% - 80

Suggestions for enhancing the community

- Parking & Speeding (speed bumps)
- Gated Entrance
- Parking for RVs, boats and extra cars
- Somewhere safe for kids to ride bikes or go for a walk
- New entrance signs & revamping entrance landscape
- Pet waste stations added
- Better lighting on basketball, playground & bus stops

Recap of Fitness Results

Gym Enlarged

- **Average rating of 3.5**
 - 1 - Absolutely not, I never use it. – 12.26% - 26
 - 2 - I would seldom use this amenity. – 8.96% - 19
 - 3 – I'm neutral either way. – 23.58% - 50
 - 4 – I think it's a good idea. – 23.11% - 49
 - 5 – Yes, most definitely! – 32.08% - 68

Outdoor Fitness

- **Average rating of 3.2**
 - 1 - Absolutely not, I never use it. – 14.62% - 31
 - 2 - I would seldom use this amenity. – 13.68% - 29
 - 3 – I'm neutral either way. – 29.25% - 62
 - 4 – I think it's a good idea. 25% - 53
 - 5 – Yes, most definitely! - 17.45% - 37

Recap of Dog Park & Pond Lights

Dog Park Enlarged

- Average rating of 3.1
 - 1 - Absolutely not, I never use it. – 25.47% - 54
 - 2 - I would seldom use this amenity. – 10.85% - 23
 - 3 – I'm neutral either way. – 19.34% - 41
 - 4 – I think it's a good idea. – 16.98% - 36
 - 5 – Yes, most definitely! – 27.36% - 58

Pond Fountains & Lighting

- Average rating of 2.8
 - 1 - Absolutely not, I never use it. – 35.55% - 75
 - 2 - I would seldom use this amenity. – 7.11% - 15
 - 3 – I'm neutral either way. – 24.17% - 51
 - 4 – I think it's a good idea. – 12.80% - 27
 - 5 – Yes, most definitely! - 20.38% - 43

Pool Recap

Enlarge Current Pool

- Average rating of 3.5
 - 1 - Absolutely not, I never use it. – 16.04% - 34
 - 2 - I would seldom use this amenity. – 2.83% - 6
 - 3 – I'm neutral either way. – 26.89% - 57
 - 4 – I think it's a good idea. – 19.81% - 42
 - 5 – Yes, most definitely! – 34.43% - 73

Add additional pool

- Average rating of 3.4
 - 1 - Absolutely not, I never use it. - 18.40% - 39
 - 2 - I would seldom use this amenity. – 7.08% - 15
 - 3 – I'm neutral either way. – 20.75% - 44
 - 4 – I think it's a good idea. – 21.23% - 45
 - 5 – Yes, most definitely! – 32.55% - 69

Pool Recap

Jacuzzi near pool

- Average rating of 3.3
 - 1 - Absolutely not, I never use it. – 23.58% - 50
 - 2 - I would seldom use this amenity. – 10.85% - 23
 - 3 – I'm neutral either way. – 14.15% - 30
 - 4 – I think it's a good idea. – 16.51% - 35
 - 5 – Yes, most definitely! – 34.91% - 74

Discussion:

- Analyze results
- Make suggestions for some low-cost improvements
- If another survey is needed, what's included?

FIFTH ORDER OF BUSINESS

D.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 01-25-21

Submitted by: Dana Harden

SPECIAL EVENTS UPDATE:

- Due to our meetings only being a month apart and this being January I only have one special event to report on. Our Polar Plunge was not as polar as we would like since the bipolar Florida weather provided us with a warm sunny day for our plunge. Instead of hot chocolate with had an impromptu change to Klondike bars. Their polar bear logo was a perfect fit for the event. We also designed our own polar bears out of donuts. Gift cards were given to oldest plunger and best costume.
- We continue to participate in bagel Tuesdays.

FOOD TRUCKS:

- We have been having a Food Trucks come every Friday. The Food Trucks have an order/pay online system to help eliminate the need to stand around waiting to help with the social distancing.

UPCOMING EVENTS UPDATE:

- I have been working with Vesta Lifestyle Director to bring swim lessons to Tison's Landing in the Spring. More details will be available by next meeting.
- We have a live band booked for our "Valentine's Dinner". We will be having an upscale meal with fun activities that will surely be an evening to remember. Cost will be \$25 per couple.

Should you have any comments or questions feel free to contact me directly.



E.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Submitted by Johnathan Perry

Date: January 2021

Pressure Washing – No Board Action Required

The trailer for pressure washing is getting gathered. Research is still being conducted to find the best possible prices and most applicable applications for longevity.

Storage Facility Security – No Board Action Required

Envera and I have been in contact and we are awaiting a change order to be submitted through their sales team. I have met with the installation manager onsite to ensure that the required changes are made, and any upgrades are completed properly.

Landscaping and Turf Management: No Board Action Required

LawnBoys and AGrowPro continue to operate exceptionally. We have found and fixed multiple irrigation issues and are ensuring that when the time comes, the turf will be fertilized appropriately.

Manager's Updates:

1. New basketball nets installed.
2. Gate latches installed to meet health department's requirements.
3. Pickleball nets assembled.
4. Speed sign data downloaded and analyzed.
5. Pool maintenance performed regularly.
6. Janitorial performed regularly.

Before and After



Should you have any comments or questions feel free to contact me directly.



SEVENTH 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, January 7, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

Brandon Kirsch	Chairman
Monica Timmons	Vice Chairperson (by phone)
Linda Waldhauer	Supervisor
Brian Richardson	Supervisor
Ashtin Henninger	Supervisor (by phone)

Also present were:

Ernesto Torres	District Manager
Gerald Knight	District Counsel
Jonathan Perry	Operations Manager – Vesta
Dana Harden	Amenity Manager – Vesta

The following is a summary of the discussions and actions taken at the January 7, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Resident Survey

Mr. Torres stated based on discussion the Board had and guidance they provided to staff at the last meeting, Dana prepared this survey and we put it in the agenda package so you can review it and provide input before we actually send it out.

Ms. Timmons asked that the typos be corrected and Ms. Harden noted the corrections have already been made.

Mr. Kirsch asked that question four be elaborated upon to avoid confusion coupled with question number three, such as asking, "Would you like outdoor fitness equipment installed in the field area?"

Ms. Waldhauer asked that the word demolish be substituted with repaired or replaced on question number 11.

Ms. Harden noted there are two additional questions not visible on the copy in the agenda packet; number 12 inquires as to whether the residents would like to have a fountain added to the pond by the amenity center and number 13 allows residents to add any additional suggestions they have. The cost to enroll in the program from which the survey will be sent is \$384.

Ms. Henninger suggested including a disclosure of possible assessment increases for any projects that are initiated.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the resident survey was approved in substantial form.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Consideration of Adjustment to FY21 Meeting Schedule

Mr. Torres presented a revised meeting schedule for Fiscal Year 2021 due to schedule conflicts and asked for the Board's approval.

On MOTION by Ms. Waldhauer seconded by Mr. Kirsch with all in favor the revised Fiscal Year 2021 meeting schedule was approved.

D. Amenity Manager - Memorandum

Ms. Harden gave a brief overview of her memorandum, a copy of which was included in the agenda package.

E. Field Operations Manager**1. Report**

Mr. Perry gave an overview of the operations report, a copy of which was included in the agenda package.

2. Proposals for Pressure Washing

Mr. Perry presented three bids for pressure washing services, copies of which were included in the agenda package. One of the quotes is for the District to build their own pressure washer to keep onsite.

On MOTION by Mr. Kirsch seconded by Ms. Waldhauer with all in favor purchasing all the items necessary to build a pressure washing system at an amount not to exceed was approved.

FIFTH ORDER OF BUSINESS**Supervisors' Requests / Audience Comments**

A resident asked if the increased assessment cost due to any projects undertaken as a result of the resident survey would be disclosed to renters as well.

Mr. Kirsch responded once we get to a dollar figure, the announcement of the proposed increase would be brought up at a meeting and then we would decide if we want to put it on the survey monkey or if we keep it here for public forum and if there is anything that is agreed upon that would be sent out with the annual assessment notice.

A resident stated the only question I had coming in was about the signs because we talked about it last year and nothing got done, but it's on the survey.

Mr. Torres stated yes, it's a costly repair but we're looking at it.

Supervisor Requests

Ms. Timmons stated last Saturday I was walking around and there was trash everywhere around the amenity manager. Dana, if you could just send an email to the residents.

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the November 17, 2020 Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Mr. Torres gave a brief overview of the financials and noted the check register totals \$162,914.57. The Board discussed the invoices in question under the check register and made the following motion to approve the consent agenda.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the consent agenda was approved.
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SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting

With the approval of the revised meeting schedule, the next scheduled meeting is February 2, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing

Community Development District

Unaudited Financial Statements
as of
December 31, 2020

Board of Supervisors Meeting
February 2, 2021

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET

December 31, 2020

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$117,898	---	\$1,467	\$119,365
Due From Other Funds	---	\$196	---	\$196
Accounts Receivables	\$830	---	---	\$830
Investments:				
SBA-Surplus Funds	\$412,234	---	\$59,938	\$472,172
Series 2016-1				
Reserve	---	\$149,253	---	\$149,253
Revenue	---	\$369,920	---	\$369,920
Prepayment	---	\$44	---	\$44
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,221	---	\$42,221
Prepayment	---	\$3,519	---	\$3,519
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$535,164</u>	<u>\$565,156</u>	<u>\$61,405</u>	<u>\$1,161,725</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$12,591	---	\$966	\$13,557
Accrued Expenditures	\$4,080	---	---	\$4,080
Due to other Funds	\$196	---	---	\$196
TOTAL LIABILITIES	<u>\$16,867</u>	<u>\$0</u>	<u>\$966</u>	<u>\$17,833</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$565,156	---	\$565,156
Assigned for Capital Projects			\$60,439	\$60,439
Unassigned	\$514,095	---	---	\$514,095
TOTAL FUND BALANCES	<u>\$518,297</u>	<u>\$565,156</u>	<u>\$60,439</u>	<u>\$1,143,892</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$535,164</u>	<u>\$565,156</u>	<u>\$61,405</u>	<u>\$1,161,725</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$588,517	\$569,596	\$569,596	\$0
Clubhouse Income	\$5,000	\$1,250	\$830	(\$420)
Interest Income	\$4,000	\$1,000	\$22	(\$978)
Miscellaneous Revenues	\$0	\$0	\$67	\$67
TOTAL REVENUES	\$597,517	\$571,846	\$570,515	(\$1,331)
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$1,800	\$1,800	\$0
FICA Taxes	\$536	\$138	\$138	\$0
Engineering Fees	\$3,000	\$750	\$223	\$528
Arbitrage Calculation	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$250	\$250	\$0
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$3,750	\$4,180	(\$430)
Annual Audit	\$3,570	\$0	\$0	\$0
Management Fees	\$50,000	\$12,500	\$12,500	(\$0)
Computer Time	\$1,000	\$250	\$250	\$0
Telephone	\$100	\$25	\$0	\$25
Postage	\$1,000	\$250	\$244	\$6
Printing & Binding	\$2,000	\$500	\$467	\$33
Insurance	\$8,911	\$8,911	\$8,873	\$38
Legal Advertising	\$1,000	\$250	\$281	(\$31)
Other Current Charges	\$500	\$125	\$218	(\$93)
Website Administration	\$1,800	\$450	\$450	\$0
Office Supplies	\$500	\$125	\$43	\$82
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$104,517	\$36,474	\$36,309	\$165
<u>Field:</u>				
Insurance (Property)	\$12,193	\$12,193	\$13,905	(\$1,712)
Field Management & Administration (Vesta)	\$26,612	\$6,653	\$6,653	(\$0)
Amenity Manager (Vesta)	\$90,081	\$22,520	\$22,520	\$0
Security Camera Monitoring (Envera)	\$16,000	\$4,000	\$7,529	(\$3,529)
Pool Maintenance (Vesta)	\$23,540	\$5,885	\$5,885	(\$0)
Pool Repair	\$3,000	\$750	\$1,444	(\$694)
Pool Chemicals (Vesta)	\$8,568	\$2,142	\$2,142	\$0
Permit Fees	\$991	\$0	\$0	\$0
Landscape Maintenance (LawnBoy)	\$49,100	\$12,275	\$11,850	\$425
Landscape Fertilization (Agro Pro)	\$17,900	\$4,475	\$4,475	\$0
Landscape Contingency	\$7,500	\$1,875	\$1,035	\$840
Pest Control (Turner Pest)	\$780	\$195	\$195	\$0

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
<i>Field: (continued)</i>				
Irrigation Maintenance	\$5,625	\$1,406	\$1,082	\$324
Lake Maintenance (The Lake Doctor)	\$9,540	\$2,385	\$2,385	\$0
Utilities-Electric (JEA)	\$23,000	\$5,750	\$4,111	\$1,639
Utilities-Water/Sewer/Irrigation (JEA)	\$30,000	\$7,500	\$16,297	(\$8,797)
Utilities-Cable (Comcast)	\$3,720	\$930	\$1,735	(\$805)
Refuse Service (Republic Services)	\$2,900	\$725	\$783	(\$58)
Repairs and Maintenance	\$40,000	\$10,000	\$523	\$9,477
Janitorial Maintenance (Vesta)	\$24,200	\$6,050	\$6,050	(\$0)
Janitorial Supplies (Vesta)	\$3,150	\$788	\$788	\$0
Special Events	\$17,000	\$8,948	\$8,948	\$0
Amenity Supplies	\$5,000	\$1,250	\$2,623	(\$1,373)
Contingency	\$2,000	\$500	\$78	\$422
Capital Outlay	\$5,000	\$0	\$0	\$0
Capital Reserve	\$65,600	\$0	\$0	\$0
TOTAL FIELD	\$493,000	\$119,195	\$123,036	(\$3,841)
TOTAL EXPENDITURES	\$597,517	\$155,669	\$159,345	(\$3,676)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$416,177	\$411,170	(\$5,007)
Net change in fund balance	\$0	\$416,177	\$411,170	(\$5,007)
FUND BALANCE - Beginning	\$0		\$107,127	
FUND BALANCE - Ending	\$0		\$518,297	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/20</u>	<u>ACTUAL THRU 12/31/20</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$3,000	\$750	\$45	(\$705)
Capital Reserve-Transfer In	\$70,600	\$0	\$0	\$0
TOTAL REVENUES	<u>\$73,600</u>	<u>\$750</u>	<u>\$45</u>	<u>(\$705)</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$50,000	\$12,500	\$27,891	(\$15,391)
Miscellaneous Services	\$800	\$200	\$123	\$77
TOTAL EXPENDITURES	<u>\$50,800</u>	<u>\$12,700</u>	<u>\$28,014</u>	<u>(\$15,314)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$22,800</u>	<u>(\$11,950)</u>	<u>(\$27,969)</u>	<u>(\$16,019)</u>
Net change in fund balance	<u>\$22,800</u>	<u>(\$11,950)</u>	<u>(\$27,969)</u>	<u>(\$16,019)</u>
FUND BALANCE - Beginning	\$116,038		\$88,407	
FUND BALANCE - Ending	<u>\$138,838</u>		<u>\$60,439</u>	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016-1 & 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended December 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/20	ACTUAL THRU 12/31/20	VARIANCE
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$370,116	\$370,116	\$0
Interest Income	\$3,600	\$900	\$4	(\$896)
TOTAL REVENUES	\$386,596	\$371,016	\$370,120	(\$896)
<u>EXPENDITURES</u>				
<u>Series 2016-1</u>				
Interest - 11/01	\$59,501	\$59,501	\$59,501	\$0
Interest - 05/01	\$59,501	\$0	\$0	\$0
Principal - 05/01	\$180,000	\$0	\$0	\$0
<u>Series 2016-2</u>				
Interest - 11/01	\$22,325	\$22,325	\$22,325	\$0
Interest - 05/01	\$22,325	\$0	\$0	\$0
Principal - 05/01	\$40,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$383,651	\$81,826	\$81,826	\$0
Excess (deficiency) of revenues over (under) expenditures	\$2,945	\$289,190	\$288,294	(\$896)
Net change in fund balance	\$2,945	\$289,190	\$288,294	(\$896)
FUND BALANCE - Beginning	\$86,468		\$276,861	
FUND BALANCE - Ending	\$89,413		\$565,156	

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2021**

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
Interest Rate:	2.000%	
Maturity Date:	5/1/2021	\$180,000.00
Interest Rate:	2.000%	
Maturity Date:	5/1/2022	\$180,000.00
Interest Rate:	2.200%	
Maturity Date:	5/1/2023	\$185,000.00
Interest Rate:	2.400%	
Maturity Date:	5/1/2024	\$190,000.00
Interest Rate:	2.600%	
Maturity Date:	5/1/2025	\$195,000.00
Interest Rate:	2.875%	
Maturity Date:	5/1/2026	\$200,000.00
Interest Rate:	3.000%	
Maturity Date:	5/1/2027	\$205,000.00
Interest Rate:	3.125%	
Maturity Date:	5/1/2028	\$210,000.00
Interest Rate:	3.375%	
Maturity Date:	5/1/2032	\$925,000.00
Interest Rate:	3.600%	
Maturity Date:	5/1/2037	\$1,345,000.00
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2020		\$3,815,000.00
	May 1, 2021 (Mandatory)	\$0.00
Current Bonds Outstanding		\$3,815,000.00
Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds		
Interest Rate:	4.700%	
Maturity Date:	5/1/2037	
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2020		\$950,000.00
	May 1, 2021 (Mandatory)	\$0.00
Current Bonds Outstanding		\$950,000.00
Total Current Bonds Outstanding		\$4,765,000.00

Tison's Landing
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2021

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
<i>Revenues</i>													
Maintenance Assessments - Tax Roll	\$0	\$86,593	\$483,003	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$569,596
Clubhouse Income	\$0	\$0	\$830	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$830
Interest Income	\$13	\$3	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
Miscellaneous Revenues	\$0	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67
<i>Total Revenues</i>	\$13	\$86,663	\$483,838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$570,515
Supervisor Fees	\$800	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
FICA Taxes	\$61	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138
Engineering Fees	\$89	\$134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223
Arbitrage Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Trustee Fees	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Assessment Roll Administration	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Attorney Fees	\$2,118	\$2,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,180
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,167	\$4,167	\$4,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,500
Computer Time	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$8	\$127	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$244
Printing & Binding	\$210	\$148	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$467
Insurance	\$8,773	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,873
Legal Advertising	\$0	\$140	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$281
Other Current Charges	\$79	\$77	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$218
Website Administration	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
Office Supplies	\$15	\$13	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<i>Total Administrative</i>	\$23,028	\$8,361	\$4,920	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,309

Tison's Landing
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2021

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
FIELD:													
Insurance (Property)	\$13,905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,905
Field Management & Administration (Vesta)	\$2,218	\$2,218	\$2,218	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,653
Amenity Manager (Vesta)	\$7,507	\$7,507	\$7,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,520
Security Camera Monitoring (Envera)	\$2,656	\$614	\$4,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,529
Pool Maintenance (Vesta)	\$1,962	\$1,962	\$1,962	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,885
Pool Repair	\$0	\$594	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,444
Pool Chemicals (Vesta)	\$714	\$714	\$714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,142
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance (LawnBoy)	\$3,950	\$3,950	\$3,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,850
Landscape Fertilization (Agro Pro)	\$1,492	\$1,492	\$1,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,475
Landscape Contingency	\$1,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,035
Pest Control (Turner Pest)	\$65	\$65	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195
Irrigation Maintenance	\$227	\$0	\$855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,082
Lake Maintenance (The Lake Doctor)	\$795	\$795	\$795	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,385
Utilities-Electric (JEA)	\$1,392	\$1,285	\$1,434	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,111
Utilities-Water/Sewer/Irrigation (JEA)	\$5,075	\$5,248	\$5,974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,297
Utilities-Cable (Comcast)	\$449	\$697	\$589	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,735
Refuse Service (Republic Services)	\$221	\$221	\$340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$783
Repairs and Maintenance	\$0	\$58	\$465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$523
Janitorial Maintenance (Vesta)	\$2,017	\$2,017	\$2,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,050
Janitorial Supplies (Vesta)	\$263	\$263	\$263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$788
Special Events	\$5,231	\$1,093	\$2,625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,948
Amenity Supplies	\$1,459	\$421	\$742	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,623
Contingency	\$78	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$78
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field Expenditures	\$52,709	\$31,212	\$39,114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,036
Total Expenditures	\$75,738	\$39,573	\$44,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,345

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts FY 2021

							ASSESSED THROUGH DUVAL COUNTY		
TOTAL GROSS ASSESSMENT LEVY							\$636,235.20	\$413,321.24	\$1,049,556.44
TOTAL NET ASSESSMENT LEVY							\$588,517.56	\$382,322.15	\$970,839.71
							60.62%	39.38%	100.00%
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS/ PROP APP	INTEREST	NET RECEIPTS	General Fund O&M	Debt Service Fund Series 2016	Total
11/05/20	10/16-10/31/20	\$1,353.28	\$54.13	\$25.98	\$19.49	\$1,253.68	\$759.97	\$493.71	\$1,253.68
11/09/20	11/1-11/6/20	\$7,609.84	\$304.40	\$146.11	\$109.58	\$7,049.75	\$4,273.52	\$2,776.23	\$7,049.75
11/19/20	11/7-11/16/20	\$26,721.24	\$1,068.85	\$513.05	\$384.79	\$24,754.55	\$15,006.07	\$9,748.48	\$24,754.55
11/26/20	11/17-11/23/20	\$118,512.16	\$4,740.44	\$2,275.43	\$1,706.58	\$109,789.71	\$66,553.90	\$43,235.81	\$109,789.71
12/04/20	11/24-11/30/20	\$841,866.82	\$33,674.59	\$16,163.84	\$12,122.87	\$779,905.52	\$472,774.33	\$307,131.19	\$779,905.52
12/10/20	12/1-12/8/20	\$15,671.70	\$613.29	\$301.17	\$225.88	\$14,531.36	\$8,808.83	\$5,722.53	\$14,531.36
12/10/20	delinquent FY2020	\$1,785.06	(\$214.21)	\$39.98	\$29.99	\$1,929.30	\$1,117.72	\$811.58	\$1,929.30
12/21/20	6/1-10/21/20	\$544.50	\$28.58	\$10.32	\$7.74	\$497.86	\$301.80	\$196.06	\$497.86
TOTAL		\$1,014,064.60	\$40,270.07	\$19,475.88	\$14,606.92	\$939,711.73	\$569,596.14	\$370,115.59	\$939,711.73

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$636,235.20	60.62%	\$569,647.96	(\$569,647.96)	\$0.00
DEBT SERVICE	\$413,321.24	39.38%	\$370,115.59	(\$369,919.53)	\$196.06
TOTAL	\$1,049,556.44	100.00%	\$939,763.54	(\$939,567.49)	\$196.06

YTD GROSS COLLECTED	96.62%
YTD GROSS OUTSTANDING	\$35,491.84

TRANSFERS TO DEBT SERVICE:		
<u>DATE</u>	<u>CHECK #</u>	<u>AMOUNT</u>
12/15/2020	2695	\$369,919.53
TOTAL		\$369,919.53
Amount to be transferred:		\$196.06

D.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

February 2, 2021

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
General Fund		
12/16/20	2694-2697	\$771,234.98
12/23/20	2698-2705	\$14,760.02
12/28/20	2706	\$883.92
01/06/21	2707-2713	\$16,882.72
01/08/21	2714-2717	\$5,629.06
01/13/21	2718-2720	\$920.28
	total	<u>\$810,310.98</u>
Capital Reserve		
01/06/21	33	\$966.49
	total	<u>\$966.49</u>
Total		<u><u>\$811,277.47</u></u>

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/19/21 PAGE 1
 *** CHECK DATES 12/14/2020 - 01/19/2021 *** TISON'S 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 #
12/16/20	00175	12/14/20 7	202012 320-57200-49400	ORNAMENT CALLIGRAPHY	*	300.00	
				SHANNON THOMAS			300.00 002694
12/16/20	00038	12/16/20 12162020	202012 300-20700-10200	TXFER TAX COLLECTIONS	*	369,919.53	
				TISON'S LANDING CDD			369,919.53 002695
12/16/20	00102	12/16/20 12162020	202012 300-15100-10000	TXFER EXCESS FUNDS TO SBA	*	400,000.00	
				TISON'S LANDING CDD			400,000.00 002696
12/16/20	00157	11/30/20 377410	202011 320-57200-52000	PRINTER INK	*	37.99	
		11/30/20 377410	202011 320-57200-52000	MICROPHONE STAND	*	6.78	
		11/30/20 377410	202011 320-57200-46550	POOL GASKET/SEAL KIT	*	578.00	
		11/30/20 377410	202011 320-57200-52000	SOCCER NET	*	14.95	
		11/30/20 377410	202011 320-57200-52000	SAFETY FENCE	*	218.90	
		11/30/20 377410	202011 320-57200-52000	VOLLEYBALL NET	*	129.99	
		11/30/20 377410	202011 320-57200-46550	SEAFETY NETT/POST RESURF	*	16.03	
		11/30/20 377410	202011 320-57200-52000	SALES TAX INK/VOLLEY/SOCC	*	12.81	
				VESTA PROPERTY SERVICE INC.			1,015.45 002697
12/23/20	00177	12/21/20 116655	202012 320-57200-46550	CIRCUIT AROUND THE POOL	*	850.00	
				ALL WEATHER CONTRACTORS			850.00 002698
12/23/20	00081	11/30/20 166021	202011 310-51300-31500	LEGAL SV THRU 11/30/20	*	2,062.50	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			2,062.50 002699
12/23/20	00030	11/25/20 84957412	202012 320-57200-41050	TV/INTERNET 12/4-1/3/21	*	455.85	
				COMCAST (AUTO PAY)			455.85 002700
12/23/20	00009	11/02/20 0196006	202010 310-51300-31100	ENGINEER THRU 10/31/20	*	89.00	
		12/01/20 0196333	202011 310-51300-31100	ENGINEER THRU 11/30/20	*	133.50	
				ENGLAND, THIMS & MILLER			222.50 002701
				TISO TISON			
				TCESSNA			

DATE CHECK	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/23/20	00156	12/01/20 697440	202012 320-57200-34502 VID ENTRY#1 1/1-3/31/2021		*	200.00	
		12/01/20 697440	202012 320-57200-34502 SV ENTRY#1 1/1-3/31/2021		*	129.27	
		12/01/20 697440	202012 300-15500-10000 DEPOSIT		*	230.61-	
		12/01/20 697455	202012 320-57200-34502 VID PULL ENT#1 11/6-12/31		*	366.67	
		12/01/20 697455	202012 320-57200-34502 SV/MAINT ENT#1 11/6-12/31		*	237.00	
		12/01/20 697455	202012 300-15500-10000 DEPOSIT		*	427.93-	
ENVERA							274.40 002702
12/23/20	00015	12/01/20 89708215	202011 320-57200-43000 ELECTRIC 10/26-11/24/20		*	1,284.74	
		12/01/20 89708215	202011 320-57200-43100 IRRIGATION 10/26-11/24/20		*	4,309.16	
		12/01/20 89708215	202011 320-57200-43100 SEWER 10/26-11/24/20		*	701.28	
		12/01/20 89708215	202011 320-57200-43100 WATER 10/26-11/24/20		*	237.31	
JEA (AUTO PAY)							6,532.49 002703
12/23/20	00052	12/01/20 7347	202011 320-57200-46200 NOV 20- LAWN SERVICE		*	3,950.00	
LAWNBOY LAWN SERVICES, INC.							3,950.00 002704
12/23/20	00157	8/31/20 373830	202008 320-57200-52000 TOOLS		*	137.37	
		8/31/20 373830	202008 320-57200-52000 CABINET FOR OFFICE		*	148.78	
		8/31/20 373830	202008 320-57200-52000 LIGHTS/BULLITON BOARD LET		*	126.13	
VESTA PROPERTY SERVICE INC.							412.28 002705
12/28/20	00152	12/03/20 44846100	202011 320-57200-49400 SNOW FOR CHRISTMAS		*	298.99	
		12/03/20 44846100	202011 320-57200-49400 TUESDAY BAGEL BREAKFAST		*	14.30	
		12/03/20 44846100	202011 320-57200-49400 BREAKFAST FOR THANKSGIVIN		*	132.44	
		12/03/20 44846100	202011 320-57200-49400 BREAKFAST FOR THANKSGIVIN		*	29.97	
		12/03/20 44846100	202011 320-57200-46000 LIGHT BULBS/SAW BLADE/ROD		*	32.74	

TISO TISON TCESSNA

DATE CHECK	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/03/20	44846100 202011 320-57200-49400	CHRISTMAS BOOK SANTA READ	*	11.67	
		12/03/20	44846100 202011 320-57200-49400	MONEY RECEIPTS BOOK	*	3.99	
		12/03/20	44846100 202011 320-57200-49400	SNOW AND STRING LIGHTS	*	115.94	
		12/03/20	44846100 202011 320-57200-46000	SING FOR NEW OFFICE WINDO	*	24.99	
		12/03/20	44846100 202011 320-57200-49400	ORNAMENT FOR CHRISTMAS EV	*	106.64	
		12/03/20	44846100 202011 320-57200-49400	ORNAMENT FOR CHRISTMAS EV	*	104.03	
		12/03/20	44846100 202011 320-57200-49400	RUG TO COVER WORN CARPET	*	59.48	
		12/03/20	44846100 202011 320-57200-49400	SIDE TABLE	*	123.46	
		12/03/20	44846100 202011 320-57200-49400	TAX REFUND SIDE TABLE	*	8.08-	
		12/03/20	44846100 202011 320-57200-49400	SNOW OUT OF STOCK REFUND	*	99.95-	
		12/03/20	44846100 202011 300-36900-10000	CASH BACK	*	66.69-	
				WELLS FARGO CREDIT CARD (AUTO PAY)			883.92 002706
I/06/21	00172	1/01/21	11299 202101 320-57200-34502	ADC ACCESS DOOR 1/1-1/31	*	40.00	
		1/01/21	11299 202101 320-57200-34502	ALARM.COM 1/1-1/31/21	*	20.00	
				ALPHA DOG AUDIO VIDEO SECURITY			60.00 002707
1/06/21	00012	12/28/20	20-07682 202012 310-51300-48000	NOTICE MEETING	*	140.38	
				DAILY RECORD + OBSERVER LLC			140.38 002708
1/06/21	00176	12/01/20	208680 202012 320-57200-46000	LED BULBS PARKING LOT	*	465.00	
				LAMP SALES UNLIMITED, INC.			465.00 002709
1/06/21	00077	12/16/20	0687-001 202101 320-57200-43200	WASTE 1/1-1/31/21	*	343.08	
				REPUBLIC SERVICES #687 (AUTO PAY)			343.08 002710
1/06/21	00137	1/01/21	552467 202101 320-57200-46800	JAN 21 - WATER MGMT	*	795.00	
				THE LAKE DOCTORS, INC.			795.00 002711
				TISO TISON			TCESSNA

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNT	....CHECK.....	AMOUNT	#
DATE		INVOICE	YRMO DPT ACCT# SUB	SUBCLASS							
1/13/21	00156	12/01/20 697439	202101 320-57200-34502	SV/MAINT UTILITY 1/1-1/31			*	123.65			
		12/01/20 697439	202101 320-57200-34502				*	200.00			
		VIDEO UTILITY 1/1-1/31									
		ENVERA								323.65	002719
1/13/21	00082	1/06/21 14919A	202101 320-57200-46600	STRENGHT MACHINE RODS			*	155.00			
		SOUTHEAST FITNESS REPAIR								155.00	002720
TOTAL FOR BANK A								810,310.98			
TOTAL FOR REGISTER								810,310.98			

TISO TISON

TCESSNA

INVOICE

Shannon Thomas

11665 Aaron Rd
Jacksonville, FL 32218
904-252-2641
thewritingsheep@gmail.com

INVOICE NO.
DATE
CUSTOMER ID

7
12/14/2020
TisonsLanding CDD

TO

TisonsLanding CDD
16529 TisonsBluffRoad
Jacksonville, FL 32218
904-757-1547

JOB

PAYMENT TERMS

Christmas Eve - Ornament Calligraphy

11.1.14 158415 i

DESCRIPTION

QUANTITY

AMOUNT

TOTAL

2000 Authentic Calligraphy

3.340

\$100.00

1.30 \$300.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

 4 \$0.00

\$0.00

1.1 \$100.00

TOTAL DUE

\$300.00

Make all checks payable to Shannon Thomas.

THANK YOU FOR YOUR BUSINESS!

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH DUVAL COUNTY

GROSS PERCENT COLLECTED	96.57%	96.57%	96.57%
GROSS REMAINING TO COLLECT	\$21,846.03	\$14,191.31	\$36,036.34
Gross YTD collected	\$614,390.17	\$399,129.93	\$1,013,520.10
Discount Penalties	\$24,394.16	\$15,847.33	\$40,241.49
Commission	\$11,799.91	\$7,665.65	\$19,465.56
Prop Appraiser	\$8,849.94	\$5,749.24	\$14,599.18
Net YTD Collected	\$569,346.16	\$369,867.71	\$939,213.87

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENT COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
ORAM	\$636,235.20	60.6194%	\$569,346.16	(\$569,346.16)	\$0.00
DEBT SERVICE	\$413,321.24	39.3806%	\$369,919.53	\$0.00	\$369,919.53
TOTAL	\$1,049,556.44	100.00%	\$939,265.69	(\$569,346.16)	\$369,919.53

<u>DATE</u>	<u>CHECK #</u>	<u>AMOUNT</u>
TOTAL		<u>\$0.00</u>
Amount due:		\$369-\$19.53

Tisons' Landing
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
December 16, 2020	\$400,000.00	Patti Powers

Payable to:

Tison's Landing CDD c/o State Board v# 102
--

Date Check Needed:

Budget Category:

12/16/2020	001.300.15100.10000
------------	---------------------

Intended Use of Funds Requested:

TXFER EXCESS FUNDS TO STATE BOARD #322392
(Attach supporting documentation for request.)



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 377410
Date 11/30/2020
Terms
Due Date 12/31/2020
Memo pass thru Nov.

Bill To

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

Description	Quantity	Rate	Amount
Sales Tax for printer ink, volleyball and soccer nets	12.81		12.81
Billable Expenses			
Material & Labor			578.00
J. Perry - Amazon-Printer Ink			37.99
J. Perry - Amazon-Microphone Stand			6.78
J. Perry - Amazon-Microphone			53.99
J. Perry - Amazon-Soccer Net Stakes			14.95
J. Perry - Lowe's Safety netting and post for Court resurfacing			16.03
J. Perry - Home Depot-safety fence			218.90
J. Perry - Amazon-Microphone Refund			(53.99)
J. Perry - Amazon-Volleyball Net			129.99
Total Billable Expenses			1,002.64

Total \$1,015.45



Details for Order #111-8523109-2884203

Print this page for your records.

Order Placed: November 12, 2020
Amazon.com order number: 111-8523109-2884203
Order Total: \$37.99
Supporting: Bartram Springs Elementary PTA

Not Yet Shipped

Items Ordered

1 of: LEMERO Remanufactured Ink Cartridge Replacement for Epson T220XL (Black, Cyan, Magenta, Yellow, 10-Pack)
 Sold by: IMAGE SHOP ([seller profile](#))

Price

\$37.99

Condition: New

Shipping Address:

Johnathan D Perry
 6173 BARTRAM VILLAGE DR
 JACKSONVILLE, FL 32258-7711
 United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

American Express | Last digits: 1919

Item(s) Subtotal: \$37.99

Shipping & Handling: \$0.00

Billing address

Johnathan Perry
 245 RIVERSIDE AVE STE 250
 JACKSONVILLE, FL 32202-4944
 United States

Total before tax: \$37.99

Estimated tax to be collected: \$0.00

Grand Total: \$37.99

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

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Details for Order #111-1628032-8425037

Print this page for your records.

Order Placed: November 12, 2020
Amazon.com order number: 111-1628032-8425037
Order Total: \$6.78
Supporting: Bartram Springs Elementary PTA

Not Yet Shipped

Items Ordered

	Price
1 of: Pyle Desktop Tripod Microphone Stand - Adjustable Height 4.7" to 8.7" Inch High with Heavy Duty Clutch Support Weight 5 Lbs. - Ideal for Recording Podcast or Desktop Application FMKSDT25, PYLE	\$6.34
Sold by: Amazon.com Services LLC	

Condition: New

Shipping Address:

Johnathan D Perry
 6173 BARTRAM VILLAGE DR
 JACKSONVILLE, FL 32258-7711
 United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

American Express | Last digits: 1919

Billing address

Johnathan Perry
 245 RIVERSIDE AVE STE 250
 JACKSONVILLE, FL 32202-4944
 United States

Item(s) Subtotal: \$6.34

Shipping & Handling: \$0.00

Total before tax: \$6.34

Estimated tax to be collected: \$0.44

Grand Total: \$6.78

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

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Details for Order #113-4173648-6642630

Print this page for your records.

Order Placed: November 10, 2020

Amazon.com order number: 11344173648-6642630

Order Total: \$53.99

Supporting: Bartram Springs Elementary PTA

Not Yet Shipped

Items Ordered

Lot: Wireless Microphone, UHF Wireless Dual Handheld Dynamic Mic System Set with Rechargeable Receiver, 1600ft Range, 6.35mm (1/4") Plug, for Karaoke, Voice Amplifier, PA System, Singing Machine, Church
 Price \$59.99
 Sold by: SOATY Direct ([seller profile](#))

Condition: New

Shipping Address:

Johnathan D Perry
 6173 BARTRAM VILLAGE DR
 JACKSONVILLE, FL 32258-7711
 United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

American Express | Last digits: 1919

Billing address

Johnathan Perry
 245 RIVERSIDE AVE STE 250
 JACKSONVILLE, FL 32202-4944
 United States

Item(s) Subtotal: \$59.99
 Shipping & Handling: \$0.00
 Your Coupon Savings: -\$6.00

Total before tax: \$53.99
 Estimated tax to be collected: \$0.00

Grand Total: \$53.99

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

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Order Details

Ordered on November 10, 2020 | Order# 113-4173648-6642630

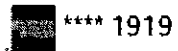
[View or Print invoice](#)

Supporting: **Bartram Springs Elementary PTA**

Shipping Address

Johnathan D Perry
6173 BARTRAM VILLAGE DR
JACKSONVILLE, FL 32258-7711
United States

Payment Method



Order Summary

Item(s) Subtotal:	\$59.99
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$6.00
Total before tax:	\$53.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$53.99
Refund Total:	\$53.99

▼ Transactions

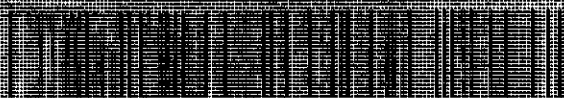


Supporting Bartons Springs Elementary PTA



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ASTOR LENOX TILDEN FOUNDATION
500 FIFTH AVENUE
NEW YORK, N. Y. 10017

DATE _____
 NAME _____
 GRADE _____

[illegible][illegible]

姓名: 王 强 性别: 男
 出生: 1985 年 10 月 15 日
 籍贯: 山东 烟台 职业: 教师

1. 本報刊載之廣告，其內容如有違反法律、公序良俗、或有其他不當情事者，本報得隨時停止刊載，並得向有關主管機關檢舉，此項廣告費用不予退還。

[illegible][illegible]

1. 2014年1月1日起，
 2. 2014年1月1日起，
 3. 2014年1月1日起，
 4. 2014年1月1日起，
 5. 2014年1月1日起，
 6. 2014年1月1日起，
 7. 2014年1月1日起，
 8. 2014年1月1日起，
 9. 2014年1月1日起，
 10. 2014年1月1日起，

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THE UNIVERSITY OF CHICAGO



**How doers
get more done.**

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00064 66635 11/02/20 07:14 AM
SALE SELF-CHECKOUT

090489918507 1X2X8 FVRR <A>
1X2-8FT STRIP
2401.28 30.72
764666696914 4X100 FVRR <A>
4FTX100FT ORANGE SAFETY FENCE
4029.97 119.88
008925094036 455"FW440G <A>
DIABLO 441/2/240COSTEDENMONCONICAL
079055510383 STAPLE <A> 10.97
ARROW 3/8" T50 STAPLES 5000PK
076174802764 DW STAPLER <A> 34.97
DEWALT CARBON FIBER STAPLER

SUBTOTAL 204.51
TAX+ PIF 14.39
TOTAL \$218.90

XXXXXXXXXXXX1919 AMEX
USD\$ 218.90
AUTH CODE 8847330/1643378 TA
Chip Read
AID A0000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###88333 SUMMARY
THIS RECEIPT PRO/JOB NAME: VESTA

2020 PRO XTRA SPEND 11/01: \$3,105.99

As of 11/02/2020 your Paint Rewards level is Member; Spend 1927.08 more in qualifying paint purchases to earn Bronze (100% off) on select paint items.

This purchase qualifies for FUEL DISCOUNTS and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to homedepot.com/financetoptions.



1324 64 66635 11/02/2020 7766

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE OPI COMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 18 05/01/2021

Due to COVID-19, we have extended our returns policy for most items. Please see homedepot.com/for details.

DID WE NAIL IT?

Take a short survey for a chance to WIN A \$5000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H489134483 133623
PASSWORD: D28552 133559

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.



Final Details for Order #111-7453806-9852205

Print this page for your records.

Order Placed: November 9, 2020

Amazon.com order number: 111-7453806-9852205

Order Total: \$129.99

Supporting Bartram Springs Elementary/PTA

Shipped on November 9, 2020

Items Ordered

Price

1 of: HitRunSteal Volleyball Net - Official Replacement Tournament Net. Comes
Knotted Net 32' x 39' Inches, 22 Fiber Glass End Rods, Heavy Duty Metal Tension Cables
and 5 Rope Tie Downs On Each Side. \$129.99
Sold by: HitRunSteal (seller profile)

Condition: New

Shipping Address:

Johnathan D Perry
6173 BARTRAM VILLAGE DR
JACKSONVILLE, FL 32258-7711
United States

Shipping Speed:

Local Express Shipping

Payment information

Payment Method:

American Express | Last digits: 1919

Item(s) Subtotal: \$129.99

Shipping & Handling: \$0.00

Billing address

Johnathan Perry
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202-4944
United States

Total before tax: \$129.99

Estimated tax to be collected: \$0.00

Grand Total: \$129.99

Credit Card transactions

American Express ending in 1919: November 9, 2020: \$129.99

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

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Invoice

Date:	Invoice #:
12/21/2020	116655

1702 Lindsey Road
Jacksonville, FL 32221-6791
Office 904-781-7060

APPROVED

By Johnathan Perry at 8:23 am, Dec 23, 2020

Bill To	
Tison's Landing Community Developme 5385 N Nob Hill Rd. Governmental Management Servc Sunrise, FL 33351	
Email	Terms
jerry@vestapropertyservices.com	Due Upon Receipt

Work Performed At		
Tison's Landing Community Developme 16529 Tisons Bluff Rd Pool Jacksonville, FL 32218		
Purchase Order	Rep	Work Order
113020S	PM SCOTT HAINES	145827

Item	Description	Amount
16-1-M106-9/4-1/1-1/2		
Parts/Misc	circuit ran to refeed circuit around the pool Labor and material to run a circuit from front panel room to transformer to refeed lighting circuit around the pool. Note: This quote does not include troubleshoot power to each light nor the replacement of bulbs or photo cells. If the lights do not work after refeeding the transformer there will be additional charges to troubleshoot and repair the lights at Total \$50.00 113020S	\$850.00

ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof.

Subtotal:	\$850.00
Sales Tax:	\$0.00
Invoice Total:	\$850.00
Payments and Credits:	\$0.00
Total Due:	\$850.00

LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

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FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

CENTURION TOWER
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WEST PALM BEACH, FLORIDA 33401
(561) 559-5970
FAX: (561) 559-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CAMILLE E. BLANTON
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BRAD J. KIMBER
VANESSA T. STEINERTS
JOHN C. WEBBER

OF COUNSEL
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
GERALD L. KNIGHT

STEVEN F. BILLINGS, 1947-1998
HAYWARD D. GAY, 1943-2007

November 30, 2020

Mr. Richard Huns
Tison's Landing CDD
Governmental Management Services
5385 North Nob Hill Road
Sunrise, Florida 33351

Re: Tison's Landing CDD
Our File No.: 80.12113

Dear Rich:

We enclose our Interim Statement for legal services rendered in the above captioned matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,


DENNIS E. LYLES

For the Firm

DEL/sa
Enclosure

BILLING, COCHRAN, LYLES, MAURO & RAMSSEY P.A.
SUNTRUST CENTER, SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150

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

Page: 1
11/30/2020
Account No: 80-12113M
Statement No: 166021

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Eggs

		Hours
11/02/2020		
MJP	REVISIONS TO RESOLUTION RATIFYING ACTIONS TAKEN AT VIRTUAL MEETINGS	0.20
MJP	CORRESPONDENCE TO COURTNEY HOGGE AND ERNESTO TORRES WITH ATTACHMENT	0.20
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.10
11/04/2020		
MJP	REVISE RESOLUTION RATIFYING ACTIONS TAKEN AT VIRTUAL MEETINGS AND CORRESPONDENCE TO ERNESTO TORRES AND COURTNEY HOGGE WITH ATTACHMENT	0.30
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE, REVIEW RESOLUTION DECLARING VACANCIES ON BOARD OF SUPERVISORS, CORRESPONDENCE TO COURTNEY HOGGE	0.40
11/05/2020		
DEL	PREPARATION OF DEPARTMENT OF ECONOMIC OPPORTUNITY UPDATE FORM AND CORRESPONDENCE TO DISTRICT MANAGER	0.40
11/10/2020		
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM ERNESTO TORRES RE: MESSAGE TO RESIDENTS (CDD BOARD MEETING), RECEIVE AND REVIEW CORRESPONDENCE FROM DANA HARDEN, TELEPHONE CONFERENCE WITH DANA HARDEN	0.40
11/11/2020		
GLK	REVIEW AGENDA OF CDD BOARD MEETING, TELEPHONE CONFERENCE WITH ERNESTO TORRES	0.40

TISON'S LANDING CDD

Page: 2

11/30/2020

Account No:

80-12113M

Statement No:

166021

TISON'S LANDING CDD

		Hours	
11/13/2020			
MJP	CORRESPONDENCE TO ERNESTO TORRES	0.20	
11/17/2020			
GLK	PREPARE FOR, TRAVEL TO AND ATTEND MEETING OF BOARD OF SUPERVISORS	2.50	
11/18/2020			
MJP	RECEIPT AND REVIEW PROPOSAL FROM ENVERA FOR ADDITIONAL WORK	0.20	
MJP	PREPARE AMENDMENT TO ENVERA SMALL PROJECT AGREEMENT	0.50	
11/20/2020			
MJP	CORRESPONDENCE TO ERNESTO TORRES, JOHNATHAN PERRY, ET AL. WITH ATTACHMENT	0.30	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ATTY. GUARNIERI AT ENVERA	0.10	
MJP	FURTHER CORRESPONDENCE TO ERNESTO TORRES, JOHNATHAN PERRY AND COURTNEY HOGGE	0.20	
11/24/2020			
MJP	CORRESPONDENCE TO COURTNEY HOGGE AND ERNESTO TORRES	0.20	
11/25/2020			
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ATTY. GUARNIERI AND REPLY THERETO	0.30	
11/30/2020			
MJP	CORRESPONDENCE TO ERNESTO TORRES AND JOHNATHAN PERRY	0.20	
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JOHNATHAN PERRY	0.20	
	For Current Services Rendered	7.50	2,062.50

		Recapitulation		
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.40	\$275.00	\$110.00
GERALD L. KNIGHT	PARTNERS	3.70	275.00	1,017.50
MICHAEL J. PAWELCZYK	PARTNERS	3.40	275.00	935.00

Previous Balance	\$2,117.50
------------------	------------

Total Current Work	2,062.50
--------------------	----------

TISON'S LANDING CDD

TISON'S LANDING CDD

Page: 3
11/30/2020
Account No: 80-12113M
Statement No: 166021

Payments

12/08/2020	PAYMENT RECEIVED - THANK YOU	-2,117.50
------------	------------------------------	-----------

Balance Due	<u>\$2,062.50</u>
-------------	-------------------

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

Hello,

Thanks for choosing Comcast Business.

Your bill at a glance

For 16529 TISON'S BLUFF RD, JACKSONVILLE, FL, 32218-0000

44/ balance	\$455.85
EFT Payment - thank you 'Nov 17 '21, -	\$455.85
Balance forward	\$0.00
Regular monthly charges ' " , , , " Page 3	\$452.45
Taxes fees and other charges ' " , , , " Page 3	\$3.40
New charges	\$455.85

Amount due \$455.85

Thanks for paying by Auto Pay

Your electronic payment of \$455.85 will be applied on Dec 16, 2020.

Need help? 3 10 5316 17030Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- **Pricing update:** Your bill this month includes information about upcoming changes to our pricing. You can find more information at business.comcast.com/understand-your-bill.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

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

Please write your account number on your check or money order

Do not include correspondence with payment

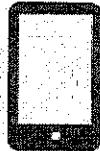
**COMCAST
BUSINESS**141 NW 16TH ST
POMPANO BEACH FL 33060-5250TISON'S LANDING
C/O CDD OFFICES
5385 N NOB HILL RD
SUNRISE, FL 33351-4761Account number **8495 74 120 0906133**Automatic payment **Dec 16, 2020****Please pay \$455.85****Electronic payment will be applied Dec 16, 2020**COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300455857

Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App - an innovative all-in-one tool designed with your business in mind.

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



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



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

Useful information

Moving?

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

Accessibility:

If you are hearing impaired, call 1-855-276-0379. For issues affecting customers with disabilities, call 1-855-276-0379, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax 1-866-599-4268 or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838. Attn: W. Gifford.

Ways to pay



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



Go paperless and pay quickly to clutter.
Sign up for Paperless Billing to view and pay your bill online faster and help cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



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



By App
Download the Comcast Business App



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

Regular monthly charges \$452.45

Comcast Business services	\$384.75
TV Standard J	\$59.95
Business Mode	
HD Technology Fee	\$9.95
Business Internet 150	\$249.95
Static IP - 5	\$24.95
Voice Line	\$39.95
Business Voice: 1	

4- What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (804) 757-1547

Visit business.comcast.com/myaccount for more details

Equipment & services \$39.55

Service To: Additional TV	\$9.95
With TV Box And Remote	
Qty @ \$9.95 each	
TV Box Remote	\$2.70
Equipment Fee	\$16.95

Service fees \$28.15

Broadcast TV Fee	\$14.95
Directory Listing/Management Fee	\$2.00
Regional Sports Fee	\$8.20
Voice Network Investment	\$3.00

Taxes, fees and other charges \$3.40

Other charges	\$3.40
Federal Universal Service Fund	\$2.26
Regulatory Cost Recovery	\$1.14

Additional information

Price Change Notice. As content programmers charge more to carry their networks, Comcast's business costs continue to rise. As a result, effective January 1, 2021, the monthly fees associated with your Business TV service will increase. This change includes the Broadcast TV fee increasing from \$14.95 to \$19.45 a month, and the Regional Sports Network fee increasing from \$8.20 to \$8.45 a month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or contact us at 800-391-3000.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 1-866-216-8634.

Effective November 12, 2020, Black News Channel HD will be available on channel 1116 as part of Extra and the Sports and News genre pack. HD service required to view HD channels.

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

COMCAST BUSINESS

Important Information Regarding Comcast Business Services and Pricing

Effective January 1, 2021

Dear Comcast Business TV Customer:

At Comcast Business we continue to be proud of the improvements we make to bring you the best in technology and communications that help run and grow your business. There are many service options out there and we thank you for being our valued customer.

As programmers charge more to carry their networks, our business costs continue to rise. Therefore, we are writing to let you know about upcoming price changes associated with Business TV services.

In addition to the pricing changes below, the Broadcast TV Fee and Regional Sports Network Fee will also change and are identified in a separate message within this bill.

Among the changes, we'll also no longer charge for High Definition (HD) service.

To learn more about Comcast Business fees, please visit business.comcast.com/understandyourbill or contact us at 800-391-3000.

The following Comcast Business TV price changes will be implemented effective January 1, 2021:

	Today	Starting 1/1
TV Basic	\$99.95 ⇒	\$29.95
TV Select	\$199.95 ⇒	\$39.95
TV Variety	\$299.95 ⇒	\$54.95
TV Standard	\$599.95 ⇒	\$74.95
TV Preferred	\$749.95 ⇒	\$99.95
Sports & Entertainment Pack	\$89.95 ⇒	\$34.95
High Definition (HD) Technology Fee	\$99.95 ⇒	Included
TV Adapter (First outlet)	\$05.00 ⇒	\$9.95
TV Box + Remote (First outlet)	\$50.00 ⇒	\$9.95
Service to Additional TV - with TV Adapter (Each additional outlet)	\$77.50 ⇒	\$9.95
Service to Additional TV - with TV Box + Remote (Each additional outlet)	\$99.95 ⇒	No Change
Service to Additional TV - reflects a customer-owned equipment credit (Each additional outlet)	\$49.95 ⇒	\$7.25

Thank you for being a valued Comcast Business customer.

Note: Applicable taxes and other fees extra. No changes will take place to the claimed lineup included with your Comcast Business TV service.

Excludes full feature lines. Restrictions apply. Big speed may not be available in your area. Connection type, device capabilities and other factors affect speed. Actual speeds vary and are not guaranteed. Credit applies to accounts in good standing that maintain current debt service. Prices exclude applicable taxes and fees, including Broadcast TV Fee and Regional Sports Fee. Pricing subject to change. ©2020 Comcast. All rights reserved.

S001AW20



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

November 2, 2020
 Project No: 02005.17000
 Invoice No: 0196006

Project 02005.17000 Tison's Landing CDD-2018 General Consulting Services (WA#11)
~~Professional Services rendered through October 31, 2020~~

~~Phase 01 2018 General Consulting Services~~

Note: Discuss gym expansion with Ernesto.

Professional Personnel

			Hours	Rate	Amount	
Project Manager						
Lockwood, Scott	10/17/2020		.50	178.00	89.00	
Totals			.50		89.00	
Total Labor						89.00
				Total this Phase		\$89.00
Phase	XP	Expenses				
				Total this Phase		0.00
				Invoice Total this Period		\$89.00

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel: 904-642-8890 • fax: 904-646-9486
 CA-00022684 LG-0000316



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

December 1, 2020
Project No: 02005.17000
Invoice No: 0196333

Project 02005.17000 Tison's Landing CDD-2018 General Consulting Services (WA#11)

EMAIL INVOICE: ETORRES@GMSNF.COM

Professional Services rendered through November 30, 2020

Phase 01 2018 General Consulting Services

Note: CDD meeting over phone. Discuss gym expansion.

Professional Personnel

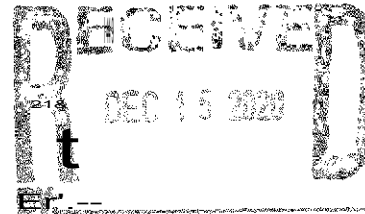
	Hours	Rate	Amount
Project Manager			
Lockwood, Scott 11/21/2020	.75	178.00	133.50
Totals	.75		133.50
Total Labor			133.50
Total this Phase			\$133.50

Phase	XP	Expenses
		Total this Phase 0.00
		Invoice Total this Period \$133.50

Outstanding Invoices

Number	Date	Balance
0196006	11/2/2020	89.00
Total		89.00

Total Now Due \$222.50



England-Thim & Miller, Inc

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old US Highway Road • Jacksonville, Florida 32256 • Tel 904-642-6530 • Fax 904-646-9435
CA-0002584 • LO-0000316

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice

697440 12/1/2020

400423 1/1/2021

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

Envera
PO Box 2086
Hicksville, NY 11802

\$274.40

Tison's Landing CDD 400423 12/1/2020 1/1/2021

Tison's Landing CDD, Entrance 1 - Pond Run Rd., Jacksonville, FL

1.00	Video Pulls	200.00	200.00
	1/1/2021 - 1/31/2021		
1.00	Service & Maintenance	129.27	129.27
	1/1/2021 - 1/31/2021		
	Subtotal:		\$329.27
	Tax		0.00

Payment History

Date	Type	Reference	Amount
12/17/2020	Credit Memo	694798	230.61
12/17/2020	Credit Memo	694798	(230.61)
12/17/2020	Credit Memo	694798	54.87
	Total Payments / Credits Applied:		54.87
	Invoice Balance Due:		\$274.40

Important Numbers to Know:

Billing Questions:
(941) 556-0743

Email:
ar@enverasystems.com

Service:
(941) 556-0734

12/1/2020	697440	Alarm Monitoring Services	\$329.27	\$274.40
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Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice	
Invoice Number 697440	Date 12/01/2020
Customer Number 400423	Due Date 01/01/2021

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		697440	01/01/2021

Quantity	Description	Rate	Amount
	Tison's Landing CDD, Entrance 1 - Pond Run Rd., Jacksonville, FL		
1.00	Video Pulls	200.00	200.00
	01/01/2021 - 01/31/2021		
1.00	Service & Maintenance	129.27	129.27
	01/01/2021 - 01/31/2021		
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$329.27

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

deposit = \$4,127
230.61
RECEIVED
DEC 16 2020
\$ 98.66

Date	Invoice #	Description	Amount	Balance Due
12/01/2020	697440	Alarm Monitoring Services	\$329.27	\$329.27

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Return Service Requested

Invoice	
Invoice Number 697440	Date 12/01/2020
Customer Number 400423	Due Date 01/01/2021

Net Due: \$329.27

Amount Enclosed: _____

*****MIXED AADC 440 4232 1 MB 0.439
004204
TISON'S LANDING CDD
C/O GOVERNMENT MANAGEMENT SERV
475 W TOWN PL STE 114
GOLF WORLD VILLAGE
SAINT AUGUSTINE FL 32092-3649

REMIT TO:

ENVERA
PO BOX 2086
HICKSVILLE NY 11802-2086



Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice

697455 12/1/2020

400423 1/1/2021

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

Envera
PO Box 2086
Hicksville, NY 11802

\$0.00

Tison's Landing CDD 400423 12/1/2020 1/1/2021

Tison's Landing CDD, Entrance 1 - POND Run Rd., Jacksonville, FL

1.83	Video Pulls	200.00	366.67
	11/6/2020 - 12/31/2020		
1.83	Service & Maintenance	129.27	237.00
	11/6/2020 - 12/31/2020		
	Subtotal:		\$603.67
	Tax		0.00

Payment History

Date	Type	Reference	Amount
12/1/2020	Credit Memo	694798	427.93
12/17/2020	Credit Memo	694798	175.74
	Total Payments // Credits Applied:		603.67
	Invoice Balance Due:		\$0.00

Important Numbers to Know:

Billing Questions:

(941) 556-0743

Email:

ar@enverasystems.com

Service:

(941) 556-0734

12/1/2020	697455	Alarm Monitoring Services	\$603.67	\$0.00
-----------	--------	---------------------------	----------	--------

Contract effective 11/6/2020. Not yet billed

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice

Invoice Number 697455	Date 12/01/2020
Customer Number 400423	Due Date 01/01/2021

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		697455	01/01/2021

Quantity	Description	Rate	Amount
	Tison's Landing CDD, Entrance 1 - Pond Run Rd., Jacksonville, FL		
1.83	Video Pulls 11/06/2020 - 12/31/2020	200.00	366.67
1.83	Service & Maintenance 11/06/2020 - 12/31/2020	129.27	237.00
	Sales Tax		0.00
	Payments/Credits Applied		(427.93) 4/
Invoice Balance Due:			\$175.74 ✓

IMPORTANT MESSAGES

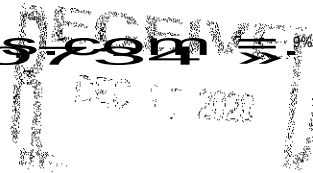
Important Numbers to Know:

Billing Questions: (941) 556-0743

Email: ar@enverasystems.com

Service: (941) 556-0743

Contract effective 11/6/20. Not yet billed



Date	Invoice #	Description	Amount	Balance Due
12/01/2020	697455	Alarm Monitoring Services	\$175.74	\$175.74

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Return Service Requested

Invoice

Invoice Number 697455	Date 12/01/2020
Customer Number 400423	Due Date 01/01/2021

Net Due: \$175.74

Amount Enclosed: _____

*****MIXED AADC 440 9633 1 MB 0.439
009576
TISON'S LANDING CDD
C/O GOVERNMENT MANAGEMENT SERV
475 W TOWN PL STE 114
GOLF WORLD VILLAGE
SAINT AUGUSTINE FL 32092-3649

REMIT TO:

ENVERA
PO BOX 2086
HICKSVILLE NY 11802-2086



Tiziana Cessna

From: Gretchen Schreier <gschreier@enverasystems.com>
Sent: Friday, December 18, 2020 8:45 AM
To: Tiziana Cessna
Cc: Johnathan Perry
Subject: RE: Tison's Landing CDD
Attachments: Tison's Landing_Inv697440.pdf; Tison's Landing_Inv697455.pdf

Good Morning,

We applied (\$603.67) to Invoice 697455 (attached) that covers 11/6 - 12/31, and the balance of the deposit (\$54.87) to Invoice 697440 (attached) that covers 1/1 - 1/31/21.

Thanks.

Sincerely,

Gretchen Schreier
Senior Staff Accountant
Envera Systems | Next Generation Security



Direct: (941) 556-0743
gschreier@enverasystems.com
www.enverasystems.com

From: Tiziana Cessna [<mailto:TCessna@gmssf.com>]
Sent: Thursday, December 17, 2020 11:58 AM
To: Gretchen Schreier <gschreier@enverasystems.com>
Cc: Johnathan Perry <j.perry@vestapropertyservices.com>
Subject: RE: Tison's Landing CDD

Can you send me the invoice?

Tiziana Cessna
GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, FL 33351
(954) 721-8681 x 218
(954) 721-9202
tcessna@gmssf.com



 Please consider the environment before printing this email.

From: Gretchen Schreier <gschreier@enverasystems.com>
Sent: Wednesday, December 16, 2020 3:53 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Cc: Johnathan Perry <jperry@vestapropertyservices.com>
Subject: RE: Tison's Landing CDD

Yes, per my previous email below, the community prepaid \$658.54 (2 months), so this should be applied to the first invoice for Entry#1

Sincerely,

Gretchen Schreier
Senior Staff Accountant
Envera Systems | Next Generation Security



Direct: (941) 556-0743
gschreier@enverasystems.com
www.enverasystems.com

From: Tiziana Cessna [<mailto:TCessna@gmssf.com>]
Sent: Tuesday, December 15, 2020 2:55 PM
To: Gretchen Schreier <gschreier@enverasystems.com>
Cc: Johnathan Perry <jperry@vestapropertyservices.com>
Subject: RE: Tison's Landing CDD

Hi Gretchen,
Would you have the details for the deposit amount?

Tiziana Cessna
GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, FL 33351
(954) 721-8681 x 218
(954) 721-9202
tcessna@gmssf.com



 Please consider the environment before printing this email.

From: Gretchen Schreier <gschreier@enverasystems.com>
Sent: Thursday, December 10, 2020 2:04 PM
To: Tiziana Cessna <TCessna@gmssf.com>
Cc: Jonathan Perry <jperry@vestapropertyservices.com>
Subject: RE: Tison's Landing CDD

Hi Tiziana,

According to our Implementation team, Entry#1 went live on 11/6.

You should be seeing an invoice soon for the monitoring (less the deposit already paid).

Let me know if you need anything additional, thanks.

Sincerely,

Gretchen Schreier
Senior Staff Accountant
Envera Systems | Next Generation Security



Direct: (941) 556-0743
gschreier@enverasystems.com
www.enverasystems.com

From: Tiziana Cessna [<mailto:TCessna@gmssf.com>]
Sent: Thursday, December 10, 2020 11:18 AM
To: Gretchen Schreier <gschreier@enverasystems.com>
Cc: Tiziana Cessna <TCessna@gmssf.com>; Jonathan Perry <jperry@vestapropertyservices.com>
Subject: RE: Tison's Landing CDD

Good morning,
Just following up on the entry # 1 status.
thanks

Tiziana Cessna
GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, FL 33351
(954) 721-8681 x 218
(954) 721-9262
tcessna@gmssf.com





21 West Church Street, Jacksonville, FL 32202-3139
Phone: 904 665 6000 • Fax: 904 665 7890 • Internet: jea.com

Page 1 of 5

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04

Bill Date: 12/01/20

TOTAL SPANISH COUNTRIES

Electric	\$	1,284.74
Irrigation		4,309.16
Sewer		701.28
Water		237.31

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

Total New Charges \$ 6,532.49

Do not pay. AutoPay will process your payment on 12/23/20.

Previous Balance	Payment	Balance	New Charges	Total Due
\$6,467.10	-\$6,467.10	\$0.00	\$6,532.49	\$6,532.49

**WE APPRECIATE
YOUR BUSINESS**

Additional information on reverse side.



☐ Add \$ to my monthly bill for Neighbor to Neighbor Fund. I will notify JEA when I no longer wish to contribute.

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

Acct #: 8970821539

Bill Date: 12/01/20

Do not pay. AutoPay will process your payment on 12/23/20.

00006331

I=00000000



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

BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

eBill: Receive, view, and pay your bill online. JEA's bill is one of our most convenient ways to receive, view and pay your bill.

MyBudget: With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

Auto-Pay: Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once setup, you don't have to do a thing.

Pay Online: When you pay your JEA bill on jea.com, your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card-convenience fees charged by card payment vendor: Payments up to \$500: \$2.20; \$500.01-\$1,000: \$4.40; \$1,000.01-\$10,000: \$9.95.

Pay Through Your Bank: Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

Pay by Phone: Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card-convenience fees charged by card payment vendor: Payments up to \$500: \$2.20; \$500.01-\$1,000: \$4.40; \$1,000.01-\$10,000: \$9.95.

Pay by Mail: Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 46047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

Pay in Person: JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 440 JEA authorized payment-only locations. Find locations at jea.com/paymentlocations. Be sure to take a copy of your JEA bill when you go. The JEA Downtown Customer Center, 43 W. Church Street, is open 7:30 a.m.-5:30 p.m. Monday through Friday except holidays. Closed Saturday.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Request an Extension: We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at jea.com. Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

Need Help Paying Your Bill? United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, call 24/7 at 662-0600.

STATEMENT INFORMATION

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

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

Customer Charge is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

Energy Charge pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

Fuel Cost is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuel JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

Water/Sewer Service Availability Charge is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

Conservation Charge applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

Environmental Charge provides funding for environmental and regulatory programs.

Water Consumption/Sewer Usage Fees are based on the amount of water you use. Typical household usage is 6 kgal or less.

Fees and Taxes are government transfers paid to city or state governments.

kgal: 1,000 gallons

cf: Cubic foot of water which equals 7.48 gallons of water

kWh: Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

ADDRESS CORRECTION

Account #

Net effe % .1-12% al

Address 1111 4th St N, Jacksonville, FL 32211

City: Jacksonville, FL State: FL Zip Code: 32211

E-mail: jea@jea.com



21 West Church Street, Jacksonville, FL 32202-3139
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

SERVICE DETAILS

Account Name: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 12/01/20	Cycle: 04
--	---------------------------------	-------------------------------	---------------------

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
15635 TISONS BLUFF RD	I	306.32	Irrigation 1 - Commercial	10/26/20 - 11/24/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370623	5036	66000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
15681 TISONS BLUFF RD	I	310.78	Irrigation 1 - Commercial	10/26/20 - 11/24/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370625	3946	67000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16123 TISONS BLUFF RD	I	230.50	Irrigation 1 - Commercial	10/26/20 - 11/24/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		63726295	905	49000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16151 DOWNG CREEK DR	I	194.82	Irrigation 1 - Commercial	10/26/20 - 11/24/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74534584	1528	41000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16211 DOWNG CREEK DR	I	498.10	Irrigation 1 - Commercial	10/26/20 - 11/24/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74458033	5674	109000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						

7/1/2008 3:38:39 PM 0006531 2 1-00000000000

Service Address:	Serv Type: Current Chgs:	Service Point:	Service Period:	Bill Rate:
16303 HUNTERS HOLLOW TL	I 377.68	Irrigation 1 - Commercial	10/26/20 - 11/24/20	Commercial Irrigation Service
Detail Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370633	4277	82000 GAL 29 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)	269.27			
Environmental Charge	30.34			
City of Jacksonville Franchise Fee	11.00			
16316 MAGNOLIA GROVE WY	I 449.04	Irrigation 1 - Commercial	10/26/20 - 11/24/20	Commercial Irrigation Service
Detail Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370626	5887	98000 GAL 29 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)	332.63			
Environmental Charge	36.26			
City of Jacksonville Franchise Fee	13.08			
16321 TSONS BLUFF RD	I 310.78	Irrigation 1 - Commercial	10/26/20 - 11/24/20	Commercial Irrigation Service
Detail Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370634	5021	67000 GAL 29 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)	209.87			
Environmental Charge	24.79			
City of Jacksonville Franchise Fee	9.05			
16333 TSONS BLUFF RD	I 507.02	Irrigation 1 - Commercial	10/26/20 - 11/24/20	Commercial Irrigation Service
Detail Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370632	7847	111000 GAL 29 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)	384.11			
Environmental Charge	41.07			
City of Jacksonville Franchise Fee	14.77			
16338 MAGNOLIA GROVE WY APT B011	I 266.18	Irrigation 1 - Commercial	10/21/20 - 11/24/20	Commercial Irrigation Service
Detail Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370624	3919	57000 GAL 34 Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)	170.27			
Environmental Charge	21.09			
City of Jacksonville Franchise Fee	7.75			
16365 N MAIN ST APT SG01	E 94.32	Commercial - Electric	10/27/20 - 11/25/20	General Service
Detail Basic Monthly Charge	9.25	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Energy Charge (\$0.06447 per kWh)	52.87	24074025	9311	820 KWH 29 Regular
Fuel Cost	26.65			
Environmental Charge	0.51			
City of Jacksonville Franchise Fee	2.68			
Gross Receipts Tax	2.36			
16529 TSONS BLUFF RD	E 1,190.42	Commercial - Electric	10/27/20 - 11/25/20	General Service
Detail Basic Monthly Charge	9.25	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges: Energy Charge (\$0.06447 per kWh)	738.31	22968209	58124	11452 KWH 29 Regular
Fuel Cost	372.19	22968209	31.12	31.12 KW 29 Regular
Environmental Charge	7.10			
City of Jacksonville Franchise Fee	33.81			
Gross Receipts Tax	29.76			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TSDNS BLUFFRD	S	701.28	Commercial - Water/Sewer	10/26/20 - 12/01/20	Commercial Sewer Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Sewer Usage Charge		87650993	641	90000 GAL	36	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16529 TSDNS BLUFFRD	W	237.31	Commercial - Water/Sewer	10/26/20 - 12/01/20	Commercial Water Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Water Consumption Charge		87650993	641	90000 GAL	36	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
261 BRADFORD LAKE CR	I	507.02	Irrigation 1 - Commercial	10/26/20 - 11/24/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		81523391	2957	111000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
79 BRADFORD LAKE CR	I	350.92	Irrigation 1 - Commercial	10/26/20 - 11/24/20	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		83974232	1212	76000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

Invoice

Date	Invoice #
12/1/2020	7347

Bill To
Tison's Landing CDD c/o Government Management Services Attn: Johnathan Perry 16529 Tison's Bluff Road Jacksonville, FL 32218

APPROVED

By Johnathan Perry at 18829 on Dec 07, 2020

Terms	Due Date	Project
Net 30	12/31/2020	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services - November, 2020 Service	3,950.00		3,950.00
		320 572	46200	

It is our pleasure to serve your lawn and landscaping needs!

Current Charges

\$3,950.00

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

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



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 373830
Date 8/31/2020

Terms
Due Date 9/30/2020
Memo

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
J. Perry - Lowes; Tools			137.37
J. Perry - Home Depot; Cabinet for office			148.78
J. Perry - Amazon; Lights and bulletin board letter holders			126.13
Total Billable Expenses			412.28
Total			\$412.28



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

- SALE -

SALES#: S2472002 1045060 TRANS#: 9129027 07/30/20

1045314 CFI 3A OSCILLATING TOOL (	79.00
MINIMUM RETAIL PRICE APPLIED TO THIS ITEM	
280526 KB 1/2-IN HEX GLASS/TILE	9.98
280464 KB 3/16-IN HEX GLASS/TILE	6.48
280525 KB 5/16-IN HEX GLASS/TILE	8.48
835037 3/8-IN P2C X P2C UNION (-	4.98
1642672 1/2 IN X 3/8 IN X 1/4 IN	14.98
523433 6-CT AFB 5/16-IN ALLIUMATO	4.48

SUBTOTAL: 128.38

TAX: 8.99

INVOICE 09510 TOTAL: 137.37

AMEX: 137.37

AMEX: XXXXXXXXXXXX1919 AMEX#:137.37 AUTHCD: 041321

CHIP REFID:247209179065 07/30/20 13:10:04

APL: AMERICAN EXPRESS TOR: 0000000000

OID: A000000025010801 TSI: E800

STORE: 2472 TERMINAL: 09 07/30/20 13:10:27

OF ITEMS PURCHASED: 7

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE

AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: MOHAMMAD SHIRAZI

LOWE'S PRICE MATCH GUARANTEE

FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

SHARE YOUR FEEDBACK!

ENTER FOR A CHANCE TO BE

* ONE OF FIVE GRANDWINNERS DRAWN MONTHLY! *

* ENTER TODAY FOR YOUR CHANCE TO WIN! *

* PARKING SPOTS AVAILABLE FOR \$5.00 PER HOUR *

* ENTER TODAY FOR YOUR CHANCE TO WIN! *

* ENTER TODAY FOR YOUR CHANCE TO WIN! *

* ENTER TODAY FOR YOUR CHANCE TO WIN! *

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* ENTER TODAY FOR YOUR CHANCE TO WIN! *



**How doers
get more done.**

230 DURBIN PAVILION DRIVE
ST. JOHNS, FL 32259 (904)417-4600

1324 00021 93134 08/14/20 07:10 AM
SALE CASHIER HOLLY

731161042669 35IN CABINET <A> 139.00
35IN RESIN TALL CABINET

SUBTOTAL 139.00
TAX+ PIF 9.78
TOTAL \$148.78

XXXXXXXXXXXX1919 AMEX US\$148.78

AUTH CODE 8226006/1213456 TA
Chip Read
AID A0000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###8833 SUMMARY

2020 PRO XTRA SPEND 08/13: \$1,542.82

As of 08/14/2020 your Paint Rewards level is Member; Spend 1989.04 more in qualifying paint purchases to earn Bronze (2100% off) on select paint items.

This purchase qualifies for FUEL DISCOUNT and 60 DAYS TO PAY on The Home Depot Commercial Credit Card. Ask an Associate to learn more or go to homedepot.com/financingoptions.

1324 08/14/20 07:10 AM



1324 21 93134 08/14/2020 1397

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50% PUBLIC INFRASTRUCTURE FEE, PAYABLE TO THE DPCOMMUNITY DEVELOPMENT DISTRICT. THE FEE IS COLLECTED AND USED TO FINANCE PUBLIC IMPROVEMENTS IN THE DISTRICT. THIS FEE IS NOT A TAX AND IS CHARGED IN ADDITION TO SALES TAX. THIS FEE BECOMES PART OF THE SALES PRICE AND IS SUBJECT TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 11 1898 02/10/2021

Due to COVID-19, we have extended our returns policy for most items.

Please see homedepot.com for details.

DID WE NAIL IT?

Take a short survey for a chance to win
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: WKCZ 187881 188578
PASSWORD: 20414 186557

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

Details for Order #111-3679831-4236230

[Print this page for your records.](#)

Order Placed: August 13, 2020

Amazon.com order number: 111-3679831-4236230

Order Total: \$126.13

Not Yet Shipped

Items Ordered

	Price
1 of: TORCHSTAR Basic Series 48W 8 Inch Recessed Lights with Junction Box, Dimmable Ultra Thin LED Downlight, 100W Eqv., ETL & Energy Star Listed, 5000K Daylight, 5 Years Warranty, Pack of 6 <small>Sold by: Torchstar (seller profile)</small>	\$99.21

Condition: New

2 of: Akro-Mils 06705 TiltView Horizontal Plastic Storage System with Five Tilt Out Bins, 23-5/8-Inch Wide by 6-1/2-Inch High by 5-1/4-Inch Deep, Stone <small>Sold by: Amazon.com Services LLC</small>	\$18.46
--	---------

Condition: New

Shipping Address:

Johnathan D Perry
6173 BARTRAM VILLAGE DR
JACKSONVILLE, FL 32258-7711
United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

American Express | Last digits: 1919

Billing address

Johnathan Perry
245 RIVERSIDE AVE STE 250
JACKSONVILLE, FL 32202-4944
United States

Item(s) Subtotal: \$136.13
Shipping & Handling: \$0.00
Your Coupon Savings: -\$10.00

Total before tax: \$126.13
Estimated tax to be collected: \$0.00

Grand Total: \$126.13

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

TISON LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 11/1/2020
ENDING 12/1/2020

DATE	DESCRIPTION	GL#	GL Description	RETAILER	TOTAL
11/15/2020	Snow for Christmas	320.57200.49400	Special Events	Amazon	225.99
11/16/2020	Tuesday Bagel Breakfast	320.57200.49400	Special Events	Winn-Dixie	14.30
11/16/2020	Breakfast for Thanksgiving Feast	320.57200.49400	Special Events	Sams Club	16.44
11/17/2020	Breakfast for Thanksgiving Feast	320.57200.49400	Special Events	Dunkin Donuts	21.92
11/19/2020	Light bulbs, Saw blade, Rod	320.57200.49400	Maint & Repairs	Lowes	13.74
11/21/2020	Christmas Book for Santa to Read	320.57200.49400	Special Events	Amazon	40.16
11/21/2020	Money Receipt Book	320.57200.49400	Special Events	Amazon	9.95
11/21/2020	Snow and string lights	320.57200.49400	Special Events	Amazon	115.94
11/21/2020	Sign for New Office Window	320.57200.49400	Maint & Repairs	Amazon	24.89
11/21/2020	Ornament for Christmas Event	320.57200.49400	Special Events	Oriental Trading	106.64
11/21/2020	Ornament for Christmas Event	320.57200.49400	Special Events	Oriental Trading	104.03
11/22/2020	Rug to cover worn carpeted area	320.57200.49400	Special Events	Amazon	59.48
12/1/2020	Side Table	320.57200.49400	Special Events	Lowes	123.40
12/1/2020	Tax refund on table	320.57200.49400	Special Events	Lowes	(8.08)
12/1/2020	Snow out of Stock - Refunded	320.57200.49400	Special Events	Amazon	(99.95)
TOTALS					\$950.61

Explanation:

Signature: Dana A. Harden Dana Harden, Amenity Manager

Your rate may vary according to the terms of your agreement.

Wells Fargo Business Alerts for your business? * i " " "

Receive timely updates on your business credit card account via email or text. Alerts allow you to set up and receive only the messages that are important to you. Sign up for alerts during your Wells Fargo Business Online session by going to your Business Alerts Card and select Alerts on the Alerts & Manage Alerts menu option. i

Not enrolled in Online banking? Enroll today at wellsfargo.com/bizonline-banking!

Availability may be affected by your mobile carrier's coverage area. Your mobile carrier's message and data rates may vary.

Final Details for Order #111-0183250-8737808

[Print this page for your records.](#)

Order Placed: November 2, 2020

Amazon Order Number: 111-0183250-8737808

Order Total: \$298.99

Shipped on November 22, 2020

Items Ordered

1 of: SNOWYONDER Snowy Snow Fake Artificial Snow, 40lb. Great for Making Cloud Slime (240 Gallons)

SKU: B08204474

Condition: New

Price
\$298.99

Shipping Address:

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Visa 14ast digits: 3429

Billing address

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United StatesItem(s) Subtotal: \$298.99
Shipping & Handling: \$0.00Total before tax: \$298.99
Estimated tax to be collected: \$0.00

Grand Total: \$298.99

Credit Card transactions

Visa ending in 34291 November 14, 2020; \$298.99

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

CLUB MANAGER BRYAN NILAND

JACKSONVILLE, FL

TISONS

Visit samsclub.com to see your savings

From: Lowe's Home Improvement
Sent: Thursday, November 5, 2009 4:32 PM
To: YELLOWBUSHMANA@msn.com
Subject: Your Lowe's Purchase Receipt



Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC
11125 CITY SQUARE DRIVE
JACKSONVILLE, FL 32216
(904) 696-4063



Item	Price
LFL TB 2FT 3500K 1CT	\$ 15.95
Item #: 298258	
2 @ 7.98	
CFT 7-1/4 IN 2 FT SAW BLD	\$ 5.48
Item #: 1034034	
1 @ 5.48	
PS 28-IN TO 48-IN RND TENS ROD	\$ 4.58
Item #: 773047	
1 @ 4.58	
ORN ANGLE 2X1-1/2 RC OVER ZMAX	\$ 6.72
Item #: 1944535	
4 @ 1.68	

Invoice 2075 Subtotal \$32.74

Invoice 2075 Subtotal \$32.74

Subtotal \$32.74

Total Tax \$0.00

Total **Total** \$32.74

Total # of items purchased: 8
Excludes Services and special orders

Final Details for Order #113-4256126-4109025
Print this page for your records.

Order Placed: November 20, 2020
Amazon.com order number: 113-4256126-4109025
Order Total: \$15.66

Shipped on November 21, 2020**Items Ordered**

1 of: *Cam and Wyatt Share the Christmas Spirit: A Story about Spreading Joy and Kindness*, Bauer, Stacy C.
Sold by: Amazon.com Services LLC

Price
\$11.67

Condition: New

Shipping Address:

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

One-Day Shipping

Shipped on November 21, 2020**Items Ordered**

1 of: *TDPS Money Receipt Book, 2-Part, Carbonless, 2 5/8 x 5 3/8 Inches, 50 Sheets, White and Canary, (46820)*
Sold by: Amazon.com Services LLC

Price
\$3.99

Condition: New

Shipping Address:

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

One-Day Shipping

Payment Information**Payment Method:**

Visa | Last digits: 3429

Billing address

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Credit Card transactions

Item(s) Subtotal: \$15.66
Shipping & Handling: \$0.00

Total before tax: \$15.66
Estimated tax to be collected: \$0.00

Grand Total: \$15.66

Visa ending in 3429: November 21, 2020: \$11.67
Visa ending in 3429: November 21, 2020: \$3.99

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

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Final Details for Order #113-4603514-2024261
Print this page for your records.

Order Placed: November 20, 2020
Amazon.com order number: 113-4603514-2024201
Order Total: \$115.94

Shipped on November 21, 2020

It's a Long-Gone World

[illegible]

Price
\$15.99

Gardiner, M. J.

Shipping Address:

16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

Shipping Speed:
One-Day Shipping

Shipped on November 21, 2020

Items Ordered

1 of: Snow Wonder Instant Snow Fake Snow Sprays Great for Making Snow Globes M41 Makes 66 Gallons of Fake Snow
 Sold by: F.R. Commerce (218-898382)

Price
\$39.95

Good Plans: More

Shipping Address:

Case Hardon
16578 YELLOW BLUFF RD
JACKSONVILLE FL 32226-4159
United States

Shipping Speed:

One-Day Shipping

Payment information

Payment Method:

Visa (Last digits: 3429)

Billing address

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 3226-1159
United States

Credit Card transactions

Item(s) Subtotal: \$115.94
Shipping & Handling: \$0.00

Total before tax: \$115.94

Estimated tax to be collected: \$0400

Grand Total: \$115.94

Use ending in 3429; November 210 2020: \$115.94

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

00051416 DocId:399224320 Am.azarcomp inc ork a#r#t#v#s

amazon.com

1111111111

Final Details for Order #113-4210831-1473803

Print this page for your records.

Order Placed November 20, 2020

Amazon.com order number 113-4210831-1473803

Order Total: \$24.99

Shipped on November 21, 2020

Items Ordered	Price
1 of Custom Singers 4x6 Black w/White Lettering Down Suite W/SSign Name Material Personalized Vinyl Plaque | Business Office or Law Firm	\$24.99
Home Office Cafe Shop | Up to 4 Text Lines | Adhesive Backed	
Solidity Day Engraved (4x6) (Grafic)	

Condition: New

Shipping Address:

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

Economy Shipping

Payment Information

Payment Method:

Visa | Last digits: 3429

Billing address

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Credit Card transactions

Item(s) Subtotal: \$24.99
Shipping & Handling: \$0.00

Total before tax: \$24.99

Estimated tax to be collected: \$0.00

Grand Total: \$24.99

Visa ending in 3429, November 22, 2020: \$24.99

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

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111111111111

Final Details for Order #113-0010266-1358630
Print this page for your records.

3 Order Placed: November 20, 2020
Amazon.com order number: B19-00182664-1388630
Order Total: \$59.48

Shipped on November 22, 2020

Items Ordered

1 of: Unique Limited Edition F Feder Collection Lattice Moroccan Geometric Modern Dark Gray Area Rug (57.0 x 87.0)
Sold by: Annapriem Services LLC

विद्यया हि ज्ञेयं विदुः

Shipping Address:

Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:
Visa / Last digits: 3429

Billing address
Dana Harden
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Item(s) Subtotal: \$59.48
Shipping & Handling: \$0.00

Total before tax: \$59.48
Estimated tax to be collected: \$0.00

Grand Total: \$59.48

Credit Card transactions

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

2025 RELEASE UNDER E.O. 14176

✕ +

url/order-details/ref=ppx_yo_cl_b_order_details_c00?ie=UTF8&orderID=113-4603514-2024201

Ordered on November 20, 2020 Order# 113-4603514-2024201

[View or Print Invoice](#)

Payment Method

3429

96578 YELLOW BLUFF RD
JACKSONVILLE FL 32226-1159
United States

Order Summary

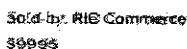
Item(s) Subtotal:	\$115.54
Shipping & Handling:	\$0.00
Total before tax:	\$115.54
Estimated tax to be collected:	50.00
Grand Total:	\$115.94
Refund Total:	\$99.95

▼ Transactions

2 Shipments

Refund issued

A refund will appear on your CP Final payment met.#00 (#124 business day) When will I get my refund? V

Amount for this return **\$99.95**

Condition: New

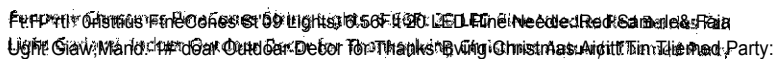
© Suyk-98-001

Leave seller feedback

Archives.org

Delivered Nov 22, 2020

Your package was delivered. It was handed directly to a resident.



Return eligible through March 31, 2021

\$15.99

Condition: 1P0»

Buy it again

Track package

Return: On replacement items S

Share gift receipt

Leave seller feedback

Write a product review

Archive order

Customers who bought SnoWonder Instant Snow Fake Artificial Snow, At... also bought

Page 1 of 12

12.141

8% * *40

From: Lowe's Home Improvement
Sent: Monday, November 30, 2020 6:16 PM
To: yellowbluffmanager@gmgnf.com
Subject: Thank You for Picking Up Your Purchase



It Was Great to See You

The item(s) below have been picked up. Thank you for shopping at Lowe's.

Picked Up

Pickup Location

LOWE'S OF NJ JACKSONVILLE, FL 2472
13125 CITY SQUARE DRIVE
JACKSONVILLE, FL 32218
(904) 699-4069

Pickup Item(s)

	QTY
114in Oblong Side Table with Magazine Rack, Dark Walnut	1
Item #: 28860164 Model #: LWF1MRGOSTDW	

Order Info

Order #	711980173
Order Date	11/26/2020
Total	\$123.46

For more information on when you'll be charged, view our billing policy.

- My Account
- Orders & Purchases
- Payment Methods
- Account Profile
- Saved Items & Lists
- Installations
- Military Discount
- Sign Out

Order Details

PRINT

[Back to Orders & Purchases](#)

Order Details

Order Date: 11/23/2020 Order #: 711290173 Total: \$115.38

Store Pickup

Order Location: **LOWE'S OF N. JACKSONVILLE, FL**
(904) 696-4053

Pickup Complete

Picked Up On Monday, November 30, 2020



Dark Walnut Composite End Table
Item #: 2886015 | Model #: LWF11MAGOSTOW

Unit Price	Quantity	Total
\$115.38	1	\$115.38

RETURN

REORDER

[Cancel Item](#)

Payment Information

Payment Method:
VISA
**** * 0429

Subtotal:	\$115.38
Store Pickup:	\$0.00
Tax:	\$0.00
Total:	\$115.38

Note: Item pricing may update in cart when reordering.

Lowes did not
break out the two
amounts as charged +
tax refunded on
receipt.

123.46 Total With TAX
8.08 TAX Refunded

115.38

Your Customer # 73 78412081
Your Order # 3105509855

Order Date: 11/20/2020
Shipping Date: 11/21/2020
Shipped To: TISONS LANDING CDD
DANA HARDEN
16579 YELLOW BUFF ROAD
JACKSONVILLE FL 32226
yellowbuffmanager@gmail.com
Billed To: TISONS LANDING CDD
Tison's Cdd
5385 N WINDHILL Rd
Bumgar, FL
32351

You may also place your order online here:

Item #	Item Name	Ordered	Shipped	Unit Price	Subtotal
55202	GINGERBREAD HOUSE COOKIE ORNAMENT	1	1	13.18	13.18
55213	REBEL GELFZ SNOWMEN OPEN 12 PC	2	2	13.18	26.36
4512600	SKATING PENGUINS ORNAMENTS	1	1	14.98	14.98

136092	258	RED BEAM ORNAMENT WITH PZ	1	1	13.18	13.18
		AREA				
137106	22	HOT COLD ORNAMENT WITH PZ	1	1	14.55	14.98
		AREA				
158192	67	RED AND ANGLE ORNAMENT	1	1	13.18	13.18
121688	85	BLUE CLOTH ON TABLE	1	1	9.17	9.17

Order Total: 90.03

40x6*- iA##4 inch¥41.5wt which items are in which packages, and

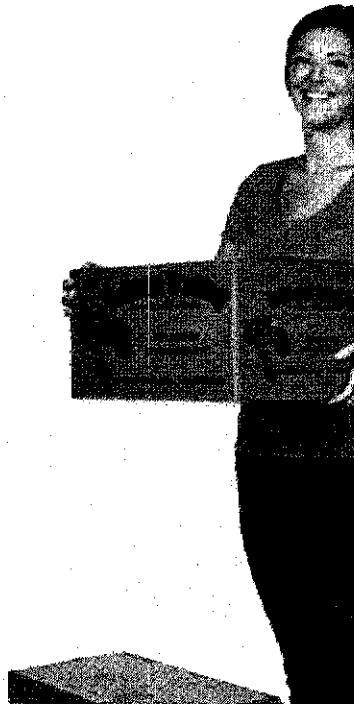
To check up on the delivery status,
[track your package here.](#)

The Basic Stuff:

Your Customer #: 73412081
 Your Order #: 700521522

The Important Stuff:

Order Date: 11/20/2020
 Shipping Date: 11/22/2020
 Shipped: TISON'S LANDING CDD
 To: DANA HARTEN
 1878 YELLOW BLUFF ROAD
 JACKSONVILLE, FL 32228
 yellowbluffmansion@gmail.com
 Shipped To: TISON'S LANDING CDD
 Tison's Cdd
 5385 N. Mohr Hill Rd
 Sanford, FL
 32351



The Fun Stuff:

You may also view your order online [here.](#)

Item#	*eItem Name	Ordered	Shipped	Unit Price	Subtotal
415415	@ FOOTBALL ORNAMENTS L ORNAMENTS	1	1	11.99	11.99
415607	BASKETBALL ORNAMENTS ORNAMENTS	1	1	11.99	11.99
057022	GINGERBREAD HOLDING COOKIE ORNAMENT	2	2	13.99	27.98
1034267	PERSONALIZED ANGEL ORNAMENT	1	1	13.18	13.18

1034268	PERSONALIZED ANGEL ORNAMENT WITH PHOTO AREA	1	1	13.18	13.18
1034269	SKATING PENGUINS ORNAMENTS	1	1	14.99	14.99
1034270	HOT POT ORNAMENT WITH PHOTO AREA	1	1	14.99	14.99

Order Subtotal: \$106.64

Shipments: 1
 Charges: \$0.00

Sales Tax: \$0.00

Certificates:
 Discounts:
 Order Total: \$106.64

You can view your order details here including which items are in which packages, and tracking information if it's available. (Packages sent to a PO Box, APO/FPO, and some

Alpha Dog Audio Video Security

110 Cumberland Park Dr
Suite 106
Saint Augustine, FL 32095
Tel: (904) 257-4295

APPROVED

By Jonathan Perry at 8:12 am, Jan 05, 2021

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

Remit To: Alpha Dog Audio Video Security
110 Cumberland Park Dr
Suite 106
Saint Augustine, FL 32095

Net Due: \$60.00

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Tison's Landing CDD	10313-3		1/1/2021	1/1/2021

Quantity	Description	Rate	Amount
1.00	Tison's Landing CDD 16529 Tisons Bluff Rd, Jacksonville, FL ADC-Access-Door-Addition x 4 doors 01/01/2021-01/31/2021	40.00	40.00
1.00	Alarm.com Cloud Access Control 01/01/2021-01/31/2021	20.00	20.00

Tax     \$ 0.00

Date	Invoice #	Description	Amount	Balance Due
1/1/2021	11299	Contracted Services	60.00	60.00

Return Stub Below

Customer: Tison's Landing CDD

Invoice Number 11299
Bill Payer ID: 10313-3

Due This Inv. 60.00 Amount Remitted

Payment Method ☐ Check ☐ E-Check ☐ Card Number

Date Remitted

Card Number Exp Date
Change* ☐ Name On Card Card ID

Signature

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1789
Jacksonville, FL 32201
(904) 356-2466

INVOICE

December 28, 2020

Date

Attn: Courtney Hogge
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE, FL 32092

Payment Due Upon Receipt

Serial #	20-07682D	PO/File #	\$140.38
Notice of Meeting			Amount Due
			Amount Paid
Tison's Landing Community Development District			\$140.38
			Payment Due
Case Number			
Publication Dates	12/28		
County	Duval		

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

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

Your notice can be found at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

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 MEETING
TISON'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Tison's Landing Community Development District ("District") is scheduled to hold a regular meeting on Thursday, January 7, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tison's Bluff Road, Jacksonville, Florida. Alternatively, the Meeting may be conducted remotely, pursuant to Zoom communications media technology and/or by telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis, including any extensions or supplements thereof, and pursuant to Section 120.54(3)(b)2, Florida Statutes, if such Executive Orders are still in effect. While it may be necessary to hold the above referenced meeting of the District's Board of Supervisors during the COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Towards that end, anyone wishing to listen and participate in the meeting and, obtain information about how the meeting will be conducted should refer to the District's website at www.TisonsLandingCDD.com or contact the office of the District Manager, c/o Governmental Management Services, LLC at (904) 940-5850 ext. 403 or etorres@tison.com to obtain access information. Members of the public are further encouraged to submit comments or questions at least 24 hours in advance of

the meeting by email to etorres@tison.com or by telephone by calling (904) 940-5850 ext. 403. 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 this meeting may be obtained by visiting the District's website at www.TisonsLandingCDD.com. Any person requiring special accommodations to attend this meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at (904) 940-5850 ext. 403 at least five calendar days prior to the meeting.

Each person who decides to appeal any action taken at these meetings 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.

Ernesto Torres

District Manager

Dec. 28 00(20-07682D)

Lamp Sales Unlimited, Inc.

www.lampsalesunlimited.com

RENNIT TO: Jacksonville

P.O. Box 40506 4580 St. Augustine Road
Jacksonville, FL 32247 Jacksonville, FL 32207

Toll Free (800) 352-3954 Phone (904) 737-9292

Fax (904) 737-4333

Orlando

1271 La Quinta Drive Unit # 13

Orlando, FL 32809

Phone (407) 859-4515

Fax (407) 859-2423

Invoice Number: 208680

Sales Order Number: 210501

Customer ID: T1S100

Blit O. Tison Islands and

16529 Tisons Bluff Road
Jacksonville, FL 32218

CDD iShip To: This is a Transferring CDD

16529 Tisons Bluff Road
Jacksonville, FL 32218

Invoiced Date	Order Date	Phone Number	Ship Via	Terms		
1-2301892	11/08/20	0997078313	SURF TRUCK	--N-10----- Net 30		
Purchase Order Number		Description / Size Number	Order Number			
JONATHANHAN		Hoppe ; Edis Onovic zid	260501			
Qty	Shipped	B.O.	Item Number	Item Description	Unit Price	Amount
12			1212H(045E)1212H(045E)X09B50-BYP-P45W LE	4500K 12/CS RAB 1A5	38.75	465.00

Subtotal 465.00

Misc Charge: 0000

Sales Tax 0.00

Freight Charge: 0.00

Invoice total: 465.00

APPROVED

By Johnathan Perry at 8:17 am, Jan 05, 2021

Thank You



8619 Western Way
Jacksonville FL 32256-036060

Customer Service (904) 731-2456
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number 3-0687-0002027
Invoice Number 0687-001106703
Invoice Date December 16, 2020
Previous Balance \$340.19
Payments/Adjustments -\$340.19
Current Invoice Charges \$343.08

Autopayment \$343.08	Payment Due Date January 05, 2021
--------------------------------	---

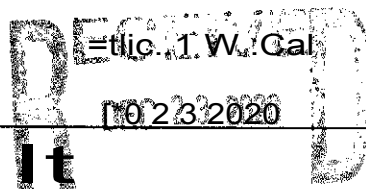
PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/07	5555555	-\$340.19

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tison's Bluff Rd ROS 9887025-50 Jacksonville, FL Contract 9887025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Waste/Recycling Overage 12/09		1.0000	\$79.90	\$79.90
Pickup Service 01/01-01/31			\$138.78	\$138.78
Container Refresh 01/01-01/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$65.56
Total Franchise - Local				\$49.84
CURRENT INVOICE CHARGES				\$343.08

Autopayment due on January 05, 2021



9mpitaaccount access at your fingertips. FITI

Download the Republic Services app or visit
RepublicServices.com today.



8619 Western Way
Jacksonville FL 32256-036060

Do not Pay
* Thank You For Your Automatic Payment *

Return Service Requested



CDD OFFICES
TISON'S LANDING GEORGE MADOBRIE
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Autopayment	\$343.08
Payment Due Date	January 05, 2021
Account Number	3-0687-0002027
Invoice Number	0687-001106703

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:



REPUBLIC SERVICES #687
PO BOX 9001099
LOUISVILLE KY 40290-1099

30687000202700000011067030000343080000343087

UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service from Republic Services without a written contract, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service from Republic Services pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of Republic Services' most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address	
City	State Zip Code
Phone	Alternate Phone



The Lake Doctors, Inc.
Landscape Management Services

3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

INVOICE

Invoice #	552467
Account #	724857
Invoice Date	1/1/2021
Due Date	1/11/2021
Rep	MAS

Bill To
TISONS LANDING COMMUNITY DVLP VESTA PROPERTY SERVICES 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Invoice Questions: Lakes@lakedoctors.com Payment Questions: Payments@lakedoctors.com
--

Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description	Amount	
	Monthly Water Management Service	795.00	
<div>APPROVED By Johnathan Perry at 8:08 am, Jan 04, 2021</div>			
Customer Total Balance		\$795.00	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!			Total Invoice \$795.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
TISONS LANDING COMMUNITY DVLP VESTA PROPERTY SERVICES 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	552467
Account #	724857
Date	1/1/2021

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW _____ MasterCard _____ Visa _____ American Express Card # _____ Card Verification # _____ Exp. Date # _____ Print Name _____ Billing Address: _____ _____ Signature _____
--

INVOICE

The Willow Sisters

Invoice No: 1

Date: 12/17/2020

Due Date: 2/13/2020

Description

Performance on Saturday, 2/13/2020, 5pm-8pm

Yellow Bluff Landing Amenity Center

16529 Tisons Bluff Road

Jacksonville, FL 32218

Amount/Balance Due \$400.00

Invoice payable upon receipt

Please make checks payable to Brittany Rogers

Mailing address:

13020 Medford Lane

Jacksonville, FL 32225

Thank You!



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 378067
Date 1/1/2021

Terms

Due Date

Memo Monthly Fees

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager	1	7,506.75	7,506.75
Pool maintenance	1	1,961.67	1,961.67
Pool chemicals	1	714.00	714.00
Field management and administration	1	2,217.67	2,217.67
Janitorial maintenance	1	2,016.67	2,016.67
Janitorial supplies	1	262.50	262.50

Total \$14,679.26

Agrow Pro, Inc.
1339 Kavie Ct.
Green Cove Springs, FL 32043
904-735-2503

INVOICE



Tyson's Landing
Yellow Bluff Road
Jacksonville, FL 32226

Service Address
Tyson's Landing
Yellow Bluff Road
Jacksonville FL 32226

Tyson's Landing CDD

Account # 32360
Invoice # 1100155983
Invoice Date 01/04/2021

Invoice Total \$1,150.00

ITEM	DESCRIPTION	COST	QTY	PRICE
------	-------------	------	-----	-------

Integrated Pest Management

Integrated Pest Management

\$150.00 1 \$150.00

Commercial Pest Control services using IPM practices to provide an effective but safe barrier.

Exterior

Sweeping webs and wasps nests

Spraying residual products around entry points and perimeter

Treating harborage areas with baits

Terms

Thank you for letting us service your property. Please login to your online customer portal to see your full service report.

Subtotal \$150.00

Total \$150.00

Amount Paid \$0.00

Amount Due \$150.00

Past Balance \$250.00

Notes

Please water in tomorrow am if no rain

Balance Due \$400.00

Want your next service for free? Simply tell your friends and family and when they sign up your next service will be on the house!

APPROVED

By Johnathan Perry at 9:26 am, Jan 05 2021

TJ Marroletti JE164857

31 517 261 626

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 409
Invoice Date: 11/11/21
Due Date: 11/11/21
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2021		4,166.67	4,166.67
Information Technology - January 2021		83.33	83.33
Dissemination Agent Services - January 2021		83.33	83.33
Office Supplies		15.00	15.00
Copies		80.85	80.85
Telephone	44.56	44.56	44.56
Total			\$4,473.74
Payments/Credits			\$0.00
Balance Due			\$4,473.74

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

Invoice

Date	Invoice #
12/27/2020	7382

Bill To
Tison's Landing CDD c/o Government Management Services Attn: Johnathan Perry 16529 Tison's Bluff Road Jacksonville, FL 32218

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		12/18/2020			

Quantity	Item Code	Description	Price Each	Amount
1	Irrigation Repair	12/18/2020. Fix Irrigation 2" line at front entrance near irrigation well. 7 hrs labor. Parts: 2-2" Slipfix, 2-2" couplers, 4-1" slipfix, 4-1" couplers, 2-2" 90 degree elbows, 2-1" elbows, glue. Work Description: Dug to locate issue, excavate site, determine parts needed. Filled hole. Procured parts, excavated site, cut out bad pipe, installed new slipfix/elbows, glued, filled hole, tested. Installed water hammer block.	487.00	487.00
1	Irrigation Repair	12/10/2020 Replaced three irrigation heads on the athletic field. Adjusted nozzles, tested.	85.00	85.00
1	Mowing	"Catch-up" billing for October and November, 2020 monthly service. This is the difference between the old monthly rate (\$ 3950) and the new fiscal year monthly rate (\$4095.66). This additional increment of \$ 141.66 per month was not invoiced on the October and November invoices. This correction addresses that: \$141.66 x 2 months = \$ 283.32	283.32	283.32

APPROVED

By Johnathan Perry at 9:24 am, Jan 06, 2021

It's been a pleasure working with you!

Total

\$855.32



Invoice

Date	Invoice #
1/1/2021	2605

Bill To
GOVERNMENTAL MANAGEMENT SERVICES, LLC TISON'S LANDING CDD 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FL 32092

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	MONTHLY HOSTING & MAINTENANCE FEE - TISON'S LANDING CDD	150.00	150.00
		Total	\$150.00

Hello,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 16529 TISON'S BLUFF RD, JACKSONVILLE, FL 32218-0000		
Previous balance		\$455.85
EFT Payment thank you	Dec 17	\$455.85
Credits	Page 3	-\$9.02
Balance forward		-\$9.02
Regular monthly charges	Page 3	\$447.25
Taxes, fees and other charges	Page 3	\$3.40
New charges		\$450.65
Amount due		\$441.63

What's explained

- This bill includes a courtesy adjustment. This represents money that is being refunded to Comcast Business from regional sports networks due to the unique circumstances of the COVID-19 pandemic. Go to business.comcast.com/response for more information.
- Your regular monthly charges have changed because a change was made to your Comcast Business services. See Regular monthly charges for details.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Thanks for paying by Automatic Payment

Your electronic payment of \$441.63 will be applied on Jan 16, 2021.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST
BUSINESS**

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

TISON'S LANDING
C/O CDD OFFICES
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Account number **8495 74 120 0906133**

Automatic payment **Jan 16, 2021**

Please pay \$441.63

Electronic payment will be applied Jan 16, 2021

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300441634

Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

800-391-4000

Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit **business.comcast.com/learn/moving** to learn more.

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



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



By App

Download the Comcast Business App



In-Store

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

Balance forward	-\$9.02
Previous balance	\$455.85
Payment thank you	Dec 17 - \$455.85
Credits	-\$9.02
Courtesy Sports - Adjustment	Dec 18 -\$9.02


Regular monthly charges	\$447.25
Comcast Business services	\$374.80
TV Standard	\$59.95
Business Video	
Includes \$15.00 Service Discount	
Business Internet 150	\$249.95
Static IP 5	\$24.95
Voice Line 1	\$39.95
Business Voice	

Equipment & services	\$39.55
TV Box + Remote	\$2.70
Service To Additional TV/	\$19.90
With TV Box And Remote	
Qty 2 @ \$9.95 each	
Equipment Fee	\$16.95
Voice ?	

Service fees	\$32.90
Broadcast TV Fee	\$19.45
Directory Listing Management Fee	\$2.00
Regional Sports Fee 148	\$8.45
Voice Network Investment	\$3.00

Taxes, fees and other charges	\$3.40
Other charges	\$3.40
Federal Universal Service Fund	\$2.26
Regulatory Cost Recovery	\$1.14

What's included?

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

 **TV** Keep your employees informed and customers entertained

 **Voice Numbers:** (904) 757-1547

Visit business.comcast.com/myaccount for more details

You've saved \$15.00 this month with your service discount.

Additional information

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

Effective December 31, 2020, El Rey Network will cease operations.

Effective December 17, 2020, Smithsonian Channel will be available on channels 107/HD 1477 as part of the Comcast Business Preferred and Digital Deluxe Packages. HD service required to view HD channels.

Account Number
8495 74 120 0906133

Billing Date
Dec 25, 2020

Services From
Jan 04, 2021 to Feb 03, 2021

Page
4 of 4

Effective December 8, 2020, Jewish Broadcasting Service HD will be available on channel 1084 as part of the Standard and Digital Standard packages. HD service required to view HD channels.

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 1-866-216-8634.

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice

Invoice Number
697439

Date
12/01/2020

Customer Number
400423

Due Date
01/01/2021

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		697439	01/01/2021

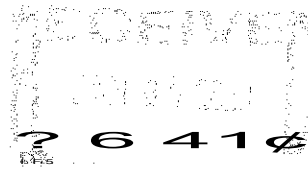
Quantity	Description	Rate	Amount
Tison's Landing CDD, Utility, Jacksonville, FL			
1.00	Service & Maintenance 01/01/2021 - 01/31/2021	123.65	123.65
1.00	Video Pulls 01/01/2021 - 01/31/2021	200.00	200.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$323.65

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

320 572 34502



Date	Invoice #	Description	Amount	Balance Due
12/01/2020	697439	Alarm Monitoring Services	\$323.65	\$323.65

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Return Service Requested

Invoice

Invoice Number
697439

Date
12/01/2020

Customer Number
400423

Due Date
01/01/2021

Net Due: \$323.65

Amount Enclosed: _____

*****MIXED AADC 440 4231 5MB 0.439
004203
TISON'S LANDING CDD
GOVERNMENT MANAGEMENT SERV
475 W TOWN PL STE 114
GOLF WORLD VILLAGE
SAINT AUGUSTINE FL 32092-3649

REMIT TO:

ENVERA
PO BOX 2086
HICKSVILLE NY 11802-2086



SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 14919A

Facility Name:	TISON'S LANDING AMENITY CENTER
Facility Address:	16529 TISONS BLUFF ROAD JACKSONVILLE, Florida 32218
Billing Address:	16529 TISONS BLUFF ROAD JACKSONVILLE, Florida 32218
Contact & Phone:	
Reason for call:	STRENGTH MACHINE RODS. SEE JONATHAN FOR WHICH MACHINE. JONATHAN 904-307-8313

Date: 06-Jan-2021

Payment is due within 30 days of invoice date.

Description	Part #	Part Cost	QTY	Total
LABOR PER HOUR 1 TECH: LABOR PER HOUR 1 TECH		60.00	0.50	30.00
INSTALL - TRAVEL		125.00	1.00	125.00
Comments:	APPROVED By Jonathan Perry at 11:46 am, Jan 11, 2021			Parts Total 155.00
			Tax 15.50	
			Balance 155.00	

Technician: FRANK HARDY

Thank you for your business.

304 5917

#5107

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/06/21	00016	12/22/20	1705 202012 600-53800-60000 CHANGE ORD MONIT SYSTEM	ENVERA HIDDEN EYES LLC	*	966.49	966.49 000033
-----						TOTAL FOR BANK C	966.49
						TOTAL FOR REGISTER	966.49

TISO TISON

TCESSNA

ENVERA
Hidden Eyes LLC
d/b/a Envera Systems
8281 Blaikie Ct
Sarasota, FL 34240

Number: IN00001705
 Page: 1
 Date: 12/22/2020

APPROVED

By Johnathan Perry at 8:23 am, Dec 28, 2020

Sold Tisons's Landing CDD

To: Attention: District Manager
 475 West Town Place, Suite 114
 St. Augustine, FL 32902

Ship PVS Entrances/Utilities

To: Entrances: Pond Run Road & Yellow Bluff Road
 Utilities: 16529 Tisons Bluff Road
 Jacksonville, FL 32226

Reference - P.O. No.	Customer No.	Salesperson	Ship Via	Terms Code
	002044D			NET30

Item No.	Description/Comments	Quantity	UOM	Unit Price	Amount
CO DEPOSIT	Change Order (50% Deposit) Utility Building - Covert Passive System to Active	1	EA	1,674.74	837.37
RMR CO DEPOSIT	Monitoring & Ser/Maint. Deposit - Chg Order	2	MONTH	64.56	129.12

Remit To:

Hidden Eyes LLC
d/b/a Envera Systems
8281 Blaikie Ct
Sarasota, FL 34240

Subtotal before taxes	966.49
Total taxes	0.00
Total amount	966.49
Credit Amount	0.00
Payment received	0.00
Discount taken	0.00
Amount due	966.49

Print Invoice

E.

Company ID Number: 1628483

THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS

ARTICLE I PURPOSE AND AUTHORITY

The parties to this agreement are the Department of Homeland Security (DHS) and the Tisons Landing Community Development District (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

ARTICLE II RESPONSIBILITIES

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work
2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.
3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

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4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.

a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between \$550 and \$1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

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employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

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(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

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reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see [M-795 \(Web\)](#)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

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b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

- i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,
- ii. The employee's work authorization has not expired, and
- iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

- i. The Employer cannot determine that Form I-9 complies with Article II.A.6,
- ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or
- iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

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Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

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- b. Photo verification checks (when available) on employees.
2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.
3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.
4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.
5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.
6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.
7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.
8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.
9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III

REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

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case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.
4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.
5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.
6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.
2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.
3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.
4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

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employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

- a. Scanning and uploading the document, or
- b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

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B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.
2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.
3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.
4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI PARTIES

- A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.
- B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.
- C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.
- D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.
- E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

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Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

Company ID Number: 1628483

Approved by:

Employer Tisons Landing Community Development District	
Name (Please Type or Print) Ernesto Torres	Title
Signature Electronically Signed	Date 01/14/2021
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 01/14/2021

Company ID Number: 1628483

	Tisons Landing Community Development District
	16529 Tisons Bluff Road Jacksonville, FL 32218
	475 West Town Place Suite 114 Saint Augustine, FL 32092
	DUVAL
	203746551
	921
	1 to 4
Number of Sites Verified for	1

Company ID Number: 1628483

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

FLORIDA	1 site(s)
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Company ID Number: 1628483

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Courtney Hogge
Phone Number (865) 238 - 2622
Fax Number
Email Address chogge@gmsnf.com

Name Ernesto Torres
Phone Number (904) 940 - 5850 ext. 403
Fax Number
Email Address etorres@gmsnf.com

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