TISON'S LANDING
Community Development District

March 3, 2021

AGENDA

Tison's Landing
Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
www.TisonsLandingCDD.com

February 24, 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 Wednesday, March 3, 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:

Audit Committee Meeting

I. Call to Order

II. Approval of Auditor Selection Evaluation Criteria

III. Other Business

IV. Adjournment

Board of Supervisors Meeting

I. Roll Call

II. Public Comment (limited to three minutes)

III. Acceptance of the Audit Committee's Recommendation and Authorization for Staff to Issue an RFP

IV. Discussion on Capital Improvements

V. Consideration of Contracting Off Duty Sheriff's Officers

VI. Consideration of Proposals for Website Maintenance Services
   A. Vesta Property Services

   B. Unicorn Web Development

VII. Discussion on the Fiscal Year 2022 Budget

VIII. Update Regarding Request for Installation of Speed Humps

IX. Staff Reports
   A. District Counsel

   B. District Engineer

   C. District Manager

   D. Amenity Manager - Memorandum

   E. Field Operations Manager
      1. Report

      2. Dog Park Path Options

      3. Dog Park Water Source Proposal

      4. Dog Waste Station Quote

      5. Proposals from LawnBoy for Dog Park Weed Control

      6. Proposal for Mulch Installation

      7. Proposal for Bathroom Latches

      8. Discussion on Speed Data

X. Supervisor Requests / Audience Comments

XI. Approval of Consent Agenda
   A. Minutes of the February 2, 2021 Meeting

   B. Financial Statements

   C. Assessment Receipts Schedule

   D. Check Register

XII. Next Scheduled Meeting – Wednesday, March 31, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center

XIII. Adjournment

THIRD ORDER OF BUSINESS

TISON'S LANDING CDD
AUDITOR SELECTION
EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, or respondent, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

5. Price. (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

FOURTH ORDER OF BUSINESS

TISON'S LANDING

Capital Reserve Study

	Expenditures	Projected	Completed	Need
2019 - 2020				
Carpet - Fitness Room	$2,275.00	Transitioned to Rubber Floor		
Fitness Equipment Allowance (Annual)	$2,000.00	2021		2021
Heat Pump 1	$6,400.00	2022		
Asphalt Resurfacing (Color Coat)	$9,326.00	2020	2020	
Asphalt Resurfacing (Color Coat)	$7,349.00	2020	2020	
Total	$27,350.00			
2020 - 2021				
Fitness Equipment Allowance (Annual)	$2,060.00	2021		2021
Patio/Pool Furniture Allowance (Annual)	$3,090.00	2021		2021
Total	$5,150.00			
2021 - 2022				
Fitness Equipment Allowance (Annual)	$2,122.00	2022		2022
Patio/Pool Furniture Allowance (Annual)	$3,183.00	2022		2022
Heat Pump 2	$6,790.00	2024		2024
Water Cooler - Pool	$955.00	2020	2020	
Total	$13,050.00			
2022 - 2023				
Monument Sign Refurbishment Allowance	$3,825.00	2023		2021
Appliance Package	$4,589.00	2023		
Fitness Equipment Allowance (Annual)	$2,185.00	2022		
Furniture Allowance - Clubhouse	$4,371.00	2022		
Patio/Pool Furniture Allowance (Annual)	$3,278.00	2023	2020	
Water Coolers - Fitness	$1,967.00		2020	
Total	$20,215.00			
2023 - 2024				
Exterior Painting	$5,166.00	2024		2021
Fitness Equipment Allowance (Annual)	$2,251.00	2024		
Patio/Pool Furniture Allowance (Annual)	$3,377.00	2024		
Total	$10,794.00			
2024 - 2025				
Fitness Equipment Allowance (Annual)	$2,319.00	2025		
Patio/Pool Furniture Allowance (Annual)	$3,478.00	2025		
Asphalt Resurfacing (Color Coat) Tennis Courts	$10,812.00	2025		
Asphalt Resurfacing (Color Coat) Basketball Court	$8,519.00	2025		
Total	$25,128.00			
Needed Added to the Study				
Mulch	$10,000.00			

FIFTH ORDER OF BUSINESS

Jacksonville Sheriff's Office

MIKE WILLIAMS, SHERIFF

Serve • Protect • Community

Our mission at the Jacksonville Sheriff's Office (JSO) is *"To Serve and Protect in Partnership with Our Community."* One way we achieve our mission is by providing services such as secondary employment. This simply means that persons/businesses in the community may request to employ the services of a JSO police officer/supervisor in an off-duty capacity also known as secondary employment.

This privilege is extended to officers/supervisors in good standing and that have received approval from the agency prior to any off-duty work. Additionally, officers/supervisors who work in this capacity do so on a voluntary basis. Occasionally, the request for personnel to work exceeds the resources we have available due to these challenges the rate of pay may fluctuate.

Below is basic information and guidelines to help you get started with the process. If you have any questions regarding hiring an off-duty police officer, JSO's Secondary Employment Office is open Monday – Friday, 7:30 a.m. – 4:30 p.m. and may be reached at 904.630.1953.

Sincerely,
Andre Ayoub, Chief Special Events

SECONDARY EMPLOYMENT INFORMATION & GUIDELINES

GETTING STARTED: Persons wishing to hire officers for secondary employment may start the process by calling 904.630.1953; contacting the police officer; or by visiting the Police Memorial Building (501 E. Bay Street) or any of the six substations to obtain the necessary forms. **PLEASE NOTE *Advance notice is appreciated and sometimes necessary. Not all requests can be filled at times due to availability and demand.***

COMPENSATION / RATE OF PAY SCHEDULE (3-hour minimum per officer):
**Rate of pay may fluctuate as explained above.*

- **POLICE OFFICER: $33 per hour***
- **POLICE SUPERVISOR (Sergeant / Lieutenant): $36 per hour***
- **ADMINISTRATIVE FEES:**
  - A $5.50 administrative fee per hour, per officer.
  - A $7 per hour administrative fee will be charged for any secondary employment work where the police vehicle is utilized with the engine running and emergency equipment is in use for the majority of the assignment for traffic control during road construction projects, and/or lane closure. Administrative costs & fees will be incurred by the requesting party.

Additionally, all enforcement related secondary employment jobs will be scheduled at a minimum of three hours salary.

HOW TO PAY THE ADMIISTRATIVE FEE: The hourly administrative fee (per officer) shall be paid to the City of Jacksonville by separate check or money order, made payable to the City of Jacksonville. Payment will be made after receiving a bill for the administrative fee from the city. **Do not pay the officer(s) the administrative fee; this fee is received weeks after the job is completed by mail.**

PAYMENT PROCESS:

- Police Officers/Supervisors may be paid the hourly rate via cash, check, or money order.
- The hourly administrative fee *(per officer)* shall be paid to the City of Jacksonville by separate check or money order, made payable to the City of Jacksonville. Payment will be made after receiving a bill for the administrative fee from the city. **Do not pay the officer(s) the administrative fee; this fee is received weeks after the job is completed by mail.**

HOW MANY OFFICERS ARE NEEDED: Staffing levels will be determined by JSO's Secondary Employment Office based on the event requiring police services. If alcohol is served, a minimum of two officers is required.

CANCELLATIONS: May be made at any time, however if the cancellation is made with less than a 48 hour notice to the officer/supervisor or Secondary Employment Office, a minimum of three hours salary and administrative costs will be incurred by the requesting party.

LIABILITY: Officers are covered by the Jacksonville Sheriff's Office while working police related secondary employment.

The Jacksonville Sheriff's Office reserves the right to refuse or discontinue off-duty police services that are deemed to be in conflict with the best interests of the City of Jacksonville or the Sheriff's Office.

Jacksonville Sheriff's Office

Secondary Employment Application

Please complete the below application. Fields marked * are required.

Applicant Information

Business/Organization Name _____

* Applicant's Name _____ First Name _____ Middle Name _____ Last Name

* Address _____ Street # _____ Street Name _____ Zip Code

_____ City _____ State _____ Zip Code

* Phone _____ Area Code + Number Phone (Fax) _____ Area Code + Number

E-Mail Address _____

Contact Person / Location of Job / Event

* Contact Person _____ First Name _____ Middle Name _____ Last Name _____ Date of Birth

* Phone _____ Area Code + Number Cell _____ Area Code + Number Pager _____ Area Code + Number

* Job / Event Location _____ Street # _____ Street Name _____ Zip Code

Venue Name _____

Name of Venue if there is a known or published name.

Billing & Accounts Payable

* Contact Person's Name _____ First Name _____ Middle Name _____ Last Name

* Federal ID # _____ Business/Organization Applicants Billing Purposes * SSN _____ Non-Business Applicants Billing Purposes

* Billing Address _____ Street # _____ Street Name

_____ City _____ State _____ Zip Code

* Phone Number _____ Area Code + Phone Number Fax _____ Area Code + Phone Number

E-Mail Address _____

Job / Event Information

* Select Reason for Police Service

Reason	Selection	Briefly describe need for Police Service
Security		
Road Construction		
Crowd Control		
Traffic Control		
Other		

* Will Alcohol be Served ? _____ Predicted Attendance ? _____ Building Capacity ? _____

Requested Services Dates & Time

Short Term Job (Less than 30 Days) ☐

Number of Days Police Service Needed? _____ Number of Hours Per Day Police Service Needed? _____

Starting Date & Time _____ _____
Date Time

Ending Date & Time _____ _____
Date Time

Long Term Job (30 Days or Longer) ☐

A Job Scheduler will be assigned to all Long Term Jobs

Starting Date & Time _____ _____
Date Time

Additional Information

_____
_____
_____
_____
_____
_____
_____

Note: The Secondary Employment Unit will determine the number of Officers to be assigned to each Job request.

Authorization

I have read and understand the conditions of this permit, and I agree to all terms and conditions of this permit.

*

_____ _____
Signature of Person making Application Date

Secondary Employment Office
Jacksonville Sheriff's Office, 501 E. Bay St. Jacksonville, Florida 32202
Office (904) 630-1953 Fax (904) 630-5869

SIXTH ORDER OF BUSINESS

A.

Lifestyle

Website and App Development and Management

Vesta is proud to provide a newly added value to our communities! We are offering to bring any current websites managed by a third party in house, as well as develop a community app under the Vesta District Services Division.

Website Development and Management

We are happy to offer website development and management for $300.00 less a year than most third-party website management providers, as well as partner your new website with an app that brings one-touch convenience to your residents! Your old website will be overhauled with a completely contemporary look, including options for features that your current website does not have. If you do not have a website, we will be pleased to create one for you.

The biggest advantage is that once Vesta has direct access to managing the website, we can update the website in real time when needed instead of waiting on a third party to complete the updates. Recently during COVID-19, when important updates needed to be done within a certain timeframe, our team had issues with the provider updating the website on time due to not being in the office. Vesta wants to alleviate this issue in the future.

Please view the home page image of our most recent website overhaul below for Grand Haven in Palm Coast and see the entire website at https://grandhavenamenity.com/. We have had an overwhelming positive response from the community since going live with the new website.

Lifestyle

App Development and Management

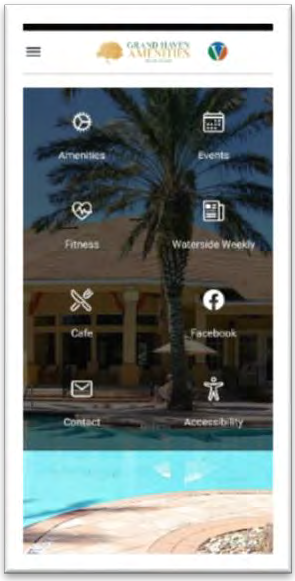
Back in 2019, Vesta took on its first app development opportunity with Durbin Crossing. This process was something brand new for Vesta and was accomplished from the ground up by working with the General Manager to provide the community with a one-touch app where everything needed was at their fingertips. We wanted the app to be easy to use and navigate, remain loyal to the Durbin Crossing theme and color scheme, as well as have certain ways to communicate immediate needs including maintenance issues or purchase event tickets. After about six months of development and an in-depth learning process, the board was confident with the product we had produced, and it rolled out to the community.

Almost a year later, we have now discovered a new process which is not only less costly to both Vesta and our CDDs but much more user friendly to manage and operate. Our app will be able to accomplish the following, but not limited to, within our current pricing structure:

- Event calendar and scheduling
- Resident directory, if requested
- Push notifications in real time
- Contact us or report a repair forms with ability to upload pictures
- Links to all social media
- Restaurant menus
- Links to any external pages needed such as HOA, CDD page, etc.

Some features will require additional costs due to the cost of widgets, software, and plug-ins to enable those options. If a feature is requested that requires an additional cost, we will seek approval to proceed.

Please view the images below to see an example of one of our apps.



Lifestyle

ADA Compliance

Vesta Property Services Accessibility Statement

Vesta Property Services strives to ensure that its services are accessible to people with disabilities. Vesta Property Services has invested a significant amount of resources to help ensure that its website is made easier to use and more accessible for people with disabilities, with the strong belief that every person has the right to live with dignity, equality, comfort and independence.

Vesta Property Services websites and apps make available the UserWay Website Accessibility Widget that is powered by a dedicated accessibility server. The software allows Vesta Property Services to improve its compliance with the Web Content Accessibility Guidelines (WCAG 2.1).

Disclaimer

Vesta Property Services continues its efforts to constantly improve the accessibility of its site and services in the belief that it is our collective moral obligation to allow seamless, accessible and unhindered use also for those of us with disabilities.

In an ongoing effort to continually improve and remediate accessibility issues we use UserWay's Accessibility Scanner to identify and fix every possible accessibility barrier on our sites.

Despite our efforts to make all pages and content fully accessible, some content may not have yet been fully adapted to the strictest accessibility standards. This may be a result of not having found or identified the most appropriate technological solution.

Cost Breakdown to the CDD

- Community Website - $1,500.00 per year – Development and on-going management
- Community App - $1950.00 per year – Development and on-going management
- Both - $3,000.00 per year ($450.00 discount) – Development and on-going management

Our IT team can produce up to 3 websites and apps within a three-month period. We will be scheduling communities for these services beginning January 1st, 2021. Our on-site Vesta Amenity Management will be trained to manage and update your website with the support of our IT team when needed.

If you have any additional questions, please reach out to our Director of Lifestyle, Ross Ruben, at Rruben@vestapropertyservices.com.

B.

Website Proposal
for

Tison's Landing CDD

Prepared by: Bobbi Nagle
February 18, 2021

Introduction

Thank you for the opportunity to submit a proposal for the continued maintenance and hosting of the TisonsLandingCDD.com website.

Needs

Tison's Landing needs for the website have not changed over the past two plus years. The website needs to provide information to the residents as well as mee the needs of the Community Development District (CDD) in accordance to Section 508 of the Rehabilitation Act.

Solutions

Website: The website will continue to be maintain on a weekly basis (more often is needed) to add information about the community and amenities. The maintenance currently includes adding documents to the website for meeting as well as updating amenities documents.

The website is being under-utilized and could include more content for the community such as activities, classes, sports and/or newsletters.

Additionally, the community could have an app developed that can be downloaded from the Apple Store or Google Play for easier access to community information.

The links on the app could include but not limited to
Links to Social Media
Contact Information and form to the Amenities Center
Events Calendar
Push Notifications for emergency information.
Local Restaurant information
Links to the CDD and HOA pages for contacts.
Links to a quick directory for local services such as Sheriff's Dept, Local Schools, County Offices

RECAP:
Website:
Continue to host and maintain the Tison's Landing website (tisonslandingcdd.com)
Upgrade the site to add more community content

The CDD is not incur any additional fees for these items
Current fee is $150/mo. ($1800/yr)

Mobile APP:
Community App to be deployed via Apple Store and Google Play
Add and link content as described above and to the specifications of the CDD

Development fee for the app would be $1495/annual for the development and ongoing maintenance

Both services would be $2700/annually ($595 savings)
Paid monthly $225/mo

Example of the app (this is a mockup app

Here is the link to see the mock-up “live” please keep in mind that it is a sample and not all buttons work.

https://7deb907d-a901-4dd3-8069-403e4fbc3aa1.mobapp.at

EIGHTH ORDER OF BUSINESS

DEPARTMENT OF PUBLIC WORKS

Jacksonville
Where Florida Begins.

TRAFFIC CALMING REQUESTS

Many residents request the installation of multi-way stops due to speeding problems. The City (per the Manual on Uniform Traffic Control Devices (MUTCD) and the Florida Green Book) does not install multi-way stops to control speeding. Information on why COJ does not use stop signs to control speeding is available at this link: Traffic Signs FAQ.

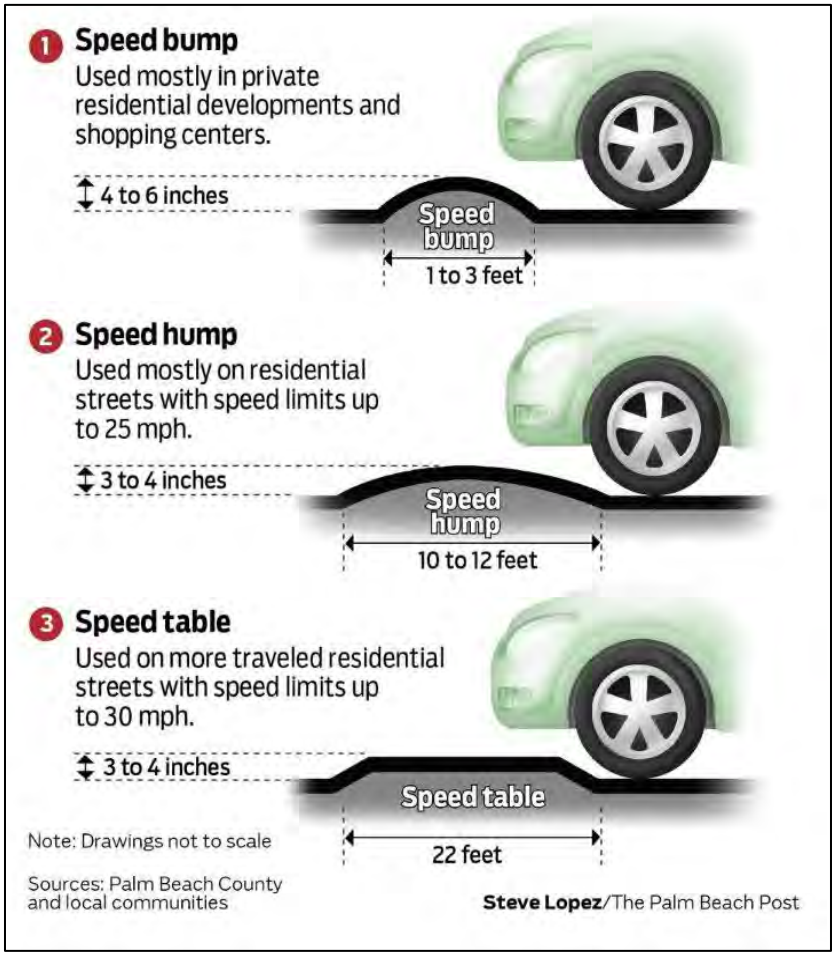
The most common forms of traffic calming are speed humps or reduced speed limit signs.

Reduced Speed Limits:
The statewide residential speed limit is 30 mph. Your neighborhood may have the speed limit reduced by petition. If your pavement width is 20ft or greater then the reduced speed limit will be 25mph. If the pavement with is less than 20ft then the reduced speed limit will be 20mph. It is important to note that reduced speed limit signs are not effective without JSO enforcement. Traffic Engineering will determine where and how many signs are installed. The neighborhood is responsible for the full cost of the signs. Each sign costs $275.

Speed Humps:
Your neighborhood may have speed humps installed by petition. Speed humps are designed in a such a way that vehicles must slow down to 15-20mph as they pass over them. Traffic Engineering will determine where and how many speed humps are installed. Speed humps can only be installed on public residential roads. Roads classified as collectors or arterials are not eligible. The neighborhood is responsible for paying the cost of each speed hump. Each speed hump costs $3,000.

Petition Process:

1. The requestor submits the request for traffic calming via email to trafficeng@coj.net. Requests should include the streets on which traffic calming is needed, the type of calming, and a contact person.
2. Traffic Engineering performs an investigation. If the streets are eligible for traffic calming, then Traffic Engineering sends a sketch and cost estimate to the requestor.
3. The requestor contacts their district council member and request a public meeting. JSO and JFRD must be present at the meeting because traffic calming may affect emergency response time.
4. At the public meeting Traffic Engineering explains the advantages and disadvantages of the project.
5. At the public meeting, Traffic Engineering gives the petition to the sponsor. Only affected property owners are eligible to sign the petition. The petition that Traffic Engineering provides will include the list of names of property owners who are eligible to sign.
6. The sponsor collects signatures. Signatures will be inspected by the City.
7. The sponsor or someone from the neighborhood collects money. Anyone can pay for a part of the cost or the entire cost of the project. The sponsor will then submit the money to COJ Traffic Engineering Division.
8. After payment is received, the City will install the project.



NINTH ORDER OF BUSINESS

D.

TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: ***02-22-21*** *Submitted by:* ***Dana Harden***

SPECIAL EVENTS UPDATE:

- Our Valentine's Day event was a huge success. Our band, The Willow Sisters, was enjoyed by all and residents requested they return. Guests enjoyed a wide array of food, including desserts and an elegant chocolate fountain. After having their picture taken upon arrival guests were able to mingle in a relaxing atmosphere.
- 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.
- We used Survey Monkey to ask residents which food trucks they would prefer. We've already had some the community favorites back onsite and also a new gourmet mini doughnut truck.

UPCOMING EVENTS UPDATE:

- I have been working with Vesta Lifestyle Director to bring swim lessons to Tison's Landing in May. Signups will begin next month.
- We have partnered with Moe's Southest Grill and will have Taco Tuesday the first Tuesday of each month. Residents preorder their food and Moe's delivers it to the Amenity Center free of charge. Along with delivery, they will set up a tent and make pick up a lot of fun for the residents.
- Our annual Easter Event is scheduled for Saturday, April 3. Community Garage Sale will be April 17.
- Starting in April will start having monthly Bingo one Saturday per month. Residents will play Bingo and earn Tisons' Bucks. At the end of the event, they can bid on items our Bingo Auction. This will be a family friendly event.

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

Vesta

E.

1.

TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Submitted by Johnathan Perry *Date: March 2021*

Dog Park Water and Fence – Board Action Required

Philip McDonald pluming came out and quoted to supply water to the dog park. The proposal is attached. Also, multiple renders have been completed to provide a visual of the options to fix the area at the gate of the dog park. Should the board decide to move forward with this project, more quotes will be obtained. The ones provided are for informational purposes.

Waste Stations – Board Action Required

The proposal for the waste stations is attached. Price is dependent on the amount the board would like to add. Certain areas see more traffic than others. I would suggest starting with 4 station placed throughout the neighborhood.

Bathroom Latches – Board Action Required

The latches for the bathrooms have become nonoperational. We are unable to monitor those that may be entering prior to closing and staying or those that may have vandalized/trashed the bathrooms. The quote to have both replaced is attached.

Mulch Installation – Board Action Required

First Coast Mulch and Innovative Mulch have been contacted to propose annual mulch installation. Innovation did not provide me with a copy of the quote, but we spoke on the phone and they were $4 more expensive per yard. Mulch should be installed annually to reduce the amount required over time. Last year's installation has already washed out in some places and reinstallation should be considered.

Speed Data

The data for the speed signs have been downloaded again for this timeframe. The signs are moveable, and we can place them in other areas to gain more data throughout the neighborhood. I have a mockup of the existing location as well as the possible new locations in the agenda packet.

Pressure Washing

All equipment has been purchased for the pressure washing trailer. The water tank has been emptied and positioned on the trailer. It is being assembled.

Landscaping and Turf Management

Lawn Boys and AGrowPro continue to operate exceptionally. We have identified and fixed multiple irrigation areas. The palms have been trimmed around the pool and any overgrowth has been dealt with. The weed management and processed to maintain the turf while the area experiences odd cold snaps and alternating weather is being handled.

Manager's Updates:

1. Pool shower fixed.
2. Fence that has been bent is fixed.
3. Speed sign data downloaded and analyzed.
4. Garbage area cleaned.
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.

Vesta

2.

Pavers/Stone/Concrete Quote

$1.48

View Q&A

Natural Gray Color Concrete Patio Stone (Common: 12-in x 12 in; Actual: 11.6-in x 11.6-in)

Item #447298 Model #10121201

THIS ITEM IS OUT OF STOCK
We'll notify you once this item is back in stock.

Enter Email Address

Notify Me

- Ideal for residential or commercial use in light traffic areas
- Environmentally friendly and extraordinarily durable zero-slump concrete provides consistency in color and texture
- Easy to install for homeowners or commercial landscapers

Manufacturer Color/Finish: Natural gray color

$25.99

View Q&A

Rain Forest Decorative Landscape Gravel 30-lb Green Gravel

Item #2131983 Model #RFGGV-30

- Free delivery to your home, jobsite or store
- Gravel can be used in landscaping beds to inhibit weed growth
- Helps retain moisture in soil and prevents erosion

1

Qty

Add to Cart

Store Pickup
Unavailable for Pickup at N. Jacksonville Lowe's

Free Delivery
Delivery Estimate: Sat, Feb 27, 2021

Concrete slabs typically cost about $6 per square foot, or between $4 and $8 per square foot including labor. That's about $5,400, or between $3,600 and $7,200 for a typical 30- by 30-foot slab that's 6 inches deep. Materials alone cost about $4 per cubic foot.

Average Cost: $5,400

High Cost: $7,200

Low Cost: $3,600


AAA


AAA


AAA

3.

Phillip McDonald PLUMBING INC
904-964-3737

Estimate

Date	Estimate #
2/12/2021	1092

CFC 1428926

740 S Orange Street
Starke, FL 32091
pmcdonaldplumbing@yahoo.com

Name / Address	Job Name
Tisons Landing CDD 16529 Tisons Bluff Rd Jacksonville, FL 32218	WATER SOURCE FOR DOG PARK

Description	Qty	Rate	Total
LABOR AND MATERIALS FOR THE FOLLOWING: Run new 1" PVC water line from existing hose bibb at the gazebo to the dog park area. Price based on tieing onto existing water line outside of concrete slab. TOTAL: $4,150.00 Note: If concrete needs to be removed to gain access to existing water line, it will be handled at an additional cost. Price includes patching back concrete. Additional cost: $2,690.00 Note: Phillip McDonald Plumbing, Inc is NOT responsible for any electric, irrigation or sod. Acceptance of Proposal- By signing this proposal you authorize PHILLIP MCDONALD PLUMBING, INC to do the work as specified. This proposal may be withdrawn by us if not accepted within 30 days. Authorized Signature:_____Date:_____			

Payment is due upon completion of work.	Total	$0.00

4.

Click image to open expanded view

Dog Waste Station - Everything Included - Free 400 Waste Bags and 50 can Liners

Visit the Zero Waste USA Store

★★★★★ 51 ratings

Amazon's Choice for "dog waste station"

Best Deal

Price: $267.97 ($267.97 / Count) prime & FREE Returns

Pay $22.33/month for 12 months, interest-free with your Amazon Prime Rewards Visa Card

Eligible for amazonsmile donation.

- Professional Grade / High Strength Aluminum
- Commercial and Residential Use
- Everything Included – Sign, Locking Dispenser, Waste can with Lid, Post
- Free 400 Dog Waste Bags and 50 Can Liners
- **Steel base not included in purchase, Proper installation includes installing post in the ground**

5.

Tisons Landing – Dog Park Proposal

2/22/2021

Scenario 1

Argentina Bahia Seeding Proposal

In this scenario we will spray the dog park with glyphosate to kill all the existing weeds. This process will take approximately 1 month. We will spray the dog park three times, waiting one week between each treatment. The dog park will be unavailable for use for approx. 4 hours during each spray session. One week after the final spray session we will mark the irrigation heads and then roto-till the soil. We will then rake up any significant debris from the soil and generally level out the area. We will then spread Argentina bahia grass seed. The seed will take approximately one month to germinate and 6 months to fully grow in. Initially the dog park will resemble a tilled field. It is advisable to let users of the park know this fact. The dog park is bordered on two sides by the JEA powerline area which is only "lightly" maintained. There is the opportunity for weed seeds to matriculate into the dog park area until the bahia is established. This can occur via wind, wildlife etc. Additionally, we will need to adjust the irrigation (zone 13) to water the park daily. The dog park irrigation is part of a larger irrigation zone. So, more power and water will be used during this "grow in time" than is needed when the turf is fully established. One final note. Because the dog park is bordered on two sides with the JEA area we would expect over time that weeds will matriculate back into the dog park turf. It may be that AGrowPro can treat the areas outside of the park to reduce this movement, but they would be best to advise on this.

Cost: $ 3,070.00

Scenario 2

419 Bermuda Seeding Proposal

In this scenario we will spray the dog park with glyphosate to kill all the existing weeds. This process will take approximately 1 month. We will spray the dog park three times, waiting one week between each treatment. The dog park will be unavailable for use for approx. 4 hours during each spray session. One week after the final spray session we will mark the irrigation heads and then roto-till the soil. We will then rake up any significant debris from the soil and generally level out the area. We will then spread Bermuda 419 grass seed. The seed will take approximately one month to germinate and 6 months to fully grow in. Initially the dog park will resemble a tilled field. It is advisable to let users of the park know this fact. The dog park is bordered on two sides by the JEA powerline area which is only "lightly" maintained. There is the opportunity for weed seeds to matriculate into the dog park area until the bahia is established. This can occur via wind, wildlife etc. Additionally, we will need to adjust the irrigation (zone 13) to water the park daily. The dog park irrigation is part of a larger irrigation zone. So, more power and water will be used during this "grow in time" than is needed when the turf is

fully established. One final note. Because the dog park is bordered on two sides with the JEA area we would expect over time that weeds will matriculate back into the dog park turf. It may be that AGrowPro can treat the areas outside of the park to reduce this movement, but they would be best to advise on this.

Cost: $ 3,110.00

Scenario 3

Argentina Bahia Sod

In this scenario we will spray the dog park with glyphosate to kill all the existing weeds. This process will take approximately 1 month. We will spray the dog park three times, waiting one week between each treatment. The dog park will be unavailable for use for approx. 4 hours during each spray session. One week after the final spray session we will mark the irrigation heads and then roto-till the soil. We will then rake up any significant debris from the soil and generally level out the area. We will then lay argentina bahia grass sod. Depending upon the time of year, the sod can take anywhere from 2 weeks to 1 month to "root." This is where the roots of the new sod have grown in into the underlying soil and attached it to the soil. Until this occurs it will be possible for users of the park to dislodge pieces. We have not priced into the proposal any "repair" to the turf based upon this, FYI. Additionally, we will need to adjust the irrigation (zone 13) to water the park daily. The dog park irrigation is part of a larger irrigation zone. So, more power and water will be used during this "grow in time" than is needed when the turf is fully established. One final note. Because the dog park is bordered on two sides with the JEA area we would expect over time that weeds will matriculate back into the dog park turf. It may be that AGrowPro can treat the areas outside of the park to reduce this movement, but they would be best to advise on this.

Cost: $ 4,894.00

Scenario 4

St. Augustine "Classic" Sod

In this scenario we will spray the dog park with glyphosate to kill all the existing weeds. This process will take approximately 1 month. We will spray the dog park three times, waiting one week between each treatment. The dog park will be unavailable for use for approx. 4 hours during each spray session. One week after the final spray session we will mark the irrigation heads and then roto-till the soil. We will then rake up any significant debris from the soil and generally level out the area. We will then lay St. Augustine "Classic" sod. Depending upon the time of year, the sod can take anywhere from 2 weeks to 1 month to "root." This is where the roots of the new sod have grown in into the underlying soil and attached it to the soil. Until this occurs it will be possible for users of the park to dislodge pieces. We have not priced into the proposal any "repair" to the turf based upon this, FYI. Additionally, we will need to adjust the irrigation (zone 13) to water the park daily. The dog park irrigation is part of a larger irrigation zone. So, more power and water will be used during this "grow in time" than is needed when the turf is fully established. One final note. Because the dog park is bordered on two sides with the

JEA area we would expect over time that weeds will matriculate back into the dog park turf. It may be that AGrowPro can treat the areas outside of the park to reduce this movement, but they would be best to advise on this.

Cost: $ 5,779.00

Bermuda 419 Sod

In this scenario we will spray the dog park with glyphosate to kill all the existing weeds. This process will take approximately 1 month. We will spray the dog park three times, waiting one week between each treatment. The dog park will be unavailable for use for approx. 4 hours during each spray session. One week after the final spray session we will mark the irrigation heads and then roto-till the soil. We will then rake up any significant debris from the soil and generally level out the area. We will then lay Bermuda 419 sod. Depending upon the time of year, the sod can take anywhere from 2 weeks to 1 month to "root." This is where the roots of the new sod have grown in into the underlying soil and attached it to the soil. Until this occurs it will be possible for users of the park to dislodge pieces. We have not priced into the proposal any "repair" to the turf based upon this, FYI. Additionally, we will need to adjust the irrigation (zone 13) to water the park daily. The dog park irrigation is part of a larger irrigation zone. So, more power and water will be used during this "grow in time" than is needed when the turf is fully established. One final note. Because the dog park is bordered on two sides with the JEA area we would expect over time that weeds will matriculate back into the dog park turf. It may be that AGrowPro can treat the areas outside of the park to reduce this movement, but they would be best to advise on this.

Cost: $ 5,625.00

LawnBoy
LAWN SERVICES

February 22, 2021

Mr. Johnathan Perry
Field Operations Manager
Vesta Property Services
16529 Tison's Bluff Road
Jacksonville, FL 32218

Dear Johnathan,

Thank you for the opportunity to provide a proposal for the dog park project. This proposal provides pricing for a new surface for the dog park.

The primary objective as we understand it is to eliminate sand spurs from the dog park. Based upon your input we have offered 5 different solutions/scenarios.

Pricing for supplies has been volatile. Unfortunately, we can only hold pricing firm for 60 days from the date of this proposal.

We would suggest that you reach out to AGrowPro to see if they have a solution for ridding the dog park of sand spurs. It might be that they have a faster, more economical or longer lasting product or service that could achieve your goals.

Please let us know if you have any questions. Thanks!

Sincerely,

Leo Dickinson
904-333-8995 cell

6.

First Coast Mulch
4672 Race Track Rd
St Johns, FL 32259
(904)254-5366
bobbyk@firstcoastmulch.com

Estimate

ADDRESS
Vesta Property management Riverside Ave Jacksonville, Fl 32298

SHIP TO
Tysons Bluff 16529 Tisons Bluff Rd. Jacksonville, Fl 32218

ESTIMATE #	DATE	EXPIRATION DATE
2551	01/01/2021	04/01/2021

ACTIVITY	QTY	RATE	AMOUNT
Mulch Installation:Brown Mulch Installation of brown mulch. As per request, quanity supplied by customer. Tysons Bluff 16529 Tisons Bluff Rd. Jacksonville, Fl 32218	225	41.00	9,225.00

Thank you for the opportunity to bid your project. We look forward to working with you soon! Please note that there is 3% surcharge for all credit card payments.

TOTAL **$9,225.00**

Accepted By

Accepted Date

7.

Proposal: 5436-1-0

Bathroom Doors

Prepared for:
Johnathan Perry

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

P (904) 307 8313
M
E jperry@vestapropertyservices.com

Proposal Issued:
2/9/2021

Proposal Valid To:
3/11/2021

ABOUT US

Welcome to Alpha Dog Audio Video Security, your #1 local provider for residential and commercial security monitoring, smart home automation, and custom audio and visual solutions! At Alpha Dog Audio Video Security we believe there is a better way to do security and smart home automation, and our customers are earned rather than bought. We're dedicated to giving you the very best of customer service with a focus on dependability, uniqueness, and exceeding expectations. We strive to always push the status quo in everything we do, consistently developing new techniques, and constantly learning and improving.

Brian Jones got his start in the electronics industry in 1996, and in 2009 started his own company specializing in custom high-end Audio and Visual solutions. Brian's passion for making sure everyone feels safe and secure in their own home gave him the impetus to turn hard work and inspiration into rebranding his business into one of North Florida's industry leaders in security monitoring and smart home automation, Alpha Dog Audio Video Security. We now proudly serve over 4000 customers in over 30 counties from South Florida all the way up to Central Georgia, and have teamed up with some of the largest builders in the country to help pursue Brian's passion for keeping families safe! We are extremely proud and thrilled to be part of the life saving industry!

Here at Alpha Dog Audio Video Security we believe and live by a few simple words that make up our core values and vision, Determination, Leadership, Conviction, Ambition.

Thank you for allowing us the opportunity to serve you. Our main priority will always be keeping your family safe, because at Alpha Dog Audio Video Security, your family is our family!

SECURITY & AUDIO VISUAL SERVICES

ALARM SYSTEMS

An alarm system customized to your business needs will be the most effective at protecting your growing company and assets. Gain peace of mind with the confidence that you'll be notified while you're away if something happens out of schedule. Receive an e-mail that the alarm was disarmed or that a door is open. Access real-time information from touch screens and mobile devices. An integrated commercial alarm system for your Northeast Florida office, whether it's in Jacksonville, Ponte Vedra Beach or St. Augustine, can provide more safety by also triggering lights, motorized shades, surveillance, audio, and climate, based on the situation. Set the burglar alarm and secure entrances with a tap of your touch screen before leaving for the day.

VIDEO SURVEILLANCE

With high-definition surveillance cameras in and around your commercial property, you can monitor and record activities real-time whether you're in the space or halfway around the globe. Receive live video streams of entrances for quality control, interior areas, the perimeter, or even check on materials or important assets from the same touch screen that controls your Audio / Video system or from your smart mobile device. Camera types include pan-tilt-zoom, covert, long-range, CCTV, and more. Video solutions based on event-triggers re a prevention-based security solution and can help stop events from occurring rather than just recording them. Since your surveillance data is private to your business, it can be encrypted and securely streamed and stored.

ENTRY SYSTEMS/ ACCESS CONTROL

Our entry systems provide more control for small, medium and nationwide businesses. Ensure access to your property or certain areas of it is granted only to authorized individuals. They can be standalone or integrated into your other technology systems to maximize efficiency for example, adding video capability so you can see who's coming in and out. Get detailed audit trail reports letting you know who went where and when. Access can be controlled with magnetic door locks, biometric fingerprint, and perimeter barriers such as gate control. Together, we can customize a solution for your specific needs.

ENVIRONMENTAL DETECTION

Add layers of protection for your business or home from environmental conditions such as water leaks, temperature, and humidity. Water sensors placed by the sump pump and beneath sinks can signal a security system whenever they detect moisture so you'll know if bathrooms or break rooms are flooding when nobody is there. If it's integrated to a smart control system your water supply can automatically turn off to prevent major damage. Sensors for temperature and humidity can detect and communicate other potentially harmful conditions.

SMART SECURITY

A safe and secure home for your family needs to be smart enough to alert you when you're home or away. Preview streaming video from security cameras right on your touch screen display or your iPad®, iPhone®, or Android™ device. At home, use your touch screen as a video intercom system so you can see who's at the door. While you're away, disarm alarm systems to let in the housekeeper or babysitter, then activate it as soon as they leave. Integrate with a home lighting control system so lights turn on if an intrusion is detected or a dim pathway is lit when the smoke alarm is triggered in your Ponte Vedra Beach or Northeast Florida house.

REMOTE ACCESS

Access your St. Augustine home's smart security system anytime, anywhere! No more running back home to make sure a door is locked. Instead, connect remotely from your Apple® or Android device to arm/ disarm, check status, change codes, view surveillance, and more. We can route your security system through a central monitoring system, alerting you via email or text message of events that you set. Get notified if the temperature in your wine cellar exceeds a certain level, or if there's a water leak. If integrated with your smart home control system, you can adjust the temperature or shut-off the water remotely.

AUTOMATED DOOR LOCKS

An automated door lock is convenient so you don't have to juggle keys and it's smart enough to report to your security system when someone enters or exits the house, as well as which passcode was used. You can receive a text or email when this happens which is a great way to know the kids arrived home safely from school or guests have arrived. Protect sensitive areas of your home like gun rooms, wine cellars and home theaters by installing automated door locks on interiors doors. Different sizes are available and some include the actual handset or doorknob. We'll help you choose the one that's right for your door and needs.

MULTI-ROOM MUSIC

Audio Distribution systems send music to any room in your home via a central processor or matrix switcher. The days of a volume knob on the wall are long gone. Control of your music is simple and intuitive by means of a touch panel, keypad, hand held RF remote, iPad® or similar Wi-Fi smart device. Whether the speakers are placed in the walls, ceiling, bookshelves, shower or pool, they can be designed to aesthetically blend in to minimize visual impact. In fact, if you can't get wires to a location, no problem. We have wireless solutions that enable you to enjoy your music from anywhere. You'll need fewer components since a single music server or a Pandora station from your smart phone can be shared in one, several, or all the rooms of your home.

HIGH PERFORMANCE AUDIO

Elevate your listening experience with a high performance audio system that will "wow" even the most discerning audiophiles. Whether you're in the mood for streaming audio or an album from your collection, you will be able to hear the difference with a high-fidelity surround sound or stereo system in your Jacksonville or Ponte Vedra Beach home. Today's audio is a pleasing blend of old and new technologies. You can have a computer-based system alongside your turntables and tube electronics and experience audio nirvana from both. Based on the quality level you desire for your listening needs, we'll create the best combination of equipment from amps, preamps, receivers, speakers, and more.

UNIVERSAL REMOTES

Ditch the pile of remotes on your coffee table and use one smart remote to access all your media, lights, shades, and more. A universal remote makes all your electronics work together so anyone in your family or guests can effortlessly enjoy it. With the press of a single button, the TV turns on, the cable box goes to your favorite channel, the surround sound system fires up, and the lights in your St. Augustine, Florida home dim to a comfortable setting. There's no need to think. You can simply relax. Easily pause the movie or mute music in a single press without having to unlock your smart device to launch an app.

OUTDOOR ENTERTAINMENT

Outdoor living spaces have become an extension to our homes and there's now a wide range of technology solutions built to withstand the elements without compromising performance. Add music, video, and lighting control to make the perfect entertaining space for family and friends or create a great spot for a much needed personal respite from the everyday. Enjoy superior sound from speakers that blend into your landscape and watch your favorite sports team or movie on a flat screen TV that not only weathers the storm and the sun, but minimizes glare for quality viewing even on a bright day. When the sun goes down, set your outdoor lights to create ambiance either automatically or with a single press of a button.

PROJECT DESCRIPTION

CLIENT INFORMATION

Client Name: Tison's Landing CDD

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

Contact
Johnathan Perry
P (904) 307-8313
E jperry@vestapropertyservices.com
C

PROJECT NAME: Bathroom Doors

PROJECT SCOPE

Bathroom Doors

Install new door electric strikes and program to the system

PROJECT BUDGET

Estimate				$877.29
QTY	Manufacturer	Part #	Description	
2	RCI	Electirc Door Stirke	Electric Door Strike	

Financial Summary

Total Proposal Amount	**$877.29**

8.

ELEVENTH 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, February 2, 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
Linda Waldhauer	Supervisor
Brian Richardson	Supervisor
Ashtin Henninger	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the February 2, 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 **Discussion of Resident Survey Results**

Ms. Harden stated we asked the question if the person taking the survey was a resident or tenants. 94.37% were homeowners. We had 213 respondents. You all requested we get a 30% response rate and we received that.

Ms. Henninger joined the meeting at this time by telephone.

Ms. Harden gave an overview of the responses received on the survey sent in regard to which amenity improvements were preferred by residents. A copy of the survey and its results was included in the agenda package.

The Board discussed the options for improvements and will send the District Manager ideas for where improvements could be installed, and which improvements are preferred. Mr. Torres will then discuss the preferred projects with the District engineer to determine if the suggested locations are viable options and what the cost estimates might be.

FOURTH ORDER OF BUSINESS Selection of Audit Committee

Mr. Torres stated we typically have the Board members serve as the audit committee to simplify things. This is what we've done in years past as well.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the Board members serving as the audit committee was approved.

FIFTH 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 – Discussion of Insurance Claim Status

Mr. Torres at the last meeting the Board requested an update on the insurance claims that we had on the island. As of today, we have received the USAA claim money for the accident that occurred in June 2020 and that was $7,578.52. My recommendation is to put that check into the capital reserves because that's likely where the money came from for the expenditures. Progressive is also cutting us a check in a couple days in the amount of $1,370 for the first accident. We have a personal injury claim for an accident that happened in the fitness room. As of today, there has been nothing filed, but the insurance company did start a case.

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 – Report

Mr. Perry gave an overview of the operations report, a copy of which was included in the agenda package. Mr. Perry informed the board speed data was analyzed. At the next meeting an item will be added to the agenda to discuss the speeding issues and solutions further.

SIXTH ORDER OF BUSINESS Supervisors' Requests / Audience Comments

Mr. Osborne, 15876 Tisons Bluff, stated driving around I notice a lot of cars parked on the side of the road illegally causing you to drive on the opposite side of the road. What do we have in place that can prevent that?

Mr. Kirsch responded there's not much we can do from the CDD's perspective. There is a meeting on the 18th for the HOA and I will be there in regard to that particular item as well as several others and the job they're doing to enforce that because I don't feel they're doing an adequate job enforcing that. The CDD is only responsible for the common areas and amenities. The enforcement of the covenants and the residents is something that the HOA is involved with.

Mr. Osborne stated I've heard you speak about the speed detection devices and you said you were thinking about moving one. Can you just put it anywhere, like in front of my house?

Mr. Kirsch responded right now they're on CDD property in the common areas. If someone thinks there's an issue and they're willing to give us an easement space I'd be willing to entertain other areas.

Mr. Osborne asked if it is possible to add a gate to personal property.

Ms. Waldhauer responded you have to ask for approval from the HOA.

Supervisor Requests

Ms. Waldhauer stated I'd like to see how much it would cost to install water stations at the dog park.

Mr. Perry responded we have a spicket at the gazebo by the volleyball court so we could run it from there or we have some at the building as well. It's a pretty lengthy area, but we can look into it.

Ms. Waldhauer asked did they take care of the sand spurs that were in the dog park area?

Mr. Perry responded I'll look into that as well.

Ms. Waldhauer asked you used to be able to get underneath the fence. Has then been repaired?

Mr. Perry responded it has not.

Mr. Richardson asked legally is there a difference if we wanted to install speed tables versus speed bumps?

Mr. Knight responded I don't know what the County's process is on allowing communities to put speed bumps in. You have to go through a process with the County to get permission and you have to pay for it. It would be up to the County what you could use whether it's speed bumps or tables.

SEVENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the January 7, 2021 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 $811,277.47. Included in the check register are transfers to the State Board of Administration account.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor the check register was approved.

E. Ratification of E-Verify Memorandum of Understanding for Employers

Mr. Knight stated E-Verify is a program run by the Department of Homeland Security to verify employment eligibility in the United States. This year effective January 1st Florida has required that all public employers in the state, and that includes this Community Development District because it's a state agency, to utilize the E-Verify system to verify employment eligibility of any employees. In order to do that, we have to enter into a memorandum of understanding with the Department of Homeland Security, which you see in the agenda package. Ernesto has already executed it. Our contracts will require the contractor to also utilize E-Verify.

> On MOTION by Ms. Waldhauer seconded by Mr. Richardson with all in favor the E-Verify memorandum of understanding was ratified.

EIGHTH ORDER OF BUSINESS **Next Scheduled Meeting – March 3, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center**

NINTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Ms. Timmons seconded by Ms. Henninger with all in favor the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Tison's Landing
Community Development District

Unaudited Financial Statements
as of
January 31, 2021

Board of Supervisors Meeting
March 3, 2021

TISON'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

January 31, 2021

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS:				
Cash	$83,034	---	$455	$83,489
Due From Other Funds	$952	$2,808	---	$3,761
Investments:				
SBA-Surplus Funds	$341,686	---	$130,555	$472,241
Series 2016-1				
Reserve	---	$149,254	---	$149,254
Revenue	---	$369,921	---	$369,921
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	**$429,874**	**$567,770**	**$131,010**	**$1,128,654**
LIABILITIES:				
Accounts Payable	$8,198	---	---	$8,198
Accrued Expenditures	$4,222	---	---	$4,222
Due to other Funds	$2,808	---	$952	$3,761
TOTAL LIABILITIES	$15,228	$0	$952	$16,180
FUND BALANCES:				
Nonspendable:				
Prepaid items and deposits	$4,202	---	---	$4,202
Restricted for:				
Debt service	---	$567,770	---	$567,770
Assigned for Captial Projects			$130,058	$130,058
Unassigned	$410,444	---	---	$410,444
TOTAL FUND BALANCES	$414,647	$567,770	$130,058	$1,112,474
TOTAL LIABILITIES & FUND BALANCES	**$429,874**	**$567,770**	**$131,010**	**$1,128,654**

TISON'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended January 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/21	ACTUAL THRU 01/31/21	VARIANCE
REVENUES				
Maintenance Assessments - Tax Roll	$588,517	$572,499	$572,499	$0
Maintenance Assessments - Tax Roll Delinq	$0	$0	$1,118	$1,118
Clubhouse Income	$5,000	$1,667	$830	($837)
Interest Income	$4,000	$1,333	$74	($1,260)
Miscellaneous Revenues	$0	$0	$67	$67
TOTAL REVENUES	**$597,517**	**$575,499**	**$574,588**	**($912)**
EXPENDITURES				
Administrative:				
Supervisor Fees	$7,000	$2,800	$2,800	$0
FICA Taxes	$536	$214	$214	$0
Engineering Fees	$3,000	$1,000	$223	$778
Arbitrage Calculation	$1,200	$0	$0	$0
Dissemination Agent	$1,000	$333	$333	$0
Trustee Fees	$3,725	$3,725	$3,717	$8
Assessment Roll Administration	$2,500	$2,500	$2,500	$0
Attorney Fees	$15,000	$5,000	$4,868	$133
Annual Audit	$3,570	$0	$0	$0
Management Fees	$50,000	$16,667	$16,667	($0)
Computer Time	$1,000	$333	$333	$0
Telephone	$100	$33	$45	($11)
Postage	$1,000	$333	$244	$89
Printing & Binding	$2,000	$667	$548	$118
Insurance	$8,911	$8,911	$8,873	$38
Legal Advertising	$1,000	$333	$578	($245)
Other Current Charges	$500	$167	$226	($59)
Website Administration	$1,800	$600	$600	$0
Office Supplies	$500	$167	$58	$109
Dues, Licenses & Subscriptions	$175	$175	$175	$0
TOTAL ADMINISTRATIVE	**$104,517**	**$43,959**	**$43,002**	**$956**
Field:				
Insurance (Property)	$12,193	$12,193	$13,905	($1,712)
Field Management & Administration (Vesta)	$26,612	$8,871	$8,871	($0)
Amenity Manager (Vesta)	$90,081	$30,027	$30,027	$0
Security Camera Monitoring (Envera)	$16,000	$5,333	$7,913	($2,579)
Pool Maintenance (Vesta)	$23,540	$7,847	$7,847	($0)
Pool Repair	$3,000	$1,000	$1,444	($444)
Pool Chemicals (Vesta)	$8,568	$2,856	$2,856	$0
Permit Fees	$991	$0	$0	$0
Landscape Maintenance (LawnBoy)	$49,100	$16,367	$16,367	$0
Landscape Fertilization (Agro Pro)	$17,900	$5,967	$5,967	$0
Landscape Contingency	$7,500	$2,500	$1,035	$1,465
Pest Control (Turner Pest)	$780	$260	$345	($85)

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/21	ACTUAL THRU 01/31/21	VARIANCE
Field: (continued)				
Irrigation Maintenance	$5,625	$1,875	$799	$1,076
Lake Maintenance (The Lake Doctor)	$9,540	$3,180	$3,180	$0
Utilities-Electric (JEA)	$23,000	$7,667	$5,317	$2,349
Utilities-Water/Sewer/Irrigation (JEA)	$30,000	$10,000	$20,316	($10,316)
Utilities-Cable (Comcast)	$3,720	$1,240	$2,310	($1,070)
Refuse Service (Republic Services)	$2,900	$967	$1,126	($159)
Repairs and Maintenance	$40,000	$13,333	$814	$12,520
Janitorial Maintenance (Vesta)	$24,200	$8,067	$8,067	($0)
Janitorial Supplies (Vesta)	$3,150	$1,050	$1,050	$0
Special Events	$17,000	$9,972	$9,972	$0
Amenity Supplies	$5,000	$1,667	$2,623	($956)
Contincency	$2,000	$667	$1,317	($650)
Capital Outlay	$5,000	$5,000	$5,000	$0
Capital Reserve	$65,600	$65,600	$65,600	$0
TOTAL FIELD	**$493,000**	**$223,504**	**$224,065**	**($562)**
TOTAL EXPENDITURES	**$597,517**	**$267,462**	**$267,068**	**$395**
Excess (deficiency) of revenues over (under) expenditures	$0	$308,037	$307,520	($517)
Net change in fund balance	$0	$308,037	$307,520	($517)
FUND BALANCE - Beginning	**$0**		**$107,127**	
FUND BALANCE - Ending	**$0**		**$414,647**	

TISON'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended January 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/21	ACTUAL THRU 01/31/21	VARIANCE
REVENUES				
Interest Income	$3,000	$1,000	$63	($937)
Capital Reserve-Transfer In	$70,600	$70,600	$70,600	$0
TOTAL REVENUES	**$73,600**	**$71,600**	**$70,663**	**($937)**
EXPENDITURES				
Capital Outlay	$50,000	$28,844	$28,844	$0
Miscellaneous Services	$800	$267	$169	$98
TOTAL EXPENDITURES	**$50,800**	**$29,110**	**$29,013**	**$98**
Excess (deficiency) of revenues over (under) expenditures	$22,800	$42,490	$41,650	($839)
Net change in fund balance	$22,800	$42,490	$41,650	($839)
FUND BALANCE - Beginning	**$116,038**		**$88,407**	
FUND BALANCE - Ending	**$138,838**		**$130,058**	

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 January 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/21	ACTUAL THRU 01/31/21	VARIANCE
REVENUES				
Special Assessments - On Roll	$382,996	$271,916	$271,916	$0
Special Assessments - On Roll Delinq	$0	$0	$812	$812
Interest Income	$3,600	$1,200	$6	($1,194)
TOTAL REVENUES	**$386,596**	**$273,116**	**$272,734**	**($382)**
EXPENDITURES				
Series 2016-1				
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
Series 2016-2				
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	$191,291	$190,908	($382)
Net change in fund balance	$2,945	$191,291	$190,908	($382)
FUND BALANCE - Beginning	**$86,468**		**$276,861**	
FUND BALANCE - Ending	**$89,413**		**$467,770**	

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
Revenues													
Maintenance Assessments - Tax Roll	$0	$86,593	$483,003	$4,021	$0	$0	$0	$0	$0	$0	$0	$0	$573,617
Clubhouse Income	$0	$0	$830	$0	$0	$0	$0	$0	$0	$0	$0	$0	$830
Interest Income	$13	$3	$6	$52	$0	$0	$0	$0	$0	$0	$0	$0	$74
Miscellaneous Revenues	$0	$67	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$67
Total Revenues	$13	$86,663	$483,838	$4,073	$0	$0	$0	$0	$0	$0	$0	$0	$574,588
Supervisor Fees	$800	$1,000	$0	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$2,800
FICA Taxes	$61	$77	$0	$77	$0	$0	$0	$0	$0	$0	$0	$0	$214
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	$83	$0	$0	$0	$0	$0	$0	$0	$0	$333
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	$688	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,868
Annual Audit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Management Fees	$4,167	$4,167	$4,167	$4,167	$0	$0	$0	$0	$0	$0	$0	$0	$16,667
Computer Time	$83	$83	$83	$83	$0	$0	$0	$0	$0	$0	$0	$0	$333
Telephone	$0	$0	$0	$45	$0	$0	$0	$0	$0	$0	$0	$0	$45
Postage	$8	$127	$110	$0	$0	$0	$0	$0	$0	$0	$0	$0	$244
Printing & Binding	$210	$148	$110	$81	$0	$0	$0	$0	$0	$0	$0	$0	$548
Insurance	$8,773	$100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,873
Legal Advertising	$0	$140	$140	$298	$0	$0	$0	$0	$0	$0	$0	$0	$578
Other Current Charges	$79	$77	$62	$8	$0	$0	$0	$0	$0	$0	$0	$0	$226
Website Administration	$150	$150	$150	$150	$0	$0	$0	$0	$0	$0	$0	$0	$600
Office Supplies	$15	$13	$15	$15	$0	$0	$0	$0	$0	$0	$0	$0	$58
Dues, Licenses & Subscriptions	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
Total Administrative	$23,028	$8,361	$5,608	$6,006	$0	$0	$0	$0	$0	$0	$0	$0	$43,002

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	$2,218	$0	$0	$0	$0	$0	$0	$0	$0	$8,871
Amenity Manager (Vesta)	$7,507	$7,507	$7,507	$7,507	$0	$0	$0	$0	$0	$0	$0	$0	$30,027
Security Camera Monitoring (Envera)	$2,656	$614	$4,259	$384	$0	$0	$0	$0	$0	$0	$0	$0	$7,913
Pool Maintenance (Vesta)	$1,962	$1,962	$1,962	$1,962	$0	$0	$0	$0	$0	$0	$0	$0	$7,847
Pool Repair	$0	$594	$850	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,444
Pool Chemicals (Vesta)	$714	$714	$714	$714	$0	$0	$0	$0	$0	$0	$0	$0	$2,856
Permit Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Landscape Maintenance (LawnBoy)	$4,092	$4,092	$4,092	$4,092	$0	$0	$0	$0	$0	$0	$0	$0	$16,367
Landscape Fertilization (Agro Pro)	$1,492	$1,492	$1,492	$1,492	$0	$0	$0	$0	$0	$0	$0	$0	$5,967
Landscape Contingency	$1,035	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,035
Pest Control (Turner Pest)	$65	$65	$65	$150	$0	$0	$0	$0	$0	$0	$0	$0	$345
Irrigation Maintenance	$227	$0	$572	$0	$0	$0	$0	$0	$0	$0	$0	$0	$799
Lake Maintenance (The Lake Doctor)	$795	$795	$795	$795	$0	$0	$0	$0	$0	$0	$0	$0	$3,180
Utilities-Electric (JEA)	$1,392	$1,285	$1,434	$1,206	$0	$0	$0	$0	$0	$0	$0	$0	$5,317
Utilities-Water/Sewer/Irrigation (JEA)	$5,075	$5,248	$5,974	$4,019	$0	$0	$0	$0	$0	$0	$0	$0	$20,316
Utilities-Cable (Comcast)	$449	$697	$589	$575	$0	$0	$0	$0	$0	$0	$0	$0	$2,310
Refuse Service (Republic Services)	$221	$221	$340	$343	$0	$0	$0	$0	$0	$0	$0	$0	$1,126
Repairs and Maintenance	$0	$58	$465	$291	$0	$0	$0	$0	$0	$0	$0	$0	$814
Janitorial Maintenance (Vesta)	$2,017	$2,017	$2,017	$2,017	$0	$0	$0	$0	$0	$0	$0	$0	$8,067
Janitorial Supplies (Vesta)	$263	$263	$263	$263	$0	$0	$0	$0	$0	$0	$0	$0	$1,050
Special Events	$5,231	$1,093	$2,625	$1,024	$0	$0	$0	$0	$0	$0	$0	$0	$9,972
Amenity Supplies	$1,459	$421	$742	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,623
Contincency	$78	$0	$0	$1,239	$0	$0	$0	$0	$0	$0	$0	$0	$1,317
Capital Outlay	$0	$0	$0	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
Capital Reserve	$0	$0	$0	$65,600	$0	$0	$0	$0	$0	$0	$0	$0	$65,600
Total Field Expenditures	$52,851	$31,354	$38,973	$100,888	$0	$0	$0	$0	$0	$0	$0	$0	$224,065
Total Expenditures	$75,879	$39,714	$44,580	$106,894	$0	$0	$0	$0	$0	$0	$0	$0	$267,068

C.

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

							Current		
							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
12/21/20	6/1-10/21/20	$544.50	$28.58	$10.32	$7.74	$497.86	$301.80	$196.06	$497.86
01/05/17	12/18-12/31/20	$2,693.31	$80.80	$52.25	$39.19	$2,521.07	$1,528.26	$992.81	$2,521.07
01/20/17	1/1-1/14/21	$4,389.81	$128.59	$85.22	$63.92	$4,112.08	$2,492.72	$1,619.36	$4,112.08
	TOTAL	$1,019,362.66	$40,693.67	$19,573.37	$14,680.04	$944,415.58	$572,499.40	$371,916.18	$944,415.58

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	$636,235.20	60.62%	$572,499.40	($572,499.40)	$0.00
DEBT SERVICE	$413,321.24	39.38%	$371,916.18	($369,919.53)	$1,996.65
TOTAL	$1,049,556.44	100.00%	$944,415.58	($942,418.93)	**$1,996.65**

YTD GROSS COLLECTED	**97.12%**
YTD GROSS OUTSTANDING	**$30,193.78**

							Delinquent from FY2020		
							ASSESSED THROUGH DUVAL COUNTY		
						TOTAL GROSS ASSESSMENT LEVY	$636,235.20	$413,321.24	$1,049,556.44
							57.93%	42.07%	100.00%
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ (PENALTIES)	COMMISSIONS/ PROP APP	INTEREST	NET RECEIPTS	General Fund O&M	Debt Service Fund Series 2016	Total
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
	TOTAL	$1,785.06	($214.21)	$39.98	$29.99	$1,929.30	$1,117.72	$811.58	$1,929.30

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	$570,231.35	57.93%	$528,882.46	($528,882.46)	$0.00
DEBT SERVICE	$414,049.86	42.07%	$384,020.68	($383,209.10)	$811.58
TOTAL	$984,281.21	100.00%	$912,903.14	($912,091.56)	**$811.58**

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	AMOUNT
12/15/2020	2695	$369,919.53
	TOTAL	$369,919.53
Amount to be transferred:		**$2,808.23**

D.

TISON'S LANDING

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

March 3, 2021

Date	***Check Numbers***	***Amount***
General Fund		
01/22/21	2721-2728	$11,607.29
01/27/21	2729-2730	$4,975.19
01/28/21	2731	$1,227.71
02/03/21	2732	$345.94
02/04/21	2733-2738	$22,214.59
	total	$40,370.72
Capital Reserve		
n/a		
	total	$0.00
Total		$40,370.72

*** CHECK DATES 01/20/2021 - 02/17/2021 *** TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/22/21	00159	10/27/20	I20331-1	202010	320-57200-46000			*	229.50		
			ANNUAL BACK FLOW INSP								
							AEGIS FIRE AND INTEGRATED SERVICES			229.50	002721
1/22/21	00161	12/31/20	13621	202012	320-57200-46203			*	1,491.65		
			DEC 20- COMM TURF/ORNAMEN								
							AGROWPRO INC.			1,491.65	002722
1/22/21	00177	1/20/21	117807	202101	320-57200-46600			*	700.00		
			REP THE GFCI OUTLETS								
							ALL WEATHER CONTRACTORS			700.00	002723
1/22/21	00012	1/14/21	21-00301	202101	310-51300-48000			*	160.63		
			NOTICE TO REV MEET SCHED								
		1/22/21	21-00454	202101	310-51300-48000			*	137.00		
			NOTICE OF MEETING								
							DAILY RECORD + OBSERVER LLC			297.63	002724
1/22/21	00180	1/13/21	107	202101	320-57200-49400			*	175.00		
			50% DEPOSIT DJ SV								
							INDEPENDENCE DISPLAYS, LLC			175.00	002725
1/22/21	00015	12/30/20	89708215	202012	320-57200-43000			*	1,434.42		
			ELECTIC 11/24-12/28/20								
		12/30/20	89708215	202012	320-57200-43100			*	5,027.22		
			IRRIG 11/24-12/28/20								
		12/30/20	89708215	202012	320-57200-43100			*	707.86		
			SEWER 11/24-12/28/20								
		12/30/20	89708215	202012	320-57200-43100			*	239.23		
			WATER 11/24-12/28/20								
							JEA (AUTO PAY)			7,408.73	002726
1/22/21	00179	1/18/21	SIN10181	202101	320-57200-46000			*	61.27		
			KEYS FOR SP450								
							TRAFFIC LOGIX CORPORATION			61.27	002727
1/22/21	00157	12/31/20	378557	202012	320-57200-49400			*	141.82		
			CHRISTMAS EVENT SUPPL								
		12/31/20	378557	202012	320-57200-52000			*	93.90		
			FLOOD LIGHT BULBS								
		12/31/20	378557	202012	320-57200-52000			*	288.79		
			DO IT YRSELF BOOM LIFT RE								
		12/31/20	378557	202012	320-57200-52000			*	359.00		
			PICKLEBALL NET								
		12/31/20	378691	202012	320-57200-49400			*	360.00		
			CHRISTMAS EVENT/ROOM RENT								
							VESTA PROPERTY SERVICE INC.			1,243.51	002728

*** CHECK DATES 01/20/2021 - 02/17/2021 *** TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/27/21	00156												
		1/01/21	698388	202102	320	57200	34502			*	200.00		
			ENTR#2 VIDEO 2/1-2/28/21										
		1/01/21	698388	202102	320	57200	34502			*	30.61		
			ENTR#2 SV 2/1-2/28/21										
		1/01/21	698389	202102	320	57200	34502			*	123.65		
			UTILITY SV 2/1-2/28/21										
		1/01/21	698389	202102	320	57200	34502			*	200.00		
			UTILITY VIDEO 2/1-2/28/21										
		1/01/21	698390	202102	320	57200	34502			*	200.00		
			ENTR#1 VIDEO 2/1-2/28/21										
		1/01/21	698390	202102	320	57200	34502			*	129.27		
			ENTR#1 SV 2/1-2/28/21										
									ENVERA			883.53	002729
1/27/21	00052												
		1/05/21	7387	202101	320	57200	46200			*	4,091.66		
			JAN 21- LAWN MAINT										
									LAWNBOY LAWN SERVICES, INC.			4,091.66	002730
1/28/21	00152												
		1/03/21	44846100	202012	320	57200	49400			*	249.81		
			FOOD&CRAFT SUPPL KIDS EVE										
		1/03/21	44846100	202012	320	57200	49400			*	13.91		
			CRAFT SUPPL KIDS EVENT										
		1/03/21	44846100	202012	320	57200	49400			*	251.00		
			GIFT CARDS PRUCH BAGELS										
		1/03/21	44846100	202012	320	57200	49400			*	168.32		
			FOOD FOR CHRISTMAS EVENT										
		1/03/21	44846100	202012	320	57200	49400			*	50.71		
			CRAFT SUPPL KIDS EVENT										
		1/03/21	44846100	202012	320	57200	49400			*	150.05		
			FOOR&GIFT CARD SANT/ELF										
		1/03/21	44846100	202012	320	57200	49400			*	132.90		
			POINSETTAS&SNOW TENT SUPP										
		1/03/21	44846100	202012	320	57200	49400			*	41.25		
			CHRISTMAS BREAKFAST EXTRA										
		1/03/21	44846100	202012	320	57200	49400			*	134.64		
			POLAR PLUNGE FOOD/WINNER										
		1/03/21	44846100	202012	320	57200	49400			*	26.13		
			FOOD FOR POLAR PLUNGE										
		1/03/21	44846100	202012	320	57200	49400			*	8.99		
			FOOD FOR POLAR PLUNGE										
									WELLS FARGO CREDIT CARD (AUTO PAY)			1,227.71	002731
2/03/21	00077												
		1/16/21	0687-001	202102	320	57200	43200			*	345.94		
			WASTE 2/1-2/28/21										
									REPUBLIC SERVICES #687 (AUTO PAY)			345.94	002732

*** CHECK DATES 01/20/2021 - 02/17/2021 *** TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
2/04/21	00161	1/31/21	13707	202101	320-57200-46203			*	1,491.65		
			JAN 21- COMM TURF/ORNAMEN								
							AGROWPRO INC.			1,491.65	002733
2/04/21	00172	2/01/21	12058	202102	320-57200-34502			*	40.00		
			ADC ACCESS DOOR 2/1-2/28								
		2/01/21	12058	202102	320-57200-34502			*	20.00		
			ALARM.COM 2/1-2/28/2021								
							ALPHA DOG AUDIO VIDEO SECURITY			60.00	002734
2/04/21	00081	12/31/20	166536	202012	310-51300-31500			*	687.50		
			LEGAL SV THRU 12/31/20								
							BILLING,COCHRAN,LYLES,MAURO & RAMSE			687.50	002735
2/04/21	00004	2/01/21	410	202102	310-51300-34000			*	4,166.67		
			FEB 21 - MANAGEMENT FEES								
		2/01/21	410	202102	310-51300-35100			*	83.33		
			FEB 21 - INFORMATION TECH								
		2/01/21	410	202102	310-51300-31200			*	83.33		
			FEB 21 - DISSEMINATION								
		2/01/21	410	202102	310-51300-51000			*	15.00		
			FEB 21 - OFFICE SUPPLIES								
		2/01/21	410	202102	310-51300-42500			*	152.85		
			FEB 21 - COPIES								
							GOVERNMENTAL MANAGEMENTS SERVICES			4,501.18	002736
2/04/21	00137	2/01/21	558216	202102	320-57200-46800			*	795.00		
			FEB 21 - WATER MANAGEMENT								
							THE LAKE DOCTORS, INC.			795.00	002737
2/04/21	00157	2/01/21	379264	202102	320-57200-45105			*	7,506.75		
			FEB 21 - AMENITY MANAGER								
		2/01/21	379264	202102	320-57200-46400			*	1,961.67		
			FEB 21 - POOL MAINT								
		2/01/21	379264	202102	320-57200-46500			*	714.00		
			FEB 21 - POOL CHEMICALS								
		2/01/21	379264	202102	320-57200-34400			*	2,217.67		
			FEB 21 - FIELD MGMT/ADMIN								
		2/01/21	379264	202102	320-57200-46601			*	2,016.67		
			FEB 21 - JANITORIAL MAINT								
		2/01/21	379264	202102	320-57200-46602			*	262.50		
			FEB 21 - JANITORIAL SUPPL								
							VESTA PROPERTY SERVICE INC.			14,679.26	002738

TOTAL FOR BANK A 40,370.72

*** CHECK DATES 01/20/2021 - 02/17/2021 ***
TISONS LANDING GF
BANK A TISON LANDING

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		40,370.72		

Aegis Fire and Integrated Services, LLC

Invoice

156 Industrial Loop South
Orange Park, FL 32073

Date	Invoice #
10/27/2020	I20331-1

Phone #	(904)215-9669
Fax #	(904)215-7779

Bill To

Tisons Landing CDD
16529 Tison Bluff Road
Jacksonville, FL 32218

Ship To

Tisons Landing CDD
16529 Tison Bluff Road
Jacksonville, FL 32218

P.O. Number	Terms
	Net 10

APPROVED
By Johnathan Perry at 1:24 pm, Jan 21, 2021

Number	Item Code	Description	Quantity	U/M	Price Each	Amount
1	43600 Inspe...	Annual Back Flow Inspection	4		40.00	160.00
2	43600 Inspe...	Service charge	1		69.50	69.50

43600 Inspe... Annual Back Flow Inspection 4 40.00
43600 Inspe... Service charge 1 69.50

310 92 6000

Sales Tax (7.0%)	$0.00
Total	$229.50

AgrowPro Inc
1339 Kavie Ct
Green Cove Springs, FL 32043
US
904-449-1299
info@agrowpro.com
agrowpro.com

Invoice

APPROVED
By Johnathan Perry at 8:10 am, Jan 04, 2021

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
13621	12/31/2020	$1,491.65	01/30/2021	Net 30	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Commercial Turf & Ornamental Se	Monthly installment for Turf and ornamental services	1	1,491.65	1,491.65

BALANCE DUE **$1,491.65**

AllWeather CONTRACTORS

Invoice

Date:	Invoice #:
1/20/2021	117807

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

APPROVED
By Johnathan Perry at 1:26 pm, Jan 21, 2021

Bill To		Work Performed At		
Tison's Landing Community Developme 5385 N Nob Hill Rd. Governmental Management Servic Sunrise, FL 33351		Tison's Landing Community Developme 16529 Tisons Bluff Rd Pool Jacksonville, FL 32218 Johnathon		
Email	**Terms**	**Purchase Order**	**Rep**	**Work Order**
jperry@vestapropertyservices.com	Due Upon Receipt	113020BS	PM SCOTT HAINES	148447

Item	Description	Amount
Parts/Misc	Electrical work performed per Jonathon While on sight for another job Jonathon asked us to do the following Troubleshoot and repair the GFCI outlets at both entrance locations so he could plug in christmas lightening 113020BS 700.00 3200 5th- Y 6600	$700.00

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:	$700.00
Sales Tax:	$0.00
Invoice Total:	$700.00
Payments and Credits:	$0.00
Total Due:	$700.00

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

January 22, 2021
Date

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

Payment Due Upon Receipt

Serial # 21-00454D **PO/File #**

$137.00
Amount Due

Notice of Meeting

Amount Paid

Tison's Landing Community Development District

$137.00
Payment Due

Case Number

Publication Dates 1/22

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 Tuesday, February 2, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16829 Tisons 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(5)(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, 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@gmsnf.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 emailing etorres@gmsnf.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

Jan. 22 00 (21-00454D)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

January 14, 2021
Date

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

Payment Due Upon Receipt

Serial # 21e00301D **PO/File #**

$160.63
Amount Due

Notice of Revised Schedule of Meetings

Amount Paid

Tison's Landing Community Development District

$160.63
Payment Due

Case Number

Publication Dates 1/14

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 REVISED SCHEDULE OF MEETINGS TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Tison's Landing Community Development District will hold their regularly scheduled public meetings for the remainder Fiscal Year 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218 as follows:

February 2, 2021
March 3, 2021
March 31, 2021 – FY22 Budget Approval
May 4, 2021
June 15, 2021 – FY22 Budget Adoption
August 31, 2021

It is anticipated that the meetings will take place at the location above. In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to any governmental orders issued by Governor DeSantis and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

While it may be necessary to hold the above referenced meetings utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. This date 6/12, anyone wishing to participate in the meetings 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 or storres@gmsjf.com to obtain access information.

Participants are strongly encouraged to submit questions and comments to the District Manager's Office at etorres@gmsjf.com or by calling (904) 940-5850 at least 24 hours in advance of the meetings to facilitate the Board's consideration of such questions and comments during the meeting.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Ernesto Torres
District Manager

Jan. 14 00 (21-00301D)

INVOICE

Date: January 13, 2021
INVOICE # 107

Tisons Landing CDD
c/o Dana Harden
(904) 757-1547

Event Contact	Event	Payment Terms	Event Date
Daniel Polimeni	Yellow Bluff Landing Easter	50% Deposit, 50% Day of Event	April 3rd, 2021

Description	Line Total
DJ Services (continuous music, event broadcasts, no lighting needed)	$350
Event Address: 16529 Tisons Bluff Road, Jacksonville, FL 32218	$0
Send Deposit to:	
16360 Tisons Bluff Road	
Jacksonville, FL 32218	
Hand deliver balance to Event Contact on day of event.	
Deposit:	$175
Balance:	$175
Total Due:	$350

Make all checks payable to Independence Displays, LLC

Thank you for your business!

Independence Displays, LLC Jacksonville, FL (516) 382-4876 danny.polimeni@gmail.com

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

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 **Bill Date:** 12/30/20

TOTAL SUMMARY OF CHARGES

Electric	$	1,434.42
Irrigation		5,027.22
Sewer		707.86
Water		239.23

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

Total New Charges $ 7,408.73

5,027.22

Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.

By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

Do not pay. AutoPay will process your payment on 01/21/21.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
$6,532.49	-$6,532.49	$0.00	$7,408.73	$7,408.73

WE APPRECIATE YOUR BUSINESS

Additional information on reverse side.

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

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

Acct#: 8970821539	Bill Date: 12/30/20	Do not pay. AutoPay will process your payment on 01/21/21.

00024183 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 ebill 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 45047, 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 140 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, dial 2-1-1 or 632-0600.

STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE: Customers may review terms and conditions of service and policies on jea.com, or may call, write or 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 fuels 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 Tiers are based on the amount of water you use. Typical household usage is 6 kgals 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 # [illegible]

Address: [illegible]

City: [illegible] **State:** [illegible] **Zip Code:** [illegible]

E-mail: [illegible]

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

SERVICE DETAILS

Account Name:	Account #:	Bill Date:	Cycle:
TISONS LANDING CDD	8970821539	12/30/20	04

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFF RD		I	350.92	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		18.90			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		245.51			
	Environmental Charge		28.12			
	City of Jacksonville Franchise Fee		10.22			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
67370623	5112	76000 GAL	34	Regular

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15681 TISONS BLUFF RD		I	368.76	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		18.90			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		261.35			
	Environmental Charge		29.60			
	City of Jacksonville Franchise Fee		10.74			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
67370625	4026	80000 GAL	34	Regular

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16123 TISONS BLUFF RD		I	275.10	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		18.90			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		178.19			
	Environmental Charge		21.83			
	City of Jacksonville Franchise Fee		8.01			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
83726295	964	59000 GAL	34	Regular

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16051 DOWING CREEK DR		I	221.58	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		18.90			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		130.67			
	Environmental Charge		17.39			
	City of Jacksonville Franchise Fee		6.45			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
74534584	1575	47000 GAL	34	Regular

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16211 DOWING CREEK DR		I	578.38	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		18.90			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		447.47			
	Environmental Charge		46.99			
	City of Jacksonville Franchise Fee		16.85			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
74458033	5801	127000 GAL	34	Regular

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16863 HUNTERS LOOK WAY		I	444.58	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		18.90			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		328.67			
	Environmental Charge		45.89			
	City of Jacksonville Franchise Fee		12.95			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
67370633	4374	97000 GAL	34	Regular

16816 MAGNOLIA GROVE WAY		I	524.86	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		18.90			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		399.95			
	Environmental Charge		43.55			
	City of Jacksonville Franchise Fee		15.29			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
67370626	6002	115000 GAL	34	Regular

16331 TISONS BLUFF RD		I	368.76	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		18.90			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		261.35			
	Environmental Charge		41.60			
	City of Jacksonville Franchise Fee		10.74			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
67370634	5101	80000 GAL	34	Regular

16343 TISONS BLUFF RD		I	561.82	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		18.90			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		463.31			
	Environmental Charge		46.47			
	City of Jacksonville Franchise Fee		7.57			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
67370632	7978	107000 GAL	34	Regular

16358 MAGNOLIA GROVE WAY APT R01		I	266.18	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		18.90			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		178.27			
	Environmental Charge		21.09			
	City of Jacksonville Franchise Fee		7.75			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
67370624	3976	57000 GAL	34	Regular

16365 N MAIN ST APT SG01		E	106.88	Commercial - Electric	11/25/20 - 12/29/20	General Service
Detail Charges:	Basic Monthly Charge		9.25			
	Energy Charge ($0.06447 per kWh)		60.78			
	Fuel Cost		30.61			
	Environmental Charge		0.58			
	City of Jacksonville Franchise Fee		3.04			
	Gross Receipts Tax		2.67			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
24074025	10253	942 KWH	34	Regular

16529 TISONS BLUFF RD		E	1,327.54	Commercial - Electric	11/25/20 - 12/29/20	General Service
Detail Charges:	Basic Monthly Charge		9.25			
	Energy Charge ($0.06447 per kWh)		824.06			
	Fuel Cost		415.42			
	Environmental Charge		7.92			
	City of Jacksonville Franchise Fee		37.70			
	Gross Receipts Tax		33.19			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
22968209	76906	12782 KWH	34	Regular
22968209	30.82	30.82 KW	34	Regular

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16529 TISONS BLUFF RD		S	767.86	Commercial - Water/Sewer	12/01/20 - 12/28/20	Commercial Sewer Service
Detail Charges:	Basic Monthly Charge		105.75			
	Sewer Usage Charge		547.82			
	Environmental Charge		33.67			
	City of Jacksonville Franchise Fee		20.62			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
87650993	732	91000 GAL	27	Regular

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16529 TISONS BLUFF RD		W	235.23	Commercial - Water/Sewer	12/01/20 - 12/28/20	Commercial Water Service
Detail Charges:	Basic Monthly Charge		63.00			
	Water Consumption Charge		135.59			
	Environmental Charge		33.67			
	City of Jacksonville Franchise Fee		6.97			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
87650993	732	91000 GAL	27	Regular

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
26 BRADFORD LAKE CR		I	605.14	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		69.96			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		411.23			
	Environmental Charge		33.67			
	City of Jacksonville Franchise Fee		42.51			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
81523391	3090	133000 GAL	34	Regular

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
79 BRADFORD LAKE CR		I	426.74	Irrigation 1 - Commercial	11/24/20 - 12/28/20	Commercial Irrigation Service
Detail Charges:	Basic Monthly Charge		69.96			
	Tier 1 Consumption (1-14 kgal @ $3.44)		48.17			
	Tier 2 Consumption (> 14 kgal @ $3.96)		312.83			
	Environmental Charge		33.67			
	City of Jacksonville Franchise Fee		12.43			

Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
83974232	1305	93000 GAL	34	Regular

Traffic Logix Corporation
3 Harriet Lane
Spring Valley, NY 10977
Phone: 1-866-915-6449 Fax: 1-844-40LOGIX
www.trafficlogix.com
GST No.: 883372499RT0001 QST No.: 1214636715TQ0001

TRAFFICLOGIX

Invoice Number: SIN10181
Invoice Date: 2021-01-18

INVOICE

Bill To: Tison's Landing CDD
5385 N Nob Hill Rd.
JACKSONVILLE, FL 32218
USA

9043073813

Ship To: Tison's Landing CDD
JOHNATHAN PERRY
16529 Tisons Bluff Rd
JACKSONVILLE, FL 32218
USA

Customer ID	Customer PO	Payment Terms	Sales Rep	Shipping Method	Ship Date	Tracking Number
TIS006	4 KEYS	T-SO-010342	1% 10 days, Net 30	Sean Coupland	2021-01-18	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
NI-TL keys for SP450 ones to get into the internal part	Each	4	4	10.00	40.00
Freight	1	1	1	21.27	21.27

APPROVED
By Johnathan Perry at 8:10 am, Jan 21, 2021

Tracking No:

Subtotal:	61.27
Total Sales Tax:	0.00
Total USD:	61.27

Vestani

Invoice

Invoice #	378691
Date	12/31/2020
Terms	
Due Date	1/31/2021
Memo	Special Events

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

Bill To

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

Description	Qty	Rate	Amount
Christmas event and room rental	1	30.00	360.00

Total $360.00

Non-Contracted Billable Services

Community	**Tisons Landing**	***Month:***	December	
Date of Service	**Services Provided**	**Total Billable hours**	**Billable Hourly Rate**	**Amount billable**
12/6/2020	Community Christmas Kids Event	4	$30.00	$120.00
12/12/2020	Community Christmas Event	4	$30.00	$120.00
12/26/2020	Boatright Room Rental	4	$30.00	$120.00
	Total			$360.00

File document by community and month

Dana Harden

Vesta

Invoice

Invoice #	378557
Date	12/31/2020
Terms	
Due Date	1/31/2021
Memo	pass thru Dec.

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

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
J. Perry - Lowes-Chritmas Event Supplies			141.82
J. Perry - Amazon-Flood Light Bulbs			93.90
J. Perry - Do It Yourself-Boom Lift Rental			288.79
J. Perry - Amazon-Pickleball Net			359.00
Total Billable Expenses			883.51

Total $883.51

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

– SALE –
SALES#: 1313 TRANS#: 7455608 12-08-20

187740 BHK 20-FT X 30-FT SILVER 99.98
796746 FUNKY COCORED FRAME LANES 3-CT 5.98
216714 HP 3PS HR WI SVR BST WITH WITH 4.44
3@ 1.48
71877 HM #66 KWIKSET BRASS KEY 5.16
2@ 2.58
294465 ENVIROLOG 6-CT FIREPLACE LOGS 16.98

SUBTOTAL: 132.54
TAX: 9.28
TOTAL: 141.82
AMEX: 141.82

AMEX: XXXXXXXXXXX9999 AMOUNT: 141.82 AUTH CO: 887138
CHIP READ: 12/08/20 14:25:46
APL: AMERICAN EXPRESS TVR: 0000008000
AID: A0000000025010801 TSI: E800
STORE: 2472 TERMINAL: 007 12/08/20 14:26:43
OF ITEMS PURCHASED: 8
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 SHIRAZY

LOWE'S PRICE MATCH GUARANTEE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEMATCH

SHARE YOUR FEEDBACK!
ENTER FOR A CHANCE TO BE
ONE OF FIVE $500 WINNERS EACH MONTHLY!
ENTER EN ESPAÑOL
PARA ENTRAR EN LOS CINCO GANADORES DE $5091
ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT www.lowes.com/survey
YOUR: 1 0 0 76208 247233 433939 : 4
No purchase necessary to enter or win.
Void where prohibited. Must be 18 or older to enter.
Official rules & winners at: www.lowes.com/survey
STORE: 2472 TERMINAL: 007 12/08/20 14:26:43

amazonsmile

Details for Order #111-9932887-7126616

Print this page for your records.

Order Placed: December 2, 2020
Amazon.com order number: 111-9932887-7126616
Order Total: $93.90
Supporting Bartram Springs Elementary PTA

Not Yet Shipped

Items Ordered	Price
1 of: Sunlite 41047-SU LED MR16 Reflector Flood Light Spot Light Bulb, GU5.3 6 Pack Red 6 pack Sold by: Amazon.com Services LLC Condition: New	$45.99
1 of: Sunlite 41049-SU LED MR16 Reflector Flood Light Spot Light Bulb, GU5.3 6 Pack Green 6 pack Sold by: Amazon.com Services LLC Condition: New	$41.77

Shipping Address:
Johnathan Perry
14203 DURBIN ISLAND WAY
JACKSONVILLE, FL 32259-7126
United States

Shipping Speed:
Two-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: $87.76
Shipping & Handling: $0.00

Total before tax: $87.76
Estimated tax to be collected: $6.14

Grand Total: $93.90

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

Do It Yourself, Inc.
11413 San Jose Blvd
Jacksonville, FL 32223
(904) 260 - 2484

ORDER RECEIPT

Order #: 668018
Customer: Perry Johnathan D
Date/Time Processed: 12/4/2020 3:19:27 PM
Employee ID: JAS

Manlift 36" Haloutte 36/327 #5 1.00 @ $269.90 $269.90
SERIAL #: 36T19-0048

Delivery Charge: $0.00
Pick Up Charge: $0.00
Damage Waiver: $0.00
Cleaning Charges: $0.00
Fuel Charges: $0.00
Meter Charges: $0.00
Other Charges:

Tax: $18.89
Order Total: $288.79
Amount Paid: $288.79
Amount Due: $0.00

Transaction History:

Payment Type: AMEX - Payment
Date: 12/4/20 7:14 PM
Amount: $288.79
Card#: 1919
Auth. No: 821829

Signed:

Thank You for your business.

Receipt Printed 12/4/2020 3:21:19 PM

amazonsmile

Details for Order #111-8932858-4761865

Print this page for your records.

Order Placed: December 8, 2020
Amazon.com order number: 111-8932858-4761865
Order Total: $359.00
Supporting: Bartram Springs Elementary PTA

Not Yet Shipped

Items Ordered	Price
1 of: *PickleNet Deluxe (EA)* Sold by: Do It Tennis (seller profile) Condition: New	$284.00

Shipping Address:
Johnathan Perry
14203 DURBIN ISLAND WAY
JACKSONVILLE, FL 32259-7126
United States

Shipping Speed:
Standard 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:	$284.00
Shipping & Handling:	$75.00
Total before tax:	$359.00
Estimated tax to be collected:	$0.00
Grand Total:	**$359.00**

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

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Invoice

Invoice Number	Date
698389	01/01/2021
Customer Number	**Due Date**
400423	02/01/2021

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		698389	02/01/2021

Quantity	Description	Rate	Amount
Tison's Landing CDD, Utility, Jacksonville, FL			
1.00	Service & Maintenance 02/01/2021 - 02/28/2021	123.65	123.65
1.00	Video Pulls 02/01/2021 - 02/28/2021	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

312,0530 3[illegible]

117

Date	Invoice #	Description	Amount	Balance Due
01/01/2021	698389	Alarm Monitoring Services	$323.65	$323.65

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice

Invoice Number	Date
698389	01/01/2021
Customer Number	Due Date
400423	02/01/2021

Net Due: $323.65

Amount Enclosed: _____

TISON'S LANDING CDD
C/O GOVERNMENT MANAGEMENT SERV
475 W TOWN PL STE 114
GOLF WORLD VILLAGE
SAINT AUGUSTINE, FL 32092-3649

2335

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Invoice

Invoice Number	Date
698388	01/01/2021
Customer Number	**Due Date**
400423	02/01/2021

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		698388	02/01/2021

Quantity	Description	Rate	Amount
Tison's Landing CDD, Entrance 2 - Yellow Bluff Rd, Jacksonville, FL			
1.00	Video Pulls 02/01/2021 - 02/28/2021	200.00	200.00
1.00	Service & Maintenance 02/01/2021 - 02/28/2021	30.61	30.61
	Sales Tax		0.00
	Payments/Credits Applied		0.00
		Invoice Balance Due:	**$230.61**

IMPORTANT MESSAGES

Important Numbers to Know:

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

320 512 B4007

Date	Invoice #	Description	Amount	Balance Due
01/01/2021	698388	Alarm Monitoring Services	$230.61	$230.61

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice

Invoice Number	Date
698388	01/01/2021
Customer Number	**Due Date**
400423	02/01/2021

Net Due: $230.61

Amount Enclosed: _____

TISON'S LANDING CDD
C/O GOVERNMENT MANAGEMENT SERV
475 W TOWN PL STE 114
GOLF WORLD VILLAGE
SAINT AUGUSTINE, FL 32092-3649

2333

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Invoice

Invoice Number	Date
698390	01/01/2021
Customer Number	**Due Date**
400423	02/01/2021

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		698390	02/01/2021

Quantity	Description	Rate	Amount
Tison's Landing CDD, Entrance 1 - Pond Run Rd., Jacksonville, FL			
1.00	Video Pulls 02/01/2021 - 02/28/2021	200.00	200.00
1.00	Service & Maintenance 02/01/2021 - 02/28/2021	129.27	129.27
	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

3240 9 12 34 5 6 1

Date	Invoice #	Description	Amount	Balance Due
01/01/2021	698390	Alarm Monitoring Services	$329.27	$329.27

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice

Invoice Number	Date
698390	01/01/2021
Customer Number	**Due Date**
400423	02/01/2021

Net Due: $329.27

Amount Enclosed: _____

TISON'S LANDING CDD
C/O GOVERNMENT MANAGEMENT SERV
475 W TOWN PL STE 114
GOLF WORLD VILLAGE
SAINT AUGUSTINE, FL 32092-3649

2334

REMIT TO: Envera
PO Box 2086
Hicksville, NY 11802

LawnBoy Lawn Services

PO Box 551203
Jacksoville, FL 32255

Invoice

Date	Invoice #
1/5/2021	7387

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

APPROVED/ED
By Johnathan Perry at 9:19 am, Jan 06, 2021

Terms	Due Date	Project
Net 30	2/4/2021	CC Duval Property,...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services 38 Dr 847	4,091.66		4,091.66

It is our pleasure to serve your lawn and landscaping needs!	Current Charges	$4,091.66

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

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING	12/1/2020
ENDING	1/1/2021

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
12/5/2020	Food & Craft supplies for Kids Event	320.57200.49400	Special Events	Walmart	$ 249.81
12/6/2020	Craft supplies for Kids Event	320.57200.49400	Special Events	Michaels	$ 13.91
12/8/2020	Gift cards to purchase bagels	320.57200.49400	Special Events	Panera	$ 251.00
12/10/2020	Food for Christmas Event	320.57200.49400	Special Events	Sam's Club	$ 168.32
12/10/2020	Craft supplies for Kids Event	320.57200.49400	Special Events	Amazon	$ 50.71
12/12/2020	Food & gift cards for (santa & elf)	320.57200.49400	Special Events	Publix	$ 150.05
12/12/2020	Poinsettas & snow tent supplies	320.57200.49400	Special Events	Lowe's	$ 132.90
12/12/2020	Christmas breakfast extras	320.57200.49400	Special Events	Publix	$ 41.25
1/1/2020	Polar Plunge food & winner cards	320.57200.49400	Special Events	Winn-Dixie	$ 134.64
1/1/2020	Food for Polar Plunge	320.57200.49400	Special Events	Publix	$ 26.13
1/1/2020	Food for Polar Plunge	320.57200.49400	Special Events	Dunkin Donuts	$ 8.99
TOTALS					$1,227.71

Explanation:

Signature: Dana A. Harden **Dana Harden, Amenity Manager**

Michaels

Made by Michaels

Visa Credit **** **** **** 3429 I 2

VISA CREDIT 249.91

TOTAL 249.91

SUBTOTAL 249.91

30 AT 1 FOR 0.28		8.40 D
PAPER SACK	087267107262	
15 AT 1 FOR 0.28		4.20 D
PAPER SACK	087267107199	
10 AT 1 FOR 0.28		2.80 D
PAPER SACK	087267107168	
10 AT 1 FOR 0.28		2.80 D
PAPER SACK	087267103192	
30 AT 1 FOR 0.28		8.40 D
SEQUINS	076594018417	0.97 D
SEQUINS	076594018417	0.97 D
SEQUINS	076594018417	0.97 D
SEQUINS GOLD	076594063007	0.97 D
SEQUINS GOLD	076594063007	0.97 D
TOOL TOOL	002643854600	5.00 D
SEQUINS GOLD	076594053007	0.97 D
INSTX FILM	007410194468	13.90 D
INSTX FILM	007410194468	13.90 D
INSTX FILM	007410194468	13.90 D
INSTX FILM	007410194468	13.90 D
SEQUINS GOLD	076594053007	0.97 D
SEQUINS GOLD	076594063007	0.97 D
TOOL TOOL	002643854600	5.00 D
SEQUINS GOLD	076594053007	0.97 D
SEQUINS	076594018417	0.97 D
SEQUINS	076594018417	0.97 D
SEQUINS	076594018417	0.97 D
PAPER SACK	087267103192	
30 AT 1 FOR 0.28		8.40 D
PAPER SACK	087267103192	
10 AT 1 FOR 0.28		2.80 D
PAPER SACK	087267103199	
15 AT 1 FOR 0.28		4.20 D
PAPER SACK	087267103262	
30 AT 1 FOR 0.28		8.40 D

Visa Credit **** **** **** 3429 I 2

VISA CREDIT 249.91

TOTAL 249.91

SUBTOTAL 249.91

30 AT 1 FOR 0.28		8.40 D
PAPER SACK	087267103192	
10 AT 1 FOR 0.28		2.80 D
PAPER SACK	087267103199	
15 AT 1 FOR 0.28		4.20 D
PAPER SACK	087267103262	
30 AT 1 FOR 0.28		8.40 D
SEQUINS	076594018417	0.97 D
SEQUINS	076594018417	0.97 D
SEQUINS	076594018417	0.97 D
SEQUINS GOLD	076594063007	0.97 D
SEQUINS GOLD	076594063007	0.97 D
TOOL TOOL	002643854600	5.00 D
SEQUINS GOLD	076594053007	0.97 D
INSTX FILM	007410194468	13.90 D
INSTX FILM	007410194468	13.90 D
INSTX FILM	007410194468	13.90 D
INSTX FILM	007410194468	13.90 D
SEQUINS GOLD	076594053007	0.97 D
SEQUINS GOLD	076594063007	0.97 D
TOOL TOOL	002643854600	5.00 D
SEQUINS GOLD	076594053007	0.97 D
SEQUINS	076594018417	0.97 D
SEQUINS	076594018417	0.97 D
SEQUINS	076594018417	0.97 D
PAPER SACK	087267103192	
30 AT 1 FOR 0.28		8.40 D
PAPER SACK	087267103192	
10 AT 1 FOR 0.28		2.80 D
PAPER SACK	087267103199	
15 AT 1 FOR 0.28		4.20 D
PAPER SACK	087267103262	
30 AT 1 FOR 0.28		8.40 D

SUBTOTAL 249.91

TOTAL 249.91

VISA CREDIT 249.91

Visa Credit **** **** **** 3429 I 2

From: Lowe's Home Improvement
Sent: Saturday, December 12, 2020 1:51 PM
To: YELLOWBLUFFMANAGER@gmsnf.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
13125 CITY SQUARE DRIVE
JACKSONVILLE , FL 32218
(904) 696-4063

Lowe's MILITARY DISCOUNT

Thank You For Your Military Service

Item	Price
2.00-QT POINSETTIA RED	$ 53.80
Item #: 518161	
5.98 Discount Ea -0.60	
10 @ 5.38	
1-4-16 #2 TC WHITEWOOD BOARD	$ 70.40
Item #: 944	
9.78 Discount Ea -0.98	
8 @ 8.80	

Invoice 2379 Subtotal	$ 124.20

Invoice 2379 Subtotal	$ 124.20
Subtotal	$ 124.20
Total Tax	$ 8.70
Total	$ 132.90

Total Discount: $13.84

Total # of items purchased: 18
Excludes fees, services and special order items

Payment: VISA ending in 3429	$ 132.90
AuthTime	12/12/20 13:49:48
AuthCD	012371
CHIP REFID	247202439198
APL	Visa Credit
TSI	E800
AID	A0000000031010
TVR	0080008000
Customer Code	DANA
Order Date	12/12/20 13:50:55
Store #	2472
Terminal #	2
Store Manager	MOHAMMAD SHIRAZY

Tell us how we did! Enter for a chance to win!

START SURVEY

****

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE $500 WINNERS DRAWN MONTHLY! *
* ¡ENTRE EN EL SORTEO MENSUAL *

Panera Gift Cards
↓ Plus I gave $1 tip
$201.00 Total

GIFT CARD ADD VALUE Date: 12/08/2020
Employee Name: Soo
Reg# 06

Account: XXXXXXXXXXXX 4477
Amount: $ 200.00
Balance $ 200.00

GIFT CARD ADD VALUE Date: 12/08/2020
Employee Name: Soo
Reg# 06

Account: XXXXXXXXXXXX 9722
Amount: $ 50.00
Balance $ 50.00

Winn✓Dixie

It's a Winn Win

www.winndixie.com

GH CHEERIOS PC	3.69	F
MILK KISSES SHARE	4.49	B
MM MILK CHOCOLATE	6.79	B
6 @ 1.99		
SWEDISH FISH CANDY	11.94	B
2 @ 2.99		
PWORD HOSTESS	6.98	F
PHONE #	###-##-5848	
MR DEST BUY60	50.00	
GB 9408213548684	Approved 000-4417	
MR LONGHORN GIFT CARD	50.00	
GB 290267117051 5	Approved 000-9369	
TAX	1.76	
**** BALANCE	134.64	

Visa Credit **********3429
APPROVAL CODE 001117 SEQ # 16620
AID A0000000031010

VISA	134.64
CHANGE	0.00

TOTAL NUMBER OF ITEMS SOLD = 11
01/01/21 09:02am 12 1 3

YOUR CASHIER TODAY WAS Tony W.

::::::::::Mystery Bonus::::::::::

5X Points

On your next purchase

000000368469

Offer expires on 1/12/2021

Publix

Duval Station
731 Duval Station Rd,
Jacksonville, FL 32218
Store Manager: Ryan Meissner
904-696-3093

* *
* * DUPLICATE RECEIPT * *
* *

SPKLG ICE BLK RASP		1.29	T F
You Saved	0.20		
CHIX TNDR WHL SUB		6.99	T
You Saved	2.00		
CHIX TNDR WHL SUB		6.99	T
You Saved	2.00		
CHIX TNDR WHL SUB		6.99	T
You Saved	2.00		
CHIX TNDR WHL SUB		6.99	T
You Saved	2.00		
CHIX TNDR WHL SUB		6.99	T
You Saved	2.00		
C/C SWT MESQT BBQ		3.79	F
C/C S/CREAM ONION		3.79	F
Promotion		-3.79	F
AMAZON GIFT CARD		50.00	
Account #XXXXXXXXXXXX1397			
AMAZON GIFT CARD		50.00	
Account #XXXXXXXXXXXX8770			

Order Total		147.02
Sales Tax		3.03
Grand Total		150.05
Credit	Payment	150.05
Change		0.00

Publix

Duval Station
731 Duval Station Rd,
Jacksonville, FL 32218
Store Manager: Ryan Meissner
904-696-3093

MINI FILL DNTS 9CT	4.29	F
CHOC ICED DNT 6 CT	3.99	F
KK ASSRT DOUGHNUTS	11.99	F
KK ASSRT DOUGHNUTS	11.99	F
HLDY BRWNIE TRIO	8.99	F

Order Total		41.25
Sales Tax		0.00
Grand Total		41.25
Credit	Payment	41.25
Change		0.00

PRESTO!
Trace #: 076999
Reference #: 0096789479
Acct #: XXXXXXXXXXXX3429
Purchase VISA
Amount: $41.25
Auth #: 022907

CREDIT CARD	PURCHASE
A0000000031010	Visa Credit
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Catherine B.

12/22/2020 7:37 S0019 R107 4318 C0270

Together, we'll get through this.
Get the latest updates at
publix.com/coronavirus.

Publix Super Markets, Inc.

Welcome to Dunkin' Donuts!
Store #310291
1084 Airport Road, Ste B, Jacksonville,
904-741-4300
Email:mweber@rajanpartners.com
Store Manager: Jeff Hallock
1/1/2021 9:16:32 AM

Eat In
Order: 830

Register:2 Tran Seq No: 1883830
Cashier:Malia W.
*****SALE*****

1	12 Donuts	8.99
	Sub. Total:	$8.99
	Tax:	$0.00
	Total:	$8.99
	Discount Total:	$0.00
	Change	$0.00
	Visa:	$8.99

VISA
Card Num : **********3429
Terminal : 2
Approval : 001230
AID : A0000000031010
TVR : 0080001000
IAD : 06011203A0A006
TSI : E800
AR : Y3
TC : E028C8
USD$ 8.99

****
Donut forget to tell us about
today's visit! Talk to us at
www.DunkinRunsOnYou.com
within 3 days and receive a
FREE CLASSIC DONUT
on your next visit when you
purchase a Medium or Larger Beverage.
See restrictions on dunkindonuts.com
Survey Code: 83001-10291-0901-0112
****

amazon.com

Print this page for your records.

Order Placed: December 10, 2020
Amazon.com order number: 113-6004571-4234239
Order Total: $50.71

Shipped on December 10, 2020

Items Ordered	Price
1 of: Brilliance® 48 Pack Liquid Chalk Markers, Neon/Metallic and White Bundled Sold by: Kepler (seller rating) Condition: New	$29.93
1 of: Uniball Vision Elite Rollerball Pen, Black, 12 Count Sold by: Dirty Goods (seller profile) Condition: New	$9.49
1 of: Stabilo Pen Marker, Fine Point, Black, 12 Count Sold by: Amazon.com Services LLC Condition: New	

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

Shipping Speed:
Same Day Delivery

Payment Information

Payment Method:
Visa | Last digits: 3429

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

Items(2) Subtotal:	$41.30
Shipping & Handling:	$2.99
Free Shipping:	-$2.99
Your Coupon Savings:	-$0.59

Total before tax:	$50.71
Estimated tax to be collected:	$0.00

Grand Total:	**$50.71**

Credit Card transactions

Visa ending in 3429: December 10, 2020: $50.71

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

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REPUBLIC SERVICES

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	0687-001114059
Invoice Date	January 16, 2021
Previous Balance	$343.08
Payments/Adjustments	-$343.08
Current Invoice Charges	**$345.94**

Autopayment	Payment Due Date
$345.94	February 05, 2021

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 01/05	5555555	-$343.08

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50				
Jacksonville, FL Contract 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Waste/Recycling Overage 12/23		1.0000	$79.90	$79.90
Pickup Service 02/01-02/28			$138.78	$138.78
Container Refresh 02/01-02/28		1.0000	$9.00	$9.00
Total Fuel/Environmental Recovery Fee				$67.99
Total Franchise - Local				$50.27
CURRENT INVOICE CHARGES, Autopayment due on February 05, 2021				**$345.94**

320 572 432000

RECEIVED JAN 222020 3 0

333 573*1 TB--9
/0 41/4 1 11

Simple account access at your fingertips. It--0--i-11.

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

REPUBLIC SERVICES

8619 Western Way
Jacksonville FL 32256-036060

Do not Pay
* Thank You For Your Automatic Payment!*

Autopayment	$345.94
Payment Due Date	February 05, 2021
Account Number	3-0687-0002027
Invoice Number	0687-001114059

Return Service Requested

For Billing Address Changes, Check Box and Complete Reverse

Make Checks Payable To:

CDD OFFICES
TISON'S LANDING-EMMA DOBRIE
5385 NOB HILL RD
SUNRISE FL 33351-4761

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

3068700020270000001114059000034594000034594 9

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.

CRPBLIC1 8422 9813 127 07 20210117 PG 1 OF 1
5644250 00949791 3861846.2 0=1
R1=3159

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	

AgrowPro Inc
1339 Kavie Ct
Green Cove Springs, FL 32043
US
904-449-1299
info@agrowpro.com
agrowpro.com

Invoice

APPROVED
By Johnathan Perry at 8:28 am, Feb 01, 2021

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
13707	01/31/2021	$1,491.65	03/02/2021	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Commercial Turf & Ornamental Se	Monthly installment for Turf and ornamental services	1	1,491.65	1,491.65

BALANCE DUE **$1,491.65**

00162093146 1 0023

Alpha Dog Audio Video Security

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

44%%34?%%%%2%**P*%
*0*9*4*7

Invoice

Invoice Number	Date
12058	2/1/2021
Customer Number	**Due Date**
10313-3	2/1/2021

APPROVED
By Johnathan Perry at 11:05 am, Feb 03, 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		2/1/2021	2/1/2021

Quantity	Description	Rate	Amount
Tison's Landing CDD 16529 Tisons Bluff Rd, Jacksonville, FL			
1.00	ADC-Access-Door-Addon x 4doors 02/01/2021-02/28/2021	40.00	40.00
1.00	Alarm.com Cloud Access Control 02/01/2021-02/28/2021	20.00	20.00
	Tax		$ 0.00

February alarm monitoring

Date	Invoice #	Description	Amount	Balance Due
2/1/2021	12058	Service Call	60.00	60.00

Return Stub Below

Customer: Tison's Landing CDD

Invoice Number 12058
Bill Payer ID: 10313-3

Due This Inv. 60.00 **Amount Remitted**

Payment Method Check ☐ Check Number **Date Remitted**

Card Number **Exp Date**

Charge* ☐ Name On Card **Card ID**

Signature

LAW OFFICES

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

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
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MARK A. RUTLEDGE
GINGER E. WALD
JEFFERY R. LAWLEY
DONNA M. KRUSBE
SCOTT C. COCHRAN
SHAWN B. McKAMEY

LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279

CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

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

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

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

81

December 31, 2020

Mr. Richard Hans
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 & RAMSEY, 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

Account No: 80-12113M
Statement No: 166536
12/31/2020

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

			Hours
12/01/2020			
	MJP	CORRESPONDENCE TO ERNESTO TORRES	0.20
	MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM ERNESTO TORRES	0.10
12/02/2020			
	MJP	CORRESPONDENCE TO ATTY. GUARNIERI (ENVERA)	0.20
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE AND REPLY THERETO WITH ATTACHMENT	0.20
12/04/2020			
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ATTY. GUARNIERI (ENVERA) WITH ATTACHMENT	0.30
	MJP	CORRESPONDENCE TO ERNESTO TORRES AND COURTNEY HOGGE WITH ATTACHMENT	0.30
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM JOHNATHAN PERRY	0.10
12/07/2020			
	MJP	CORRESPONDENCE TO DISTRICT MANAGER	0.10
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.20
	MJP	CORRESPONDENCE TO ATTY. GUARNIERI (ENVERA) WITH ATTACHMENT	0.20
12/17/2020			
	MJP	RECEIPT AND REVIEW DRAFT AGENDA FOR JANUARY 7, 2020 MEETING OF BOARD OF SUPERVISORS	0.30
12/28/2020			
	MJP	REVIEW FILE AND PENDING ITEMS IN ADVANCE OF AND IN PREPARATION FOR THE NEXT BOARD OF SUPERVISORS MEETING	0.30

TISON'S LANDING CDD

12/31/2020

Account No: 80-12113M

Statement No: 166536

TISON'S LANDING CDD

	Hours	
For Current Services Rendered	2.50	687.50

Recapitulation

Timekeeper	Title	Hours	Rate	Total
MICHAEL J. PAWELCZYK	PARTNERS	2.50	$275.00	$687.50

	Previous Balance	$2,062.50
	Total Current Work	687.50

Payments

12/28/2020	PAYMENT RECEIVED - THANK YOU	-2,062.50
	Balance Due	$687.50

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

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

Invoice

Invoice #: 410
Invoice Date: 2/1/21
Due Date: 2/1/21
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 - February 2021	001 510 516 31000		4,166.67	4,166.67
Information Technology - February 2021	001 319 913 357100		83.33	83.33
Dissemination Agent Services - February 2021	001 310 58 31209		83.33	83.33
Office Supplies	001 510 53 51000		15.00	15.00
Copies	001 519 513 41150		152.85	152.85

Total	**$4,501.18**
Payments/Credits	**$0.00**
Balance Due	**$4,501.18**

INVOICE

Invoice #	558216
Account #	724857
Invoice Date	2/1/2021
Due Date	2/11/2021
Rep	MAS

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

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 8/16 11	795.00
	APPROVED By Johnathan Perry at 9:05 am, Feb 03, 2021	
	00(DO *371 *6400	
	Customer Total Balance 795.00	
	Total Invoice	**$795.00**

Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!

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 #	558216
Account #	724857
Date	2/1/2021

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: Check box if same as above
_____
_____
Signature _____

Vesta

Invoice

Invoice #	379264
Date	2/1/2021
Terms	
Due Date	
Memo	Monthly Fees

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

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager	1	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

Pool maintenance 04 00 403 10

Total $14,679.26