

TISON'S LANDING
Community Development District

JUNE 15, 2021

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

June 8, 2021

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

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Tuesday, June 15, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Affidavit of Publication
- IV. Update Regarding Request for Installation of Speed Humps
- V. Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget
 - A. Consideration of Resolution 2021-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022
 - B. Consideration of Resolution 2021-06, Imposing Special Assessments and Certifying an Assessment Roll
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager - Report on the Number of Registered Voters (1,433)
 - D. Amenity Manager - Memorandum
 - E. Field Operations Manager – Monthly Report
- VII. Supervisor Requests / Audience Comments

- VIII. Approval of Consent Agenda
 - A. Minutes of the May 4, 2021 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IX. Next Scheduled Meeting – Tuesday, August 31, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center
- X. Adjournment

THIRD ORDER OF BUSINESS

(Published daily except Saturday, Sunday and legal holidays)
Jacksonville, Duval County, Florida

STATE OF FLORIDA,

S.S.

COUNTY OF Duval,

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of JACKSONVILLE DAILY RECORD, a daily (except Saturday, Sunday and legal holidays) newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of of Public Hearing to Consider the Adoption of the Fiscal Year 2021/2022 Budget: et al

**See
Attached
(Page 1 of 2)**

in the matter of Tison's Landing Community Development District

in the Court of Duval County, Florida, was published in said newspaper in the issues of 5/18/21, 5/25/21

Affiant further says that the said JACKSONVILLE DAILY RECORD is a newspaper at Jacksonville, in said Duval County, Florida, and that the said newspaper has heretofore been continuously published in said Duval County, Florida, each day (except Saturday, Sunday and legal holidays) and has been entered as periodicals matter at the post office in Jacksonville, in said Duval County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

*This notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Rhonda Fisher

Sworn to and subscribed before me this 25th day of May, 2021 A.D. by Rhonda Fisher who is personally known to me.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022
BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE
AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL,
AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors for the Tison's Landing Community Development District will conduct two public hearings and a regular meeting on Tuesday, June 15, 2021 commencing at 6:00 p.m. at the meeting location of 16529 Tisons Bluff Road, Jacksonville, Florida 32218.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2021/2022 proposed budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2021/2022 upon the lands located within the District, a depiction of which lands is shown below; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law, including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Participants are **strongly encouraged** to submit questions and comments to the District Manager at least 24 hours in advance of the meeting at (904) 940-5850 or etorres@gmsnf.com to facilitate the Board's consideration of such questions and comments during the meeting. An electronic copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained from the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850, e-mail: etorres@gmsnf.com, during normal business hours. The agenda and budget are also anticipated to be posted on the District's website, www.TisonsLandingCDD.com.

The District's special assessments are annually recurring assessments and are in addition to previously levied debt assessments. Below is the proposed schedule of operation and maintenance assessments for FY 2021/2022. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

The proposed FY 2021/2022 operations and maintenance assessment for each of the 680 single-family lots within the District boundaries is \$1,031.39 (gross).

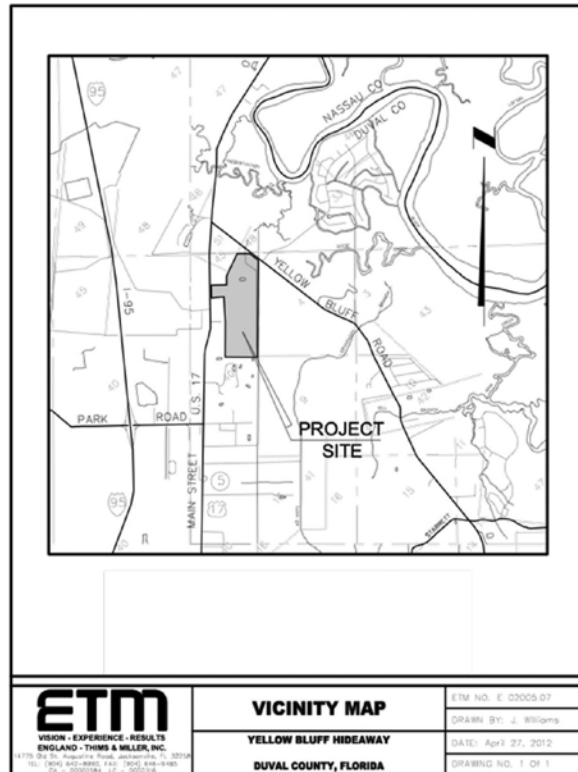
The special assessments are collected on each lot owner's annual real estate tax bill issued by Duval County (City of Jacksonville), Florida. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

In accordance with the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to contact the District offices at (904) 940-5850 at least forty-eight (48) hours prior to the scheduled hearing. If you are hearing or speech impaired, please contact Florida Relay Service Numbers (800) 955-8771 (TDD) or (800) 955-8770 (VOICE), for assistance in contacting the District office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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



FIFTH ORDER OF BUSINESS

***Approved Budget
Fiscal Year 2022***

***Tison's Landing
Community Development District***

June 15, 2021



Tison's Landing

Community Development District

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Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 4/30/2021	Projected Next 5 Months	Total Projected 9/30/2021	Approved Budget FY 2022
Revenues					
Maintenance Assessments - Tax Roll	\$588,517	\$586,722	\$3,481	\$590,203	\$648,742
Maintenance Assessments - Tax Roll Delinq	\$0	\$1,118	\$0	\$1,118	\$0
Clubhouse Income	\$5,000	\$3,700	\$1,000	\$4,700	\$2,000
HOA Revenues	\$0	\$0	\$0	\$0	\$1,500
Interest Income	\$4,000	\$182	\$130	\$312	\$200
Miscellaneous Revenues	\$0	\$139	\$0	\$139	\$0
Total Revenues	\$597,517	\$591,861	\$4,611	\$596,472	\$652,442
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$7,000	\$5,600	\$3,000	\$8,600	\$7,000
FICA Taxes	\$536	\$428	\$230	\$658	\$536
Engineering Fees	\$3,000	\$1,513	\$1,487	\$3,000	\$3,000
Architecture Services	\$0	\$0	\$0	\$0	\$25,000
Arbitrage Rebate	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination Agent	\$1,000	\$683	\$317	\$1,000	\$1,000
Trustee Fees	\$3,725	\$3,717	\$8	\$3,725	\$3,725
Assessment Roll Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Attorney Fees	\$15,000	\$8,635	\$6,365	\$15,000	\$15,000
Annual Audit	\$3,570	\$3,570	\$0	\$3,570	\$3,600
Management Fees	\$50,000	\$29,167	\$20,833	\$50,000	\$50,000
Computer Time/information Technology	\$1,000	\$583	\$417	\$1,000	\$1,200
Telephone	\$100	\$158	\$20	\$178	\$100
Postage	\$1,000	\$350	\$650	\$1,000	\$1,000
Printing & Binding	\$2,000	\$954	\$1,046	\$2,000	\$2,000
Insurance	\$8,911	\$8,873	\$38	\$8,911	\$9,317
Legal Advertising	\$1,000	\$1,072	\$200	\$1,272	\$1,000
Other Current Charges	\$500	\$388	\$112	\$500	\$1,000
Website Administration	\$1,800	\$1,050	\$750	\$1,800	\$1,200
Website Lifestyle	\$0	\$0	\$0	\$0	\$3,000
Office Supplies	\$500	\$88	\$50	\$138	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$104,517	\$69,506	\$36,722	\$106,228	\$133,053
<u>Field</u>					
Insurance	\$12,193	\$13,905	\$0	\$13,905	\$14,600
Field Management & Administration (Vesta)	\$26,612	\$15,524	\$11,089	\$26,613	\$28,608
Security Camera Monitoring (Envera/Alpha Dog)	\$16,000	\$14,290	\$10,788	\$25,078	\$23,463
Landscape Maintenance (LawnBoy)	\$49,100	\$28,639	\$20,461	\$49,100	\$49,100
Landscape Mulch	\$0	\$0	\$0	\$0	\$15,000
Landscape Fertilization (Agro Pro)	\$17,900	\$10,442	\$7,458	\$17,900	\$17,900
Landscape Contingency	\$7,500	\$1,035	\$6,465	\$7,500	\$7,500
Pest Control (Turner Pest)	\$780	\$365	\$0	\$365	\$0
Irrigation Maintenance	\$5,625	\$2,105	\$3,520	\$5,625	\$5,625

Tison's Landing

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 4/30/2021	Projected Next 5 Months	Total Projected 9/30/2021	Approved Budget FY 2022
<u>Field-continued</u>					
Lake Maintenance (The Lake Doctor)	\$9,540	\$5,565	\$3,975	\$9,540	\$10,840
Utilities-Cable (Comcast)	\$3,720	\$871	\$617	\$1,488	\$1,680
Utilities-Electric (JEA)	\$23,000	\$592	\$500	\$1,092	\$1,200
Utilities-Irrigation (JEA)	\$30,000	\$21,200	\$10,000	\$31,200	\$32,000
Refuse Service (Republic Service)	\$2,900	\$2,181	\$1,750	\$3,931	\$4,200
Repairs and Maintenance	\$40,000	\$3,681	\$7,196	\$10,877	\$20,000
Contingency	\$2,000	\$5,622	\$0	\$5,622	\$1,000
Capital Outlay	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Capital Reserve	\$65,600	\$65,600	\$0	\$65,600	\$40,000
Total Field	\$317,470	\$196,616	\$83,819	\$280,436	\$277,716
<u>Amenity</u>					
Amenity Manager (Vesta)	\$90,081	\$52,547	\$37,534	\$90,081	\$92,783
Pool Maintenance (Vesta)	\$23,540	\$13,732	\$9,808	\$23,540	\$27,332
Pool Repair	\$3,000	\$1,444	\$1,556	\$3,000	\$3,000
Pool Chemicals (Vesta)	\$8,568	\$4,998	\$3,570	\$8,568	\$9,211
Permit Fees	\$991	\$0	\$600	\$600	\$600
Utilities-Cable (Comcast)	\$0	\$3,163	\$2,259	\$5,422	\$5,520
Utilities-Electric (JEA)	\$0	\$8,547	\$7,000	\$15,547	\$18,800
Utilities-Water/Sewer (JEA)	\$0	\$5,644	\$4,000	\$9,644	\$10,000
Repairs and Maintenance	\$0	\$189	\$4,000	\$4,189	\$20,000
Janitorial Maintenance (Vesta)	\$24,200	\$14,117	\$10,087	\$24,204	\$28,041
Janitorial Supplies (Vesta)	\$3,150	\$1,838	\$1,313	\$3,150	\$3,386
Special Events	\$17,000	\$16,948	\$52	\$17,000	\$17,000
Amenity Supplies	\$5,000	\$3,811	\$3,189	\$7,000	\$5,000
Contingency	\$0	\$0	\$0	\$0	\$1,000
Total Amenity	\$175,530	\$126,976	\$84,968	\$211,945	\$241,673
Total Expenditures	\$597,517	\$393,099	\$205,510	\$598,609	\$652,442
Excess of revenues over/(under) expenditures	\$0	\$198,762	(\$200,899)	(\$2,137)	\$0

Product	Units	FY 2021 O&M		FY 2022 O&M		Increase/(decrease)	
		per Unit (gross)	Total	per Unit (gross)	Total	per Unit (gross)	Total
50" SF	186	\$935.64	\$174,028.87	\$1,031.39	\$191,837.86	\$95.75	\$17,808.98
55" SF	151	\$935.64	\$141,281.51	\$1,031.39	\$155,739.34	\$95.75	\$14,457.83
60" SF	138	\$935.64	\$129,118.20	\$1,031.39	\$142,331.31	\$95.75	\$13,213.12
65" SF	205	\$935.64	\$191,806.02	\$1,031.39	\$211,434.20	\$95.75	\$19,628.18
Total	680						
		Gross Assessments	\$636,234.59	Gross Assessments	\$701,342.70	Gross Assessments	\$65,108.11
		Less: Discounts 4%	(\$25,449.38)	Less: Discounts 4%	(\$28,053.71)	Less: Discounts 4%	(\$2,604.32)
		Less: Comm 3.5%	(\$22,268.21)	Less: Comm 3.5%	(\$24,546.99)	Less: Comm 3.5%	(\$2,278.78)
		Net Assessments	\$588,517.00	Net Assessments	\$648,742.00	Net Assessments	\$60,225.00

Tison's Landing

Community Development District

Exhibit "A"

Allocation of Operating Reserve

Description		Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2020)		\$107,539
Estimated Excess Revenues over Expenditures		(\$2,137)
Less:		
Funding for First Quarter Operating Expenditures		(\$151,861)
Reserved for Capital Projects / Renewal and Replacement ⁽¹⁾		<u>\$0</u> (\$151,861)
Total Undesignated Cash as of 09/30/2021		(\$46,459)

⁽¹⁾ Excess funds above first quarter operating capital will be transferred to the Capital Reserves.

REVENUES:

Maintenance Assessments

The District will levy a non-advalorem maintenance assessment on the developable property within the District to fund the operating budget. The assessment may either be invoices collected directly or placed on the Duval County tax roll.

Clubhouse Income

The District will collect fees for room rental of the amenity center.

HOA Revenues

HOA to contribute towards events and lifestyle website services.

Interest Income

The District will invest surplus funds with the State Board of Administration Investment Pool.

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one calendar year. The amount for the fiscal year is based upon the five paid supervisors attending the estimated 4 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering Fees

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Architecture Services

Architect related fees of consulting, design, drawings, or associated fees, for future expansions to amenity center or other common areas owned by the District.

Arbitrage Rebate

The District is required to have an Arbitrage Rebate Calculation on the districts 2016A-1 and 2016A-2 Special Assessment Bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District issued Series 2016A-1 and 2016A-2 Special Assessment Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Assessment Roll Administration

Represents cost associated with annually levying and collection Non-Ad Valorem Assessments utilized to fund the operating and debt service cost of the District.

ADMINISTRATIVE: (continued)

Attorney Fees

The District's legal counsel, Billing, Cochran, Lyles, Mauro & Ramsey, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Computer Time/Information Technology

The District processes all of its financial activities, including accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC. And ensures statutory website compliance.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA)). They specialize in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the Florida Times Union.

Other Current Charges

Bank charges and any other miscellaneous expenditures incurred during the year.

Website Administration

Per Section 199.069 F.S., all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by Unicorn and updated as required by the Statute.

Website Lifestyle & APPS

Contractor [Vesta] provides community website administration and mobile application accessible to residents.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

FIELD:

Insurance

The District's Property Insurance policy (Amenity Center) is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management & Administration

The District has contracted with Vest Property Service for on-site field management of contracts for District services such as landscaping, amenity & pool facilities, lake maintenance and security. Proposed an increase of 7,5%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$2,384.00	\$28,608.00

Security Camera Monitoring

The District has a contract with Envera services. Monthly active video monitoring and service/maintenance.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Envera - Tison's Bluff Rd	\$1,011.71	\$12,140.52
Envera - Entrance 1- Pond Run Rd	\$329.27	\$3,951.24
Envera - Entrance 2 -Yellow Bluff Rd	\$230.61	\$2,767.32
Envera - Utility	\$323.65	\$3,883.80
Alpha Dog	\$ 60.00	\$720.00
Total		\$23,462.88

Landscape Maintenance

The District currently has a landscape maintenance contract with LawnBoy Lawn Services, Inc. The budgeted amount is based upon the following:

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
LawnBoy Services, Inc.	\$4,091.65	\$49,100

Landscape Mulch

Cost to replace mulch throughout the district.

Landscape Fertilization

The District currently has a contract Agro Pro Inc.. The budgeted amount is based upon the following:

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Agro Pro Inc.	\$1,491.65	\$17,900

Landscape Contingency

Any unanticipated landscape improvement expenses to the District.

Irrigation Maintenance

Cost of routine repairs and maintenance of the District's irrigation system.

FIELD: (continued)

Lake Maintenance

The District currently has a contract to maintain the lakes within the District. The budgeted amount is based upon the following:

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
The Lake Doctors	\$903.33	\$10,840

Utilities-Cable

The District uses Comcast for internet at entrance gate.

Utilities-Electric

The District has utility accounts with JEA for electric. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
16365 N Main St Apt SG01	95045373

Utilities-Irrigation

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
Commercial Irrigation:	
15635 Tisons Bluff Road	67370623
15681 Tisons Bluff Road	67370625
16123 Tisons Bluff Road	83726295
16151 Dowing Creek Dr	74534584
16211 Dowing Creek Dr	74458033
16303 Hunters Hollow TL	67370633
16316 Magnolia Grove Wy	67370626
16331 Tisons Bluff Road	67370634
16343 Tisons Bluff Road	67370632
16356 Magnolia Grove Wy Apt IR01	67370624
261 Bradford Lake Cr	81523391
79 Bradford Lake Cr	83874232

Refuse Service

This item includes the cost of garbage disposal for the District.

Repairs and Maintenance

Unscheduled repairs and maintenance to the District's common area throughout the community.

Contingency

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Capital Reserve

Funds set aside for future replacements of capital related items.

AMENITY

Amenity Manager

The District's management company (Vesta Property Service) will be providing a Recreational Director who will coordinate special events and miscellaneous programs for the District. Proposed an increase of 3%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$7,731.92	\$92,783.00

Pool Maintenance

The District's management company (Vesta Property Service) is currently maintaining the pool at the Amenity Center. The budgeted amount is based upon the following: Proposed increase of 16,12%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$2,277.66	\$27,332.00

Pool Repair

Cost to repair the community pool.

Pool Chemicals

The District's management company (Vesta Property Service) has contract with Poolsure for the placement of chemicals in the Amenity Center Swimming Pool. Proposed increase of 7.5%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$767.58	\$9,211.00

Permit Fees

Represents Permit Fees paid to the Department of Health for the swimming pools.

Utilities-Cable

The District uses Comcast for cable/TV and internet.

Utilities-Electric

The District has utility accounts with JEA for electric. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
16529 Tisons Bluff Road	06221889

Utilities-Water/Sewer

The District has utility accounts with JEA for water, sewer and commercial irrigation. The budget is based on previous year's spending.

<u>Location</u>	<u>Meter #</u>
Water: 16529 Tisons Bluff Road	67891772
Sewer: 16529 Tisons Bluff Road	67891772

AMENITY (continued)

Repairs and Maintenance

Unscheduled repairs and maintenance to the District's Facilities throughout the community.

Janitorial Maintenance

The district's management company (Vesta Property Service) provides weekly cleaning of the clubhouse, restrooms, and pool area. Proposed increase of 16,12%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$2,336.75	\$28,041.00

Janitorial Supplies

The district's management company (Vesta Property Service) provides janitorial supplies. Proposed increase of 3%.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Vesta Property Service	\$282.17	\$3,386.00

Special Events

Monthly events and organized functions provided for all residents.

Amenity Supplies

Miscellaneous supplies needed for the Clubhouse.

Contingency

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Tison's Landing

Community Development District

Capital Reserve Fund

Description	Adopted Budget FY 2021	Actual Thru 4/30/2021	Projected Next 5 Months	Total Projected 9/30/2021	Approved Budget FY 2022
Revenues					
Carry Forward Surplus	\$116,038	\$88,407	\$0	\$88,407	\$119,409
Interest Income	\$3,000	\$106	\$44	\$150	\$100
Miscellaneous Revenues	\$0	\$10,776	\$0	\$10,776	\$0
Capital Reserve-Transfer In	\$70,600	\$70,600	\$0	\$70,600	\$45,000
Total Revenues	\$189,638	\$169,889	\$44	\$169,933	\$164,509
Expenditures					
Capital Outlay	\$50,000	\$30,329	\$19,671	\$50,000	\$100,000
Miscellaneous	\$800	\$262	\$262	\$524	\$800
Total Revenues	\$50,800	\$30,591	\$19,933	\$50,524	\$100,800
Excess of revenues over/(under) expenditures	\$138,838	\$139,298	(\$19,889)	\$119,409	\$63,709

Tison's Landing

Community Development District

Debt Service Fund

Series 2016-1 & 2 Senior Special Assessment Revenue Refunding and Improvement Bonds

Description	Adopted Budget FY 2021	Actual Thru 4/30/2021	Projected Next 5 Months	Total Projected 9/30/2021	Approved Budget FY 2022
Revenues					
Carry Forward Surplus ⁽¹⁾	\$86,468	\$85,385	\$0	\$85,385	\$80,981
Special Assessments - On Roll	\$382,996	\$381,155	\$2,262	\$383,417	\$382,996
Special Assessments - On Roll Delinq	\$0	\$812	\$0	\$812	\$0
Interest Income	\$3,600	\$15	\$4	\$19	\$0
Total Revenues	\$473,064	\$467,367	\$2,266	\$469,633	\$463,977
Expenditures					
Series 2016-1					
Interest - 11/01	\$59,501	\$59,501	\$0	\$59,501	\$57,701
Interest - 05/01	\$59,501	\$0	\$59,501	\$59,501	\$57,701
Principal - 05/01	\$180,000	\$0	\$180,000	\$180,000	\$180,000
Series 2016-2					
Interest - 11/01	\$22,325	\$22,325	\$0	\$22,325	\$21,268
Interest - 05/01	\$22,325	\$0	\$22,325	\$22,325	\$21,268
Principal - 05/01	\$40,000	\$0	\$40,000	\$40,000	\$40,000
Special Call - 05/01	\$0	\$0	\$5,000	\$5,000	\$0
Total Expenditures	\$383,651	\$81,826	\$306,826	\$388,651	\$377,936
Excess of revenues over/(under) expenditures	\$89,413	\$385,541	(\$304,560)	\$80,981	\$86,041

⁽¹⁾ Carry forward surplus is net of reserve fund.

Interest 11/1/2022 - 2016-1	\$ 55,901
Interest 11/1/2022 - 2016-2	\$ 20,328
Total	\$76,228

Assessments	Lot Size					Total Gross	
	50'	55	60'	65	Total		
	Units						
Phase I							
Single Family	\$417.64	15	21	66	74	176	\$73,504.64
Single Family	\$421.26	18	9	7	22	56	\$23,590.56
Single Family	\$436.63	6	4	3	6	19	\$8,295.97
Single Family	\$728.62	7	13	0	0	20	\$14,572.40
Single Family	\$946.48	0	0	11	7	18	\$17,036.64
Phase II							
Single Family	\$421.26	15	24	3	13	55	\$23,169.30
Single Family	\$436.63	26	17	2	4	49	\$21,394.87
Single Family	\$728.62	95	63	0	0	158	\$115,121.96
Single Family	\$946.48	0	0	45	79	124	\$117,363.52
				Total	675		
Total Gross assessments							\$414,049.86
Less: Disc. & Coll. (7.5%)							\$31,053.74
Total Net Assessment (Maximum Annual Debt)							\$382,996.12

Tison's Landing

Community Development District

Amortization Schedule

Series 2016-1 Senior Special Assessment Revenue Refunding and Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$3,635,000.00	2.000%	\$0.00	\$57,700.63	\$0.00
05/01/22	\$3,635,000.00	2.000%	\$180,000.00	\$57,700.63	\$295,401.25
11/01/22	\$3,455,000.00	2.000%	\$0.00	\$55,900.63	\$0.00
05/01/23	\$3,455,000.00	2.200%	\$185,000.00	\$55,900.63	\$296,801.25
11/01/23	\$3,270,000.00	2.200%	\$0.00	\$53,865.63	\$0.00
05/01/24	\$3,270,000.00	2.400%	\$190,000.00	\$53,865.63	\$297,731.25
11/01/24	\$3,080,000.00	2.400%	\$0.00	\$51,585.63	\$0.00
05/01/25	\$3,080,000.00	2.600%	\$195,000.00	\$51,585.63	\$298,171.25
11/01/25	\$2,885,000.00	2.600%	\$0.00	\$49,050.63	\$0.00
05/01/26	\$2,885,000.00	2.875%	\$200,000.00	\$49,050.63	\$298,101.25
11/01/26	\$2,685,000.00	2.875%	\$0.00	\$46,175.63	\$0.00
05/01/27	\$2,685,000.00	3.000%	\$205,000.00	\$46,175.63	\$297,351.25
11/01/27	\$2,480,000.00	3.000%	\$0.00	\$43,100.63	\$0.00
05/01/28	\$2,480,000.00	3.125%	\$210,000.00	\$43,100.63	\$296,201.25
11/01/28	\$2,270,000.00	3.125%	\$0.00	\$39,819.38	\$0.00
05/01/29	\$2,270,000.00	3.375%	\$220,000.00	\$39,819.38	\$299,638.75
11/01/29	\$2,050,000.00	3.375%	\$0.00	\$36,106.88	\$0.00
05/01/30	\$2,050,000.00	3.375%	\$225,000.00	\$36,106.88	\$297,213.75
11/01/30	\$1,825,000.00	3.375%	\$0.00	\$32,310.00	\$0.00
05/01/31	\$1,825,000.00	3.375%	\$235,000.00	\$32,310.00	\$299,620.00
11/01/31	\$1,590,000.00	3.375%	\$0.00	\$28,344.38	\$0.00
05/01/32	\$1,590,000.00	3.375%	\$245,000.00	\$28,344.38	\$301,688.75
11/01/32	\$1,345,000.00	3.375%	\$0.00	\$24,210.00	\$0.00
05/01/33	\$1,345,000.00	3.600%	\$250,000.00	\$24,210.00	\$298,420.00
11/01/33	\$1,095,000.00	3.600%	\$0.00	\$19,710.00	\$0.00
05/01/34	\$1,095,000.00	3.600%	\$260,000.00	\$19,710.00	\$299,420.00
11/01/34	\$835,000.00	3.600%	\$0.00	\$15,030.00	\$0.00
05/01/35	\$835,000.00	3.600%	\$270,000.00	\$15,030.00	\$300,060.00
11/01/35	\$565,000.00	3.600%	\$0.00	\$10,170.00	\$0.00
05/01/36	\$565,000.00	3.600%	\$275,000.00	\$10,170.00	\$295,340.00
11/01/36	\$290,000.00	3.600%	\$0.00	\$5,220.00	\$0.00
05/01/37	\$290,000.00	3.600%	\$290,000.00	\$5,220.00	\$300,440.00
Total			\$3,635,000.00	\$1,136,600.00	\$4,771,600.00

Tison's Landing

Community Development District

Amortization Schedule

Series 2016-2 Senior Special Assessment Revenue Refunding and Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$905,000.00	4.700%	\$0.00	\$21,267.50	\$0.00
05/01/22	\$905,000.00	4.700%	\$40,000.00	\$21,267.50	\$82,535.00
11/01/22	\$865,000.00	4.700%	\$0.00	\$20,327.50	\$0.00
05/01/23	\$865,000.00	4.700%	\$40,000.00	\$20,327.50	\$80,655.00
11/01/23	\$825,000.00	4.700%	\$0.00	\$19,387.50	\$0.00
05/01/24	\$825,000.00	4.700%	\$45,000.00	\$19,387.50	\$83,775.00
11/01/24	\$780,000.00	4.700%	\$0.00	\$18,330.00	\$0.00
05/01/25	\$780,000.00	4.700%	\$45,000.00	\$18,330.00	\$81,660.00
11/01/25	\$735,000.00	4.700%	\$0.00	\$17,272.50	\$0.00
05/01/26	\$735,000.00	4.700%	\$45,000.00	\$17,272.50	\$79,545.00
11/01/26	\$690,000.00	4.700%	\$0.00	\$16,215.00	\$0.00
05/01/27	\$690,000.00	4.700%	\$50,000.00	\$16,215.00	\$82,430.00
11/01/27	\$640,000.00	4.700%	\$0.00	\$15,040.00	\$0.00
05/01/28	\$640,000.00	4.700%	\$50,000.00	\$15,040.00	\$80,080.00
11/01/28	\$590,000.00	4.700%	\$0.00	\$13,865.00	\$0.00
05/01/29	\$590,000.00	4.700%	\$55,000.00	\$13,865.00	\$82,730.00
11/01/29	\$535,000.00	4.700%	\$0.00	\$12,572.50	\$0.00
05/01/30	\$535,000.00	4.700%	\$55,000.00	\$12,572.50	\$80,145.00
11/01/30	\$480,000.00	4.700%	\$0.00	\$11,280.00	\$0.00
05/01/31	\$480,000.00	4.700%	\$60,000.00	\$11,280.00	\$82,560.00
11/01/31	\$420,000.00	4.700%	\$0.00	\$9,870.00	\$0.00
05/01/32	\$420,000.00	4.700%	\$60,000.00	\$9,870.00	\$79,740.00
11/01/32	\$360,000.00	4.700%	\$0.00	\$8,460.00	\$0.00
05/01/33	\$360,000.00	4.700%	\$65,000.00	\$8,460.00	\$81,920.00
11/01/33	\$295,000.00	4.700%	\$0.00	\$6,932.50	\$0.00
05/01/34	\$295,000.00	4.700%	\$70,000.00	\$6,932.50	\$83,865.00
11/01/34	\$225,000.00	4.700%	\$0.00	\$5,287.50	\$0.00
05/01/35	\$225,000.00	4.700%	\$70,000.00	\$5,287.50	\$80,575.00
11/01/35	\$155,000.00	4.700%	\$0.00	\$3,642.50	\$0.00
05/01/36	\$155,000.00	4.700%	\$75,000.00	\$3,642.50	\$82,285.00
11/01/36	\$80,000.00	4.700%	\$0.00	\$1,880.00	\$0.00
05/01/37	\$80,000.00	4.700%	\$80,000.00	\$1,880.00	\$83,760.00
Total			\$905,000.00	\$403,260.00	\$1,308,260.00

A.

RESOLUTION 2021-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (the "Board") proposed budgets for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Tison's Landing Community Development District, pursuant to the provisions of section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budgets (the "Proposed Budgets"), the District filed a copy of the Proposed Budgets with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set June 15, 2021, as the date for a public hearing thereon, and caused notice of such public hearing to be given by publication pursuant to section 190.008(2)(a), Florida Statutes; and

WHEREAS, section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared Proposed Budgets, whereby the budgets shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budgets

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budgets, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budgets, attached hereto as Exhibit "A," as amended by the Board, are hereby adopted in accordance with the provisions of section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.
- c. That the adopted budgets, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budgets for the Tison's Landing Community Development District for the Fiscal Year Ending September 30, 2022" as adopted by the Board of Supervisors on June 15, 2021.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Tison's Landing Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Passed and adopted this 15th day of June 2021.

ATTEST:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

B.

RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tison's Landing Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Duval County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2021-2022 ("Budget"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which special assessments may be placed on the County tax roll and collected by the County Tax Collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of certain special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on all lands located within the District benefitted by the activities and services contained in the Budget; and

WHEREAS, the District desires to levy and collect operation and maintenance special assessments on the all benefitted lands in the amount of each lot's or parcel's portion of the District's Budget; and

WHEREAS, the District desires to collect the debt service assessment and operations and maintenance assessments on certain lots using the Uniform Method ("Uniform Method Property") reflecting their portion of the District's Budget which is also indicated on **Exhibit B**; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify that certain portion of the Assessment Roll attributable to the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in **Exhibit B**.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with **Exhibit B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified. That portion of the District's Assessment Roll that

includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Tison's Landing Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. FUTURE ASSESSMENTS AND COLLECTION METHODS. This Resolution shall in no way be interpreted as the sole means by which the District may, in the future, collect assessments. Notwithstanding the above means of collecting assessments on any property, the District may, in future years, collect assessments by any method authorized by law.

SECTION 7. GENERAL AUTHORIZATION. The District's Chairman, Vice Chairman, Secretary, Assistant Secretaries, District Manager, and District Counsel are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effectuate the intent of this Resolution, and all acts and things that may be desirable or consistent with the requirements hereof. The Chairman and Secretary are hereby further authorized to execute any and all documents necessary to effectuate the intent of this Resolution. The Vice Chairman shall be authorized to undertake any action herein authorized to be taken by the Chairman, in the absence or unavailability of the Chairman and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Tison's Landing Community Development District.

PASSED AND ADOPTED this 15th day of June, 2021.

ATTEST:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: District's Fiscal Year 2021-2022 Budget

Exhibit B: Fiscal Year 2021-2022 Assessment Roll – Uniform Method Property

SIXTH ORDER OF BUSINESS

C.



OFFICE OF THE SUPERVISOR OF ELECTIONS

MIKE HOGAN
SUPERVISOR OF ELECTIONS
OFFICE: (904) 255-3444
CELL: (904) 219-8924

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX: (904) 255-3434
E-MAIL: MHOGAN@COJ.NET

May 17, 2021

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

Dear Courtney,

The information you requested on April 21, 2021 appears below:

Tison's Landing Community Development District 1433 Registered Voters

If you have any questions or need additional assistance, please contact Robert Phillips at 904-255-3436 or phillips@coj.net.

Sincerely,

A handwritten signature in cursive script that reads "Lana Self".

Lana Self
Director of Candidate and Records

D.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 06-01-21

Submitted by: Dana Harden

SPECIAL EVENTS UPDATE:

- We continue to participate in bagel Tuesdays. We have about 25 residents on average participating in this fun event.
- Community walking group meets Monday, Wednesday & Friday at 8:00AM at the Amenity Center.

FOOD TRUCKS:

- We have been having a Food Trucks come every Friday. We have had a large variety of Food Trucks. The Lumpia Lady has become a community favorite and that is a great thing since she lives in the community.
- Moe's Southwest Grill delivers the first Tuesday of each month. Residents preorder their food and Moe's will deliver it to the Amenity Center free of charge.

UPCOMING EVENTS UPDATE:

- We will be having a Dive-In on Saturday, July 31.
- Room rentals have been popular this month. We have had most weekends booked with 3-4 rentals every weekend.
- Community Garage Sale will be August 28.
- We currently have 485 homes activated in our new access card system.

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



E.



TISON'S LANDING

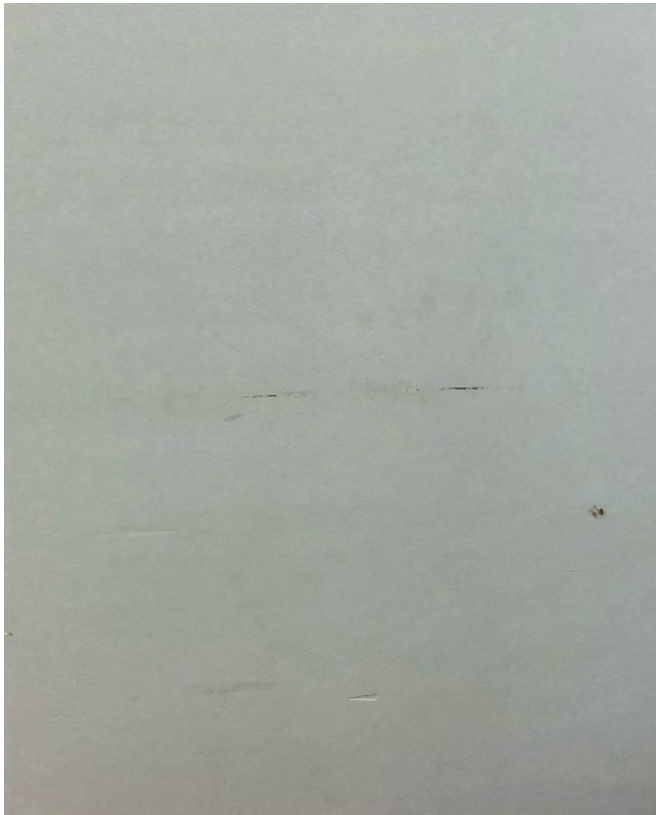
FIELD OPERATIONS MANAGER'S REPORT

Date of Report: 06/01/21

Submitted by: Mark Johnson

Amenity Center Interior walls touch up

I have sanded and touch up paint some bad spots of the blue color on interior walls of Amenity Center. Baseboards next!



Before



After

Air Conditioning Air Handlers

Both of the Air Handlers have been cleaned outside and inside, and the UV Lights have been installed in both.



Before



After



Before



After

Exterior Column Bricks

I have found quite a few bricks unattached from columns and have cleaned area and reattached them.



Before



After

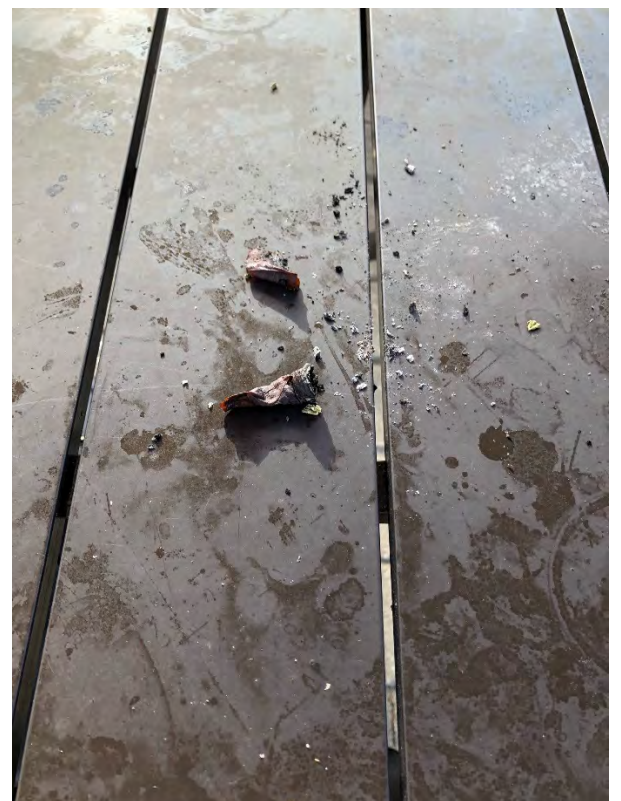
Trash Dumpster Illegal Dumping

We still seem to be having issues at the dumpster area with illegal dumping going on after hours, which is causing the trash to overflow and will cause us to call in for extra pickups.



After Hours Issues at Clubhouse

We are seeing an increase in trash not ending up in trash receptacles but rather on pool deck, in pool (which can damage motors) but also in the parking lot. We have also seen an increase in drug paraphernalia, with smoked and unsmoked marijuana being left at tables. I have also been finding knives, which is a huge safety issue for the clubhouse. I bring this up to make the Board aware and to advise that we need, if possible, staff for some evening hours to deter this from happening.



Road Maintenance

While doing my community patrol I discovered a pothole at the 16100 block of Tisons Bluff Road. I have put in a work order for this to be repaired with the city. “Still awaiting repairs.”



Lawn Boy Update

Lawn Boy has continued to maintain all common areas around the neighborhood in an exceptional manner. We have had a controller and several rotating sprinkler heads go bad recently, however Lawn Boys is addressing the issues. Lawnboy has also r=trimmed the trees back that were in questions of a safety hazard at the last meeting. The JEA right of way was also mowed.

Updates

- We continue to have issues with ATVS on the soccer field tearing up the turf.
- Amenity gym door magnet came loose tightened up screws and it is functioning properly.
- I have installed several new umbrellas with bases at the pool. New trash cans were also installed around the pool and patio area.
- Envera was not voicing down so we called in a ticket. Service tech came out and installed a new speaker in the southeast corner of the pool deck.
- We have had some title issues with the recently purchased pressure washing trailer. After 3 months, we have had to return the previous trailer and exchange it for one with a title.

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



EIGHTH 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 Tuesday, May 4, 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 by Zoom

Also present were:

Ernesto Torres	District Manager
Gerald Knight	District Counsel by telephone
Mark Johnson	Operations Manager – Vesta
Dana Harden	Amenity Manager – Vesta

The following is a summary of the discussions and actions taken at the May 4, 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

**Acceptance of Engagement Letter with
Grau & Associates for Audit Services**

Mr. Torres reminded the Board at the last meeting the audit committee made the recommendation to engage with Grau & Associates for audit services and the Board approved that recommendation.

On MOTION by Ms. Waldhauer seconded by Mr. Kirsch with all in favor the engagement letter from Grau & Associates for audit services was accepted.

FOURTH ORDER OF BUSINESS**Consideration of First Amendment to the Amenities Management Agreement with Vesta Property Services**

Mr. Torres noted the only change to the agreement was to add in website maintenance services for the lifestyle website as was approved at the last meeting.

Ms. Harden stated the Board originally asked if the HOA would fund part of the cost for the website and the HOA does not want to fund part of the app or the website maintenance services at this time. The total annual cost of the contract was for \$3,000 and the Board was asking the HOA to contribute \$1,500 of that cost. The budget will be adjusted to remove the HOA revenues line item. Mr. Torres noted the previous website administrator has already been given notice of termination.

On MOTION by Mr. Kirsch seconded by Ms. Waldhauer with all in favor the first amendment to the amenities management agreement with Vesta Property Services was approved.

FIFTH ORDER OF BUSINESS**Discussion on Capital Improvements; Consideration of Engaging Architectural Consulting Services**

Mr. Torres directed the Board to the backup documentation included in their agenda packages for this item. Included is a proposal from Studio 1+, as well as an email from a Yellow Bluff resident stating that her firm would provide a consultation at no cost. Mr. Torres reminded the Board that at the last meeting they opted to move forward with contacting architectural design firms to get an idea for what is feasible in terms of capital improvements.

Ms. Henninger and Ms. Timmons joined the meeting in person at this time.

Mr. Torres informed the Board the District would need to obtain majority consent from the bondholders in order to issue any debt to complete any future capital improvement projects. Mr. Knight noted that he spoke to the bond counsel who will provide an opinion as to whether the requirement would preclude the District from proceeding with an offer previously received from a bank to provide funding to finance projects. The bonds currently have a provision that they cannot be refinanced until 2026. The Board tabled engaging Group 4 Design, Inc. until bond counsel is able to provide their opinion, if his hourly fee is acceptable.

SIXTH ORDER OF BUSINESS**Discussion on the Fiscal Year 2022 Budget**

Mr. Torres reminded the Board the fiscal year 2022 budget was approved at the last meeting with changes, which are included in the copy of the budget provided in the agenda package. Revenues will be adjusted to remove the HOA contribution, and the architectural services line will be adjusted to absorb the \$1,500. Mr. Kirsch noted he polled the neighborhood on the desire for speed humps and stated they're leaning toward no, so the cost for speed hump installation should be kept separate from the budget.

SEVENTH ORDER OF BUSINESS**Update Regarding Request for Installation of Speed Humps**

Mr. Torres reminded the Board that he was asked to inquire with the County as to the possibility of installing speed humps within the District as the roads are owned by the County. The County provided Mr. Torres with a drawing of where they would recommend the speed humps be installed. Mr. Kirsch asked the residents in attendance for their opinions on installing speed humps. Four residents that spoke up agreed that speeding is an issue in the community. One resident suggested looking at additional sidewalks for pedestrians. Another asked if hiring an off-duty officer would be feasible. Mr. Kirsch responded that the Board has investigated that option in the past and the cost would be minimal compared to the cost of installing speed humps. Resident Shane Jackson felt more signage would help, as well as decoy police vehicles. Ms. Timmons will ask the appropriate party at the County if there is a requirement as to the distance between each speed hump. The discussion will continue at the next meeting. Mr. Kirsch asked that updated pricing on additional speed limit signs be provided at the next meeting.

EIGHTH 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

There being nothing to report, the next item followed.

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

Mr. Johnson informed the Board the basketball nets are needing to be replaced every few weeks due to abuse and asked the board how often they would like them to continue to be replaced. Mr. Kirsch responded every other month.

The Board authorized Mr. Johnson to move forward with installing UV lights in the air handlers.

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

Ms. Ann Schaffer, 16164 Magnolia Grove, expressed concerns over the speeding and cars being parked in the street making it difficult for pedestrians to walk on the side of the street.

Ms. Joan Graby, 16227 Stanis Court, stated there are two magnolia trees where Magnolia Grove meets Tisons Bluff that are so large it's difficult to see oncoming traffic. Ms. Waldhauer asked the resident to see her after the meeting and she would contact the landscape maintenance company.

Supervisor's Requests

Mr. Richardson asked for a follow up on maintenance on the entrance signs. Mr. Kirsch stated that if the funds allotted for architectural design services are not used, the budget should be there to refurbish or replace the signs.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the March 31, 2021 Board of Supervisors and Audit Committee Meetings**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Mr. Torres gave a brief overview of the financials noting the check register totals \$47,696.95.

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

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Tuesday, June 15, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center

TWELFTH 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
April 30, 2021

Board of Supervisors Meeting
June 15, 2021

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET

April 30, 2021

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$33,225	---	\$8,700	\$41,924
Due From Other Funds	---	\$1,452	---	\$1,452
Accounts Receivables	\$75	---	---	\$75
Investments:				
SBA-Surplus Funds	\$281,794	---	\$130,598	\$412,392
Series 2016-1				
Reserve	---	\$149,256	---	\$149,256
Revenue	---	\$380,522	---	\$380,522
Prepayment	---	\$44	---	\$44
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,222	---	\$42,222
Prepayment	---	\$3,519	---	\$3,519
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$319,296</u>	<u>\$577,017</u>	<u>\$139,298</u>	<u>\$1,035,612</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$11,544	---	---	\$11,544
Due to other Funds	\$1,452	---	---	\$1,452
TOTAL LIABILITIES	<u>\$12,996</u>	<u>\$0</u>	<u>\$0</u>	<u>\$12,996</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$577,017	---	\$577,017
Assigned for Captial Projects			\$139,298	\$139,298
Unassigned	\$302,098	---	---	\$302,098
TOTAL FUND BALANCES	<u>\$306,301</u>	<u>\$577,017</u>	<u>\$139,298</u>	<u>\$1,022,616</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$319,296</u>	<u>\$577,017</u>	<u>\$139,298</u>	<u>\$1,035,612</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended April 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/21	ACTUAL THRU 04/30/21	VARIANCE
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$588,517	\$588,517	\$586,722	(\$1,795)
Maintenance Assessments - Tax Roll Delinq	\$0	\$0	\$1,118	\$1,118
Clubhouse Income	\$5,000	\$2,917	\$3,700	\$783
Interest Income	\$4,000	\$2,333	\$182	(\$2,151)
Miscellaneous Revenues	\$0	\$0	\$139	\$139
TOTAL REVENUES	\$597,517	\$593,767	\$591,861	(\$1,906)
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$5,600	\$5,600	\$0
FICA Taxes	\$536	\$428	\$428	\$0
Engineering Fees	\$3,000	\$1,750	\$1,513	\$237
Arbitrage Calculation	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$583	\$683	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$8,750	\$8,635	\$115
Annual Audit	\$3,570	\$3,570	\$3,570	\$0
Management Fees	\$50,000	\$29,167	\$29,167	(\$0)
Computer Time	\$1,000	\$583	\$583	\$0
Telephone	\$100	\$58	\$158	(\$100)
Postage	\$1,000	\$583	\$350	\$233
Printing & Binding	\$2,000	\$1,167	\$954	\$213
Insurance	\$8,911	\$8,911	\$8,873	\$38
Legal Advertising	\$1,000	\$583	\$1,072	(\$489)
Other Current Charges	\$500	\$292	\$388	(\$96)
Website Administration	\$1,800	\$1,050	\$1,050	\$0
Office Supplies	\$500	\$292	\$88	\$204
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$104,517	\$69,768	\$69,506	\$262
<u>Field:</u>				
Insurance (Property)	\$12,193	\$12,193	\$13,905	(\$1,712)
Field Management & Administration (Vesta)	\$26,612	\$15,524	\$15,524	(\$0)
Amenity Manager (Vesta)	\$90,081	\$52,547	\$52,547	\$0
Security Camera Monitoring (Envera)	\$16,000	\$9,333	\$14,290	(\$4,957)
Pool Maintenance (Vesta)	\$23,540	\$13,732	\$13,732	(\$0)
Pool Repair	\$3,000	\$1,750	\$1,444	\$306
Pool Chemicals (Vesta)	\$8,568	\$4,998	\$4,998	\$0
Permit Fees	\$991	\$0	\$0	\$0
Landscape Maintenance (LawnBoy)	\$49,100	\$28,642	\$28,639	\$3
Landscape Fertilization (Agro Pro)	\$17,900	\$10,442	\$10,442	\$0
Landscape Contingency	\$7,500	\$4,375	\$1,035	\$3,340
Pest Control (Turner Pest)	\$780	\$455	\$365	\$90

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended April 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/21	ACTUAL THRU 04/30/21	VARIANCE
<i>Field: (continued)</i>				
Irrigation Maintenance	\$5,625	\$3,281	\$2,105	\$1,176
Lake Maintenance (The Lake Doctor)	\$9,540	\$5,565	\$5,565	\$0
Utilities-Electric (JEA)	\$23,000	\$13,417	\$9,139	\$4,278
Utilities-Water/Sewer/Irrigation (JEA)	\$30,000	\$17,500	\$26,844	(\$9,344)
Utilities-Cable (Comcast)	\$3,720	\$2,170	\$4,034	(\$1,864)
Refuse Service (Republic Services)	\$2,900	\$1,692	\$2,181	(\$489)
Repairs and Maintenance	\$40,000	\$23,333	\$3,871	\$19,463
Janitorial Maintenance (Vesta)	\$24,200	\$14,117	\$14,117	(\$0)
Janitorial Supplies (Vesta)	\$3,150	\$1,838	\$1,838	\$0
Special Events	\$17,000	\$16,948	\$16,948	\$0
Amenity Supplies	\$5,000	\$2,917	\$3,811	(\$895)
Contingency	\$2,000	\$1,167	\$5,622	(\$4,455)
Capital Outlay	\$5,000	\$5,000	\$5,000	\$0
Capital Reserve	\$65,600	\$65,600	\$65,600	\$0
TOTAL FIELD	\$493,000	\$328,533	\$323,593	\$4,940
TOTAL EXPENDITURES	\$597,517	\$398,301	\$393,099	\$5,202
Excess (deficiency) of revenues over (under) expenditures	\$0	\$195,466	\$198,762	\$3,296
Net change in fund balance	\$0	\$195,466	\$198,762	\$3,296
FUND BALANCE - Beginning	\$0		\$107,539	
FUND BALANCE - Ending	\$0		\$306,301	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended April 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/21	ACTUAL THRU 04/30/21	VARIANCE
<u>REVENUES</u>				
Interest Income	\$3,000	\$1,750	\$106	(\$1,644)
Miscellaneous Revenues	\$0	\$0	\$10,776	\$10,776
Capital Reserve-Transfer In	\$70,600	\$70,600	\$70,600	\$0
TOTAL REVENUES	\$73,600	\$72,350	\$81,481	\$9,131
<u>EXPENDITURES</u>				
Capital Outlay	\$50,000	\$30,329	\$30,329	\$0
Miscellaneous Services	\$800	\$467	\$262	\$205
TOTAL EXPENDITURES	\$50,800	\$30,796	\$30,591	\$205
Excess (deficiency) of revenues over (under) expenditures	\$22,800	\$41,554	\$50,890	\$9,336
Net change in fund balance	\$22,800	\$41,554	\$50,890	\$9,336
FUND BALANCE - Beginning	\$116,038		\$88,407	
FUND BALANCE - Ending	\$138,838		\$139,298	

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 April 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/21	ACTUAL THRU 04/30/21	VARIANCE
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$382,996	\$381,155	(\$1,841)
Special Assessments - On Roll Delinq	\$0	\$0	\$812	\$812
Interest Income	\$3,600	\$2,100	\$15	(\$2,085)
TOTAL REVENUES	\$386,596	\$385,096	\$381,982	(\$3,114)
<u>EXPENDITURES</u>				
<u>Series 2016-1</u>				
Interest - 11/01	\$59,501	\$59,501	\$59,501	\$0
Interest - 05/01	\$59,501	\$0	\$0	\$0
Principal - 05/01	\$180,000	\$0	\$0	\$0
<u>Series 2016-2</u>				
Interest - 11/01	\$22,325	\$22,325	\$22,325	\$0
Interest - 05/01	\$22,325	\$0	\$0	\$0
Principal - 05/01	\$40,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$383,651	\$81,826	\$81,826	\$0
Excess (deficiency) of revenues over (under) expenditures	\$2,945	\$303,270	\$300,156	(\$3,114)
Net change in fund balance	\$2,945	\$303,270	\$300,156	(\$3,114)
FUND BALANCE - Beginning	\$86,468		\$276,861	
FUND BALANCE - Ending	\$89,413		\$577,017	

**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:	5/1/2029 - 5/1/2032	\$925,000.00
Interest Rate:	3.600%	
Maturity Date:	5/1/2033 - 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
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Revenues

Maintenance Assessments - Tax Roll	\$0	\$86,593	\$483,003	\$4,021	\$4,810	\$4,563	\$4,849	\$0	\$0	\$0	\$0	\$0	\$587,839
Clubhouse Income	\$0	\$0	\$830	\$0	\$0	\$1,265	\$1,605	\$0	\$0	\$0	\$0	\$0	\$3,700
Interest Income	\$13	\$3	\$6	\$52	\$39	\$39	\$31	\$0	\$0	\$0	\$0	\$0	\$182
Miscellaneous Revenues	\$0	\$67	\$0	\$0	\$73	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$139

<i>Total Revenues</i>	\$13	\$86,663	\$483,838	\$4,073	\$4,922	\$5,867	\$6,484	\$0	\$0	\$0	\$0	\$0	\$591,861
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Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600
FICA Taxes	\$61	\$77	\$0	\$77	\$77	\$138	\$0	\$0	\$0	\$0	\$0	\$0	\$428
Engineering Fees	\$89	\$134	\$0	\$0	\$267	\$1,024	\$0	\$0	\$0	\$0	\$0	\$0	\$1,513
Arbitrage Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$83	\$83	\$83	\$83	\$83	\$83	\$183	\$0	\$0	\$0	\$0	\$0	\$683
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	\$1,155	\$605	\$2,008	\$0	\$0	\$0	\$0	\$0	\$0	\$8,635
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$3,570	\$0	\$0	\$0	\$0	\$0	\$0	\$3,570
Management Fees	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$0	\$0	\$0	\$0	\$0	\$29,167
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Telephone	\$0	\$0	\$0	\$45	\$0	\$63	\$51	\$0	\$0	\$0	\$0	\$0	\$158
Postage	\$8	\$127	\$110	\$0	\$0	\$0	\$106	\$0	\$0	\$0	\$0	\$0	\$350
Printing & Binding	\$210	\$148	\$110	\$81	\$153	\$165	\$89	\$0	\$0	\$0	\$0	\$0	\$954
Insurance	\$8,773	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,873
Legal Advertising	\$0	\$140	\$140	\$298	\$137	\$237	\$120	\$0	\$0	\$0	\$0	\$0	\$1,072
Other Current Charges	\$79	\$77	\$62	\$8	\$52	\$52	\$58	\$0	\$0	\$0	\$0	\$0	\$388
Website Administration	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$0	\$0	\$0	\$1,050
Office Supplies	\$15	\$13	\$15	\$15	\$15	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$88
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

<i>Total Administrative</i>	\$23,028	\$8,361	\$5,608	\$7,161	\$6,788	\$13,553	\$5,007	\$0	\$0	\$0	\$0	\$0	\$69,506
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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	\$2,218	\$2,218	\$2,218	\$0	\$0	\$0	\$0	\$0	\$15,524
Amenity Manager (Vesta)	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$0	\$0	\$0	\$0	\$0	\$52,547
Security Camera Monitoring (Envera)	\$2,656	\$614	\$4,259	\$614	\$944	\$3,979	\$1,225	\$0	\$0	\$0	\$0	\$0	\$14,290
Pool Maintenance (Vesta)	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$0	\$0	\$0	\$0	\$0	\$13,732
Pool Repair	\$0	\$594	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,444
Pool Chemicals (Vesta)	\$714	\$714	\$714	\$714	\$714	\$714	\$714	\$0	\$0	\$0	\$0	\$0	\$4,998
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	\$4,090	\$4,090	\$4,092	\$0	\$0	\$0	\$0	\$0	\$28,639
Landscape Fertilization (Agro Pro)	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$0	\$0	\$0	\$0	\$0	\$10,442
Landscape Contingency	\$1,035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,035
Pest Control (Turner Pest)	\$65	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$365
Irrigation Maintenance	\$227	\$0	\$572	\$787	\$0	\$0	\$519	\$0	\$0	\$0	\$0	\$0	\$2,105
Lake Maintenance (The Lake Doctor)	\$795	\$795	\$795	\$795	\$795	\$795	\$795	\$0	\$0	\$0	\$0	\$0	\$5,565
Utilities-Electric (JEA)	\$1,392	\$1,285	\$1,434	\$1,206	\$1,178	\$1,280	\$1,363	\$0	\$0	\$0	\$0	\$0	\$9,139
Utilities-Water/Sewer/Irrigation (JEA)	\$5,075	\$5,248	\$5,974	\$4,019	\$2,191	\$1,993	\$2,344	\$0	\$0	\$0	\$0	\$0	\$26,844
Utilities-Cable (Comcast)	\$449	\$697	\$589	\$575	\$574	\$574	\$574	\$0	\$0	\$0	\$0	\$0	\$4,034
Refuse Service (Republic Services)	\$221	\$221	\$340	\$343	\$346	\$227	\$482	\$0	\$0	\$0	\$0	\$0	\$2,181
Repairs and Maintenance	\$0	\$58	\$465	\$291	\$165	\$2,574	\$318	\$0	\$0	\$0	\$0	\$0	\$3,871
Janitorial Maintenance (Vesta)	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$0	\$0	\$0	\$0	\$0	\$14,117
Janitorial Supplies (Vesta)	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$0	\$0	\$0	\$0	\$0	\$1,838
Special Events	\$5,231	\$1,093	\$2,625	\$1,024	\$1,418	\$942	\$4,615	\$0	\$0	\$0	\$0	\$0	\$16,948
Amenity Supplies	\$1,459	\$421	\$742	\$0	\$306	\$883	\$0	\$0	\$0	\$0	\$0	\$0	\$3,811
Contingency	\$78	\$0	\$0	\$1,239	\$0	\$4,305	\$0	\$0	\$0	\$0	\$0	\$0	\$5,622
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	\$31,289	\$38,908	\$101,906	\$28,178	\$37,814	\$32,648	\$0	\$0	\$0	\$0	\$0	\$323,593
Total Expenditures	\$75,879	\$39,649	\$44,515	\$109,067	\$34,967	\$51,367	\$37,655	\$0	\$0	\$0	\$0	\$0	\$393,099

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
11/06/24	10/16-10/31/20	\$1,353.28	\$54.13	\$25.98	\$19.49	\$1,253.68	\$759.97	\$493.71	\$1,253.68
11/10/24	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
11/20/24	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
11/27/24	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
12/05/24	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
12/11/24	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
12/22/24	6/1-10/21/20	\$544.50	\$28.58	\$10.32	\$7.74	\$497.86	\$301.80	\$196.06	\$497.86
01/06/21	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
01/21/21	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
02/04/21	1/15-1/29/21	\$6,489.79	\$129.80	\$127.20	\$95.40	\$6,137.39	\$3,720.45	\$2,416.94	\$6,137.39
02/23/21	2/1-2/16/21	\$1,882.12	\$18.82	\$37.27	\$27.95	\$1,798.08	\$1,089.99	\$708.09	\$1,798.08
03/04/21	2/17-2/28/21	\$4,611.29	\$46.11	\$91.30	\$68.48	\$4,405.40	\$2,670.53	\$1,734.87	\$4,405.40
03/19/21	3/1-3/15/21	\$3,235.40	\$0.00	\$64.71	\$48.53	\$3,122.16	\$1,892.64	\$1,229.52	\$3,122.16
04/05/21	3/16-3/31/21	\$4,467.85	\$0.00	\$89.36	\$67.02	\$4,311.47	\$2,613.59	\$1,697.88	\$4,311.47
04/19/21	4/1-4/14/21	\$3,764.24	(\$56.46)	\$76.41	\$57.31	\$3,686.98	\$2,235.03	\$1,451.95	\$3,686.98
TOTAL		\$1,043,813.35	\$40,831.94	\$20,059.62	\$15,044.73	\$967,877.06	\$586,721.62	\$381,155.44	\$967,877.06

Assessed on Roll:

	GROSS AMOUNT		ASSESSMENTS	ASSESSMENTS	AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$636,235.20	60.62%	\$586,721.62	(\$586,721.62)	\$0.00
DEBT SERVICE	\$413,321.24	39.38%	\$381,155.44	(\$380,515.06)	\$640.38
TOTAL	\$1,049,556.44	100.00%	\$967,877.06	(\$967,236.68)	\$640.38

YTD GROSS COLLECTED	99.45%
YTD GROSS OUTSTANDING	\$5,743.09

							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
12/11/24	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		ASSESSMENTS	ASSESSMENTS	AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	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
12/16/2024	2695	\$369,919.53
4/9/2021	2772	\$10,595.53
TOTAL		\$380,515.06
Amount to be transferred:		\$1,451.96

D.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

4/21-5/31/21

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
04/23/21	2750 voided	(\$230.61)
04/21/21	2780-2786	\$11,487.06
04/23/21	2787-2791	\$1,349.44
04/29/21	2792	\$3,074.08
05/11/21	2793-2800	\$22,841.06
05/19/21	2801-2802	\$1,747.94
	total	<u>\$40,268.97</u>
Capital Reserve		
n/a		
	total	<u>\$0.00</u>
Total		<u><u>\$40,268.97</u></u>

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	6/01/21	PAGE	1
*** CHECK DATES 04/21/2021 - 05/31/2021 ***														
TISONS LANDING GF														
BANK A TISON LANDING														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT		#	
4/23/21	00156	12/01/20	697438	202101	320-57200-34502				V	200.00-				
			ENTR #2 VIDEO 1/1-1/31/21											
		12/01/20	697438	202101	320-57200-34502				V	30.61-				
			ENT#2 SV/MAIN 1/1-1/31/21											
ENVERA											230.61-002750			
4/21/21	00161	3/31/21	13880	202103	320-57200-46203				*	1,491.65				
			MAR 21-COM TURF/ORNAMENT											
AGROWPRO INC.											1,491.65 002780			
4/21/21	00030	3/25/21	84957412	202104	320-57200-41050				*	451.12				
			TV/INTERNET 4/4-5/3/21											
		3/28/21	84957412	202104	320-57200-41050				*	123.35				
			MAIN GATE 4/2-5/1/21											
COMCAST (AUTO PAY)											574.47 002781			
4/21/21	00125	3/26/21	7	202103	310-51300-31200				*	100.00				
			AMORT SER 2016A-2 5/1/21											
DISCLOSURE SERVICES, LLC											100.00 002782			
4/21/21	00009	4/08/21	0197462	202103	310-51300-31100				*	1,023.50				
			ENGINEERING THRU 3/31/21											
ENGLAND, THIMS & MILLER											1,023.50 002783			
4/21/21	00156	4/01/21	701405	202105	320-57200-34502				*	230.61				
			ENTR #2 5/1/21 - 5/31/21											
		4/01/21	701406	202105	320-57200-34502				*	323.65				
			UTILITY SV 5/1/21-5/31/21											
		4/01/21	701407	202105	320-57200-34502				*	329.27				
			ENTR #1 5/1/21 - 5/31/21											
ENVERA											883.53 002784			
4/21/21	00015	3/30/21	89708215	202103	320-57200-43000				*	1,279.98				
			ELECTRIC 2/25-3/28/21											
		3/30/21	89708215	202103	320-57200-43100				*	1,215.80				
			IRRIGATION 2/25-3/28/21											
		3/30/21	89708215	202103	320-57200-43100				*	576.22				
			SEWER 2/25-3/28/21											
		3/30/21	89708215	202103	320-57200-43100				*	200.91				
			WATER 2/25-3/28/21											
JEA (AUTO PAY)											3,272.91 002785			
4/21/21	00052	4/14/21	7497	202103	320-57200-46200				*	4,091.00				
			MAR 21 - LANW MAINT											
		4/14/21	7498	202103	320-57200-35000				*	50.00				
			REPL SPRAY NOZZLES/SCREEN											
LAWNBOY LAWN SERVICES, INC.											4,141.00 002786			

TISO TISON TCESSNA														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/23/21	00156	12/01/20 697438	202101 320-57200-34502		*	200.00	
		ENTR #2 VIDEO 1/1-1/31/21					
		12/01/20 697438	202101 320-57200-34502		*	30.61	
		ENT#2 SV/MAIN 1/1-1/31/21					
			ENVERA				230.61 002787
4/23/21	00172	4/01/21 13595	202104 320-57200-34502		*	40.00	
		ADC ACCESS DOOR 4/1-4/30					
		4/01/21 13595	202104 320-57200-34502		*	20.00	
		ALARM.COM 4/1 - 4/30/21					
		4/22/21 14283	202104 320-57200-34502		*	281.25	
		DOOR - CABLE VOLTAGE ISSU					
			ALPHA DOG AUDIO VIDEO SECURITY				341.25 002788
4/23/21	00012	4/22/21 21-02684	202104 310-51300-48000		*	120.13	
		NOTICE OF BOS MEETING					
			DAILY RECORD + OBSERVER LLC				120.13 002789
4/23/21	00156	1/31/21 400423	202101 320-57200-34502		*	175.74	
		ENTR # 1 - 1/1 - 1/31/21					
			ENVERA				175.74 002790
4/23/21	00077	3/16/21 0687-001	202104 320-57200-43200		*	481.71	
		WASTE 4/1-4/30/21					
			REPUBLIC SERVICES #687 (AUTO PAY)				481.71 002791
4/29/21	00152	4/02/21 44846100	202103 320-57200-46000		*	333.85	
		CEILING FAN FOR CLUBHOUSE					
		4/02/21 44846100	202103 320-57200-46000		*	41.82	
		DOWNROD/ELECTR SUPP FAN					
		4/02/21 44846100	202103 320-57200-49400		*	100.00	
		SAMS CLUB MEMEBERSHIP FEE					
		4/02/21 44846100	202103 320-57200-46000		*	449.91	
		PET WASTE STATIONS					
		4/02/21 44846100	202103 320-57200-46000		*	192.93	
		PET BAGS/MENTS BATHR LOCK					
		4/02/21 44846100	202103 320-57200-46000		*	139.98	
		PATIO UMBRELLAS					
		4/02/21 44846100	202103 320-57200-49400		*	70.99	
		KEY FOBS					
		4/02/21 44846100	202103 320-57200-49400		*	199.00	
		EASTER EGGS					
		4/02/21 44846100	202103 320-57200-46000		*	136.68	
		PATIO UMBRELLAS					
		4/02/21 44846100	202103 320-57200-46000		*	142.45	
		WOMAN BATHR DOOR LOCK					

TISO TISON

TCESSNA

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 6/01/21		PAGE 3			
*** CHECK DATES 04/21/2021 - 05/31/2021 ***		TISIONS LANDING GF BANK A TISON LANDING											
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...		VENDOR NAME		STATUS	AMOUNT	....CHECK..... AMOUNT #	
		DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS						
		4/02/21	44846100	202103	320-57200-49400			*	165.75				
			EASTER EGGS										
		4/02/21	44846100	202103	320-57200-49400			*	84.63				
			FOOD FOR PAINT NIGHT										
		4/02/21	44846100	202103	320-57200-46000			*	853.50				
			POOL SIGNS										
		4/02/21	44846100	202103	320-57200-46000			*	21.73				
			GAS FOR BLOWER										
		4/02/21	44846100	202103	320-57200-46000			*	149.95				
			ZOGICS FOR GYM										
		4/02/21	44846100	202103	320-57200-46000			*	111.35				
			ALLIGATOR SIGNS/POSTS										
		4/02/21	44846100	202103	320-57200-49400			*	22.01				
			BAGEL TUESDAY SUPPL										
		4/02/21	44846100	202103	320-57200-46000			*	142.45-				
			RETURN WOMENS BATHR DOORL										
										WELLS FARGO CREDIT CARD (AUTO PAY)		3,074.08	002792
5/11/21	00161	4/29/21	11001576	202104	320-57200-46202			*	150.00				
										SWEEPING WEBS/WASPS NESTS			
										AGROWPRO INC.		150.00	002793
5/11/21	00172	5/01/21	14368	202105	320-57200-34502			*	20.00				
										ALARM.COM 5/1/21-5/31/21			
		5/01/21	14368	202105	320-57200-34502			*	40.00				
										ADC-ACCESS DOOR 5/1-5/31			
										ALPHA DOG AUDIO VIDEO SECURITY		60.00	002794
5/11/21	00081	3/31/21	167957	202103	310-51300-31500			*	2,007.50				
										LEGAL SVCS THRU 3/31/21			
										BILLING, COCHRAN, LYLES, MAURO & RAMSE		2,007.50	002795
5/11/21	00004	5/01/21	413	202105	310-51300-34000			*	4,166.67				
										MAY 21 - MGMT FEES			
		5/01/21	413	202105	310-51300-35100			*	83.33				
										MAY 21 - COMPUTER			
		5/01/21	413	202105	310-51300-31200			*	83.33				
										MAY 21 - DISSEMINATION			
		5/01/21	413	202105	310-51300-51000			*	6.04				
										MAY 21 - OFFICE SUPPLIES			
		5/01/21	413	202105	310-51300-42000			*	22.25				
										MAY 21 - POSTAGE			
		5/01/21	413	202105	310-51300-42500			*	36.30				
										MAY 21 - COPIES			
		5/01/21	413	202105	310-51300-41000			*	50.93				
										MAY 21 - TELEPHONE			
										GOVERNMENTAL MANAGMENT'S SERVICES		4,448.85	002796

TISO TISON						TCESSNA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/11/21	00052	5/01/21 7538	202104 320-57200-35000		*	469.00	
		REPAIRS - IRRIGATION LINE		LAWNBOY LAWN SERVICES, INC.			469.00 002797
5/11/21	00137	5/01/21 577489	202105 320-57200-46800		*	795.00	
		MAY 21 - WATER MGMT SV		THE LAKE DOCTORS, INC.			795.00 002798
5/11/21	00157	5/01/21 383659	202105 320-57200-45105		*	7,506.75	
		MAY 21 - AMENITY MGR					
		5/01/21 383659	202105 320-57200-46400		*	1,961.67	
		MAY 21 - POOL MAINT					
		5/01/21 383659	202105 320-57200-46500		*	714.00	
		MAY 21 - POOL CHEMICALS					
		5/01/21 383659	202105 320-57200-34400		*	2,217.67	
		MAY 21 - FIELD MGMT					
		5/01/21 383659	202105 320-57200-46601		*	2,016.67	
		MAY 21 - JANITORIAL MAINT					
		5/01/21 383659	202105 320-57200-46602		*	262.50	
		MAY 21 - JANITORIAL SUPPL		VESTA PROPERTY SERVICE INC.			14,679.26 002799
5/11/21	00077	4/16/21 0687-001	202105 320-57200-43200		*	231.45	
		WASTE 5/1-5/31/21		REPUBLIC SERVICES #687 (AUTO PAY)			231.45 002800
5/19/21	00080	5/17/21 143872	202105 310-51300-42500		*	814.44	
		MAILING NOTICES		ADVANCED DIRECT MARKETING SERVICES			814.44 002801
5/19/21	00012	5/18/21 21-03362	202105 310-51300-48000		*	933.50	
		PH CONS ADOPTION BUDGET		DAILY RECORD + OBSERVER LLC			933.50 002802
TOTAL FOR BANK A						40,268.97	
TOTAL FOR REGISTER						40,268.97	

TISO TISON

TCESSNA

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

Invoice



BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
13880	03/31/2021	\$1,491.65	04/30/2021	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

March

320 572 46203

Hello Tison's Landing,

Thanks for choosing Comcast Business.

Your bill at a glance

For 10559 TECHS BLVD FOL JACKSONVILLE, FL 32218-2900

Previous balance		\$451.12
EFT Payment - thank you	Mar 17	-\$451.12
Balance forward		\$0.00
Regular monthly charges	Page 3	\$447.25
Taxes, fees and other charges	Page 3	\$3.87
New charges		\$451.12

Amount due \$451.12

! Thanks for paying by Automatic Payment

Your electronic payment of \$451.12 will be applied on Apr 16, 2021.

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

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

320 572 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 0906133**

Automatic payment **Apr 16, 2021**

Please pay \$451.12

Electronic payment will be applied Apr 16, 2021

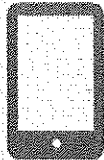
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CHARLOTTE NC 28272-1211

849574120090613300451120

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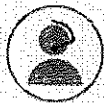
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Attn: M. Gifford.

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Additional billing information

More ways to pay:



Online

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



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Download the Comcast Business App



In-Store

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

Regular monthly charges \$447.25

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

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

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

Taxes, fees and other charges \$3.87

Other charges	\$3.87
Federal Universal Service Fund	\$2.65
Regulatory Cost Recovery	\$1.22

What's included?**Internet:** Fast, reliable internet on our Gig-speed network**TV:** Keep your employees informed and customers entertained**Voice Numbers:** (904)757-1547Visit business.comcast.com/myaccount for more details

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

Additional information

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

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

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance

For 5 POND RUN LN, MAIN GATE, JACKSONVILLE, FL,
32218-8982

Previous balance		\$123.35
EFT Payment - thank you	Mar 20	-\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 3	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35

Amount due \$123.35

! Thanks for paying by Automatic Payment

Your electronic payment of \$123.35 will be applied on Apr 19, 2021.

Need help?

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

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

34 572 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

TISONS LANDING COMMUNITY
ATTN JOHNATHAN PERRY
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Account number **8495 74 120 3534627**
Automatic payment **Apr 19, 2021**
Please pay \$123.35

Electronic payment will be applied Apr 19, 2021

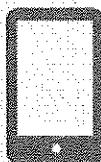
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

Download the Comcast Business App

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

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

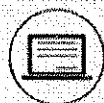


Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

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



By App

Download the Comcast Business App



In-Store

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

Regular monthly charges		\$123.35
Comcast Business		\$104.90
Packaged services		\$94.95
Business Internet 35	\$94.95	
Discounts		-\$10.00
Ecobill/autopay Discount	-\$10.00	
Comcast Business services		\$19.95
Static IP - 1	\$19.95	

Equipment & services		\$18.45
Equipment Fee	\$18.45	
Internet		

What's included?

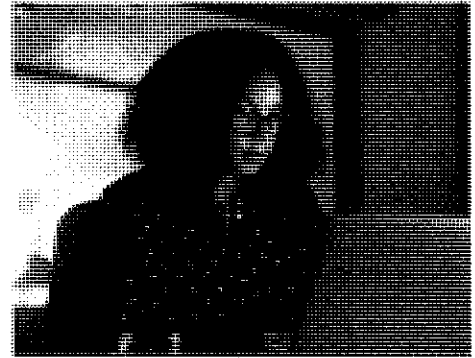


Internet: Fast, reliable internet on our Gig-speed network

Visit business.comcast.com/myaccount for more details

You've saved \$10.00 this month with your ecobill/autopay discount.

Meet challenges head-on with powerful connectivity and added cybersecurity solutions.



Right now, it's more important than ever to equip your business with secure, reliable connectivity. So let's make sure you're getting what you need to help stay connected, protected and Bounce Forward™.

As your business provider, we'd love to conduct a personalized, one-on-one account review to assess how your needs have changed and recommend comprehensive solutions to Bounce Forward in the face of new business challenges.

Our team can help identify the ways in which we can enhance your connectivity, while ensuring that you remain secure and protected across all of your connected devices. With our 24/7 customer support and expertise, you can find exactly what works for your business.

Please give us a call at **855-894-4621**. We're ready to help you with the powerful connectivity and cybersecurity solutions you need to meet challenges head-on — and find even greater success this year.

See how we can help your
business Bounce Forward™.

**Call 855-894-4621 or
visit comcastbusiness.com/accountreview**

Restrictions apply. Services and features vary depending on level of service. Comcast Business SecurityEdge™ requires Comcast Business Internet for additional monthly charge. Internet: Actual speeds vary and are not guaranteed. SecurityEdge: Does not prevent access to Internet sites if connected via public WiFi, virtual private network technology, or non-Comcast DNS servers. Call for restrictions and complete details. © 2021 Comcast. All rights reserved. B4185A-ADP-FAR-4621 PA0165

**COMCAST
BUSINESS**

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
3/26/2021	7

Bill To
Tison's Landing CDD c/o GMS

Terms	Due Date
Net 30	4/25/2021

Description	Amount
Amortization Schedule Series <u>2016A-2 5-1-21</u> Prepay \$5,000 310 513 31200	100.00

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



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

April 8, 2021
Project No: 02005.17000
Invoice No: 0197462

Project 02005.17000 Tison's Landing CDD-2018 General Consulting Services (WA#11)
EMAIL INVOICE: ETORRES@GMSNF.COM

Professional Services rendered through March 31, 2021

Phase 01 2018 General Consulting Services
>Discussion with Gms regarding Amenity Improvement Site Plan
>CDD Meeting 3-3-21 (Call in)
>Meeting with CDD President and GMS regarding Site Plan (Teams)
>Search for Architect Amenity Center Plans.
>Prepare Maps for the Amenity Area CDD Meeting in Person 3-31-21
> **Professional Personnel**

Eng Thm 3/31

		Hours	Rate	Amount
Project Manager				
Lockwood, Scott	3/6/2021	1.25	178.00	222.50
Lockwood, Scott	3/13/2021	1.50	178.00	267.00
Lockwood, Scott	4/3/2021	3.00	178.00	534.00
Totals		5.75		1,023.50
Total Labor				1,023.50
			Total this Phase	\$1,023.50

Phase	XP	Expenses	
			Total this Phase 0.00
		Invoice Total this Period	\$1,023.50

March 31

310 513 31100

England-Thimys & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32256 • tel 904-642-8990 • fax 904-646-9465
CA-00002684 LC-0000318

Invoice

Invoice Number 701405	Date 04/01/2021
Customer Number 400423	Due Date 05/01/2021

Page 1

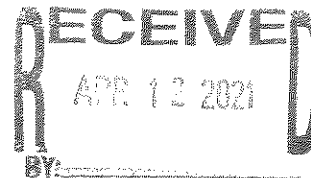
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		701405	05/01/2021
Quantity	Description		Rate	Amount
1.00	Tison's Landing CDD, Entrance 2 - Yellow Bluff Rd, Jacksonville, FL Video Pulls 05/01/2021 - 05/31/2021		200.00	200.00
1.00	Service & Maintenance 05/01/2021 - 05/31/2021		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

320 572 34502



Date	Invoice #	Description	Amount	Balance Due
04/01/2021	701405	Alarm Monitoring Services	\$230.61	\$230.61

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

Return Service Requested

Invoice

Invoice Number 701405	Date 04/01/2021
Customer Number 400423	Due Date 05/01/2021

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

6381

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Invoice	
Invoice Number 701406	Date 04/01/2021
Customer Number 400423	Due Date 05/01/2021

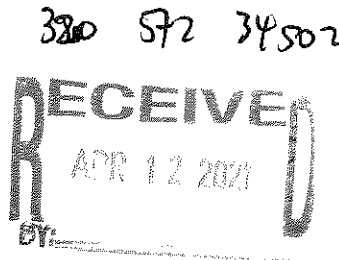
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		701406	05/01/2021
Quantity	Description	Rate	Amount	
1.00	Tison's Landing CDD, Utility Jacksonville, FL Service & Maintenance 05/01/2021 - 05/31/2021	123.65	123.65	
1.00	Video Pulls 05/01/2021 - 05/31/2021	200.00	200.00	
	Sales Tax		0.00	
	Payments/Credits Applied		0.00	
Invoice Balance Due:			\$323.65	

IMPORTANT MESSAGES

Important Numbers to Know:

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



Date	Invoice #	Description	Amount	Balance Due
04/01/2021	701406	Alarm Monitoring Services	\$323.65	\$323.65

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

Return Service Requested

Invoice	
Invoice Number 701406	Date 04/01/2021
Customer Number 400423	Due Date 05/01/2021

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

6383

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

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

Invoice	
Invoice Number 701407	Date 04/01/2021
Customer Number 400423	Due Date 05/01/2021

Page 1

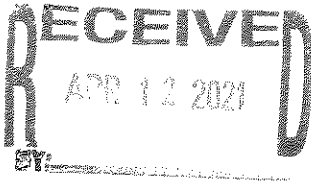
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		701407	05/01/2021
Quantity	Description		Rate	Amount
	Tison's Landing CDD, Entrance 1 Pond Run Rd., Jacksonville, FL			
1.00	Video Pulls 05/01/2021 - 05/31/2021		200.00	200.00
1.00	Service & Maintenance 05/01/2021 - 05/31/2021		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

326 St 34502



Date	Invoice #	Description	Amount	Balance Due
04/01/2021	701407	Alarm Monitoring Services	\$329.27	\$329.27

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

Return Service Requested

Invoice	
Invoice Number 701407	Date 04/01/2021
Customer Number 400423	Due Date 05/01/2021

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

6382

REMIT TO:
 Envera
 PO Box 2086
 Hicksville, NY 11802



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

Page 1 of 5

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04

Bill Date: 03/30/21

TOTAL SUMMARY OF CHARGES

Electric	320 512 43000	\$	1,279.98
Irrigation	320 512 43000		1,215.80
Sewer	4 4 4		576.22
Water	1 1 1		200.91

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

Total New Charges: \$ 3,272.91



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 04/21/21.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,368.85	-\$3,368.85	\$0.00	\$3,272.91	\$3,272.91

**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: 03/30/21

Do not pay. AutoPay will process your payment on 04/21/21.

0004458

I=00000000



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

1/1 3124803621160 0004458 1 I=0000000000

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 set up, 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 8:00 a.m.–5:00 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 #

Tel:

Address:

City:

State:

Zip Code:

E-mail:



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	03/30/21	04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
15635 TISONS BLUFFRD	I	83.33	Irrigation 1 - Commercial	02/25/21 - 03/28/21	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370623	5214	16000 GAL	31	Regular	
Tier 2 Consumption (> 14 kgal @ \$3.96)		7.91						
Environmental Charge		5.92						
City of Jacksonville Franchise Fee		2.43						
15681 TISONS BLUFFRD	I	66.56	Irrigation 1 - Commercial	02/25/21 - 03/28/21	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		41.28	67370625	4101	12000 GAL	31	Regular	
Environmental Charge		4.44						
City of Jacksonville Franchise Fee		1.94						
16123 TISONS BLUFFRD	I	19.47	Irrigation 1 - Commercial	02/25/21 - 03/28/21	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: City of Jacksonville Franchise Fee		0.57	83726295	975	0 GAL	31	Regular	
16151 DOWING CREEK DR	I	62.63	Irrigation 1 - Commercial	02/25/21 - 03/28/21	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		37.84	74534584	1631	11000 GAL	31	Regular	
Environmental Charge		4.07						
City of Jacksonville Franchise Fee		1.82						
16211 DOWING CREEK DR	I	119.01	Irrigation 1 - Commercial	02/25/21 - 03/28/21	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	74458033	5927	24000 GAL	31	Regular	
Tier 2 Consumption (> 14 kgal @ \$3.96)		39.59						
Environmental Charge		8.88						
City of Jacksonville Franchise Fee		3.47						
16303 HUNTERS HOLLOW TL	I	176.98	Irrigation 1 - Commercial	02/25/21 - 03/28/21	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370633	4521	37000 GAL	31	Regular	
Tier 2 Consumption (> 14 kgal @ \$3.96)		91.07						
Environmental Charge		13.69						
City of Jacksonville Franchise Fee		5.15						

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16316 MAGNOLIA GROVE WY	I	83.33	Irrigation 1 - Commercial	03/02/21 - 03/29/21	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370626	6144	16000 GAL	27		Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		7.91						
Environmental Charge		5.92						
City of Jacksonville Franchise Fee		2.43						
16331 TISONS BLUFF RD	I	70.48	Irrigation 1 - Commercial	02/25/21 - 03/28/21	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		44.72	67370634	5176	13000 GAL	31		Regular
Environmental Charge		4.81						
City of Jacksonville Franchise Fee		2.05						
16343 TISONS BLUFF RD	I	150.23	Irrigation 1 - Commercial	02/25/21 - 03/28/21	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370632	6134	31000 GAL	31		Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		67.31						
Environmental Charge		11.47						
City of Jacksonville Franchise Fee		4.38						
16356 MAGNOLIA GROVE WY APT #D01	I	83.33	Irrigation 1 - Commercial	02/25/21 - 03/28/21	Commercial Irrigation Service			
Detail Basic Monthly Charge		18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17	67370624	4056	16000 GAL	31		Regular
Tier 2 Consumption (> 14 kgal @ \$3.96)		7.91						
Environmental Charge		5.92						
City of Jacksonville Franchise Fee		2.43						
16365 N MAIN ST APT SG01	E	66.88	Commercial - Electric	02/26/21 - 03/29/21	General Service			
Detail Basic Monthly Charge		9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Energy Charge (\$0.06447 per kWh)		35.72	24074025	12043	554 KWH	31		Regular
Fuel Cost		18.00						
Environmental Charge		0.34						
City of Jacksonville Franchise Fee		1.90						
Gross Receipts Tax		1.67						
16529 TISONS BLUFF RD	E	1,213.10	Commercial - Electric	02/26/21 - 03/29/21	General Service			
Detail Basic Monthly Charge		9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Energy Charge (\$0.06447 per kWh)		752.49	22968209	4088	11672 KWH	31		Regular
Fuel Cost		379.34	22968209	30.55	30.55 KW	31		Regular
Environmental Charge		7.24						
City of Jacksonville Franchise Fee		34.45						
Gross Receipts Tax		30.33						
16529 TISONS BLUFF RD	S	576.22	Commercial - Water/Sewer	02/25/21 - 03/28/21	Commercial Sewer Service			
Detail Basic Monthly Charge		105.75	Meter Nbr	Current Reading	Consumption	Days Billed	Reading	Type
Charges: Sewer Usage Charge		427.42	87650993	930	71000 GAL	31		Regular
Environmental Charge		26.27						
City of Jacksonville Franchise Fee		16.78						

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TISONS BLUFF RD	W	200.91	Commercial - Water/Sewer	02/25/21 - 03/28/21	Commercial Water Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Water Consumption Charge		67650993	930	71000 GAL	31	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
261 BRADFORD LAKE CR	I	203.74	Irrigation 1 - Commercial	02/25/21 - 03/28/21	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		81523391	3265	43000 GAL	31	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
79 BRADFORD LAKE CR	I	96.71	Irrigation 1 - Commercial	02/25/21 - 03/28/21	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		83974232	1404	19000 GAL	31	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

APPROVED

Mark Johnson
04/15/21

Invoice

Date	Invoice #
4/14/2021	7497

Bill To

Tison's Landing CDD
c/o Government Management Services
Attn: Mark Johnson
16529 Tison's Bluff Road
Jacksonville, FL 32218

Terms	Due Date	Project
Net 30	5/14/2021	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-March, 2021 Service	4,091.00		4,091.00
	320 572 46200			
It is our pleasure to serve your lawn and landscaping needs!			Current Charges	\$4,091.00

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

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

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

APPROVED

Mark Johnson
04/15/21

Invoice

Date	Invoice #
4/14/2021	7498

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		4/14/2021			

Quantity	Item Code	Description	Price Each	Amount
1	Irrigation Repair	3/28/2021 Replaced 5 spray nozzles and screens in flower beds near the Amenity Center that were clogged. 320 572 35000	50.00	50.00

It's been a pleasure working with you!

Total

\$50.00

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

Invoice	
Invoice Number 697438	Date 12/01/2020
Customer Number 400423	Due Date 01/01/2021

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		697438	01/01/2021
Quantity	Description	Rate	Amount	
1.00	Tison's Landing CDD, Entrance 2 Yellow Bluff Rd, Jacksonville, FL Video Pulls 01/01/2021 - 01/31/2021	200.00	200.00	
1.00	Service & Maintenance 01/01/2021 - 01/31/2021	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

320 572 34502

Date	Invoice #	Description	Amount	Balance Due
12/01/2020	697438	Alarm Monitoring Services	\$230.61	\$230.61

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

Return Service Requested

Invoice	
Invoice Number 697438	Date 12/01/2020
Customer Number 400423	Due Date 01/01/2021

Net Due: \$230.61

Amount Enclosed: _____

|||||4265
TISON'S LANDING CDD
C/O GOVERNMENT MANAGEMENT SERV
475 W TOWN PL STE 114
GOLF WORLD VILLAGE
SAINT AUGUSTINE, FL 32092-3649

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Alpha Dog Security

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

APPROVED

Mark Johnson 04/23/21

Invoice

Invoice Number 13595	Date 4/1/2021
Customer Number 10313-3	Due Date 4/1/2021

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		4/1/2021	4/1/2021

Quantity	Description	Rate	Amount
1.00	Tison's Landing CDD 16529 Tisons Bluff Rd, Jacksonville, FL ADC-Access-Door-Addon x 4doors 04/01/2021-04/30/2021	40.00	40.00
1.00	Alarm.com Cloud Access Control 04/01/2021-04/30/2021	20.00	20.00

Tax

36 572 34502

\$ 0.00

Date	Invoice #	Description	Amount	Balance Due
4/1/2021	13595	Contracted Services	60.00	60.00

Return Stub Below

Customer: Tison's Landing CDD

Due This Inv.	60.00	Amount Remitted	<input type="text"/>	Invoice Number	13595
Payment Method	Check <input type="checkbox"/>	Check Number	<input type="text"/>	Bill Payer ID:	10313-3
	Charge* <input type="checkbox"/>	Card Number	<input type="text"/>	Exp Date	<input type="text"/>
		Name On Card	<input type="text"/>	Card ID	<input type="text"/>
		Signature	<input type="text"/>		

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

Mark Johnson 04/23/21

<h1 style="text-align: center; margin: 0;">Invoice</h1>	
Invoice Number 14283	Date 4/22/2021
Customer Number 10313-3	Due Date 4/22/2021

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

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Fison's Leasing LTD	10413-3		4/22/2021	4/23/2021

Tax	320 572 34502	\$ 0.00
-----	---------------	---------

Tested voltage coming through lock, one door is unlocked was showing 26.46 V. After doing some investigating noticed that they used the 12 V supplied cable for doorlock to wire up the power. When they should've used the 24 V instead. By using the wrong ju

Date	Invoice #	Description	Amount	Balance Due
4/22/2021	14283	Service Call (4371)	281.25	281.25

Return Stub Below

Invoice Number 14283
Bill Payer ID: 10313-3

Payment Method
Check ☐ Check Number
Date Remitted

Charge*	<input type="text"/>	Name On Card	<input type="text"/>	Card ID	<input type="text"/>
---------	----------------------	--------------	----------------------	---------	----------------------

Signature

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

April 22, 2021

Date

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

Payment Due Upon Receipt

Serial #	21-02684D	PO/File #		\$120.13
Notice of Board of Supervisors Meeting				Amount Due
				Amount Paid
Tison's Landing Community Development District				\$120.13
				Payment Due

Case Number

Publication Dates 4/22

County Duval

310
513
480

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

*For your convenience, you
may remit payment at
[https://legals.jaxdailyrecord.
com/secure/submit_payment.php](https://legals.jaxdailyrecord.com/secure/submit_payment.php).*

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.

**NOTICE OF BOARD OF
SUPERVISORS MEETING
OF THE TISON'S
LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Tuesday, May 4, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida.

While it may be necessary to hold the above referenced meeting 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 attend and/or participate in the Meeting can do so by dialing 1-646-876-9923, entering Meeting ID: 923 7884 9201 and passcode 138477. Attendants may also join by video by using this link: <https://zoom.us/j/92378849201?pwd=VE12dHVWdVZVVWmFMc2d5WlZkLQpqcDZ09>. Members of the public are further encouraged to submit comments or questions at least 24 hours in advance of the meeting by email to etorres@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 the meeting may be obtained by visiting the District's website at www.TisonsLandingCDD.com. Any person requiring special accommodations to attend the meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at (904) 940-5850 ext. 403 at least five calendar days prior to the meeting.

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

Ernesto Torres
District Manager

Apr. 22 oo (21-02684D)

Envera

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

Invoice

697440 12/1/2020

400423 1/1/2021

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

Envera
PO Box 2086
Hicksville, NY 11802

\$274.40

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

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

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

Payment History

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

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

12/1/2020	697440	Alarm Monitoring Services	\$329.27	\$274.40
-----------	--------	---------------------------	----------	----------

320 577 34502

98.66

175.74

1

Entr. # 1 1/1 - 1/31/21

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

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

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		697440	01/01/2021
Quantity	Description		Rate	Amount
Tison's Landing CDD, Entrance 1 - Pond Run Rd., Jacksonville, FL				
1.00	Video Pulls		200.00	200.00
	01/01/2021 - 01/31/2021			
1.00	Service & Maintenance		129.27	129.27
	01/01/2021 - 01/31/2021			
	Sales Tax			0.00
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$329.27

IMPORTANT MESSAGES

Important Numbers to Know:

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

deposit *581.27*
230.61
RECEIVED
2020 12 23
98.66

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

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

Return Service Requested

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

Net Due: \$329.27

Amount Enclosed: _____

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

REMIT TO:

ENVERA
PO BOX 2086
HICKSVILLE NY 11802-2086



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

Invoice	
Invoice Number 699297	Date 02/01/2021
Customer Number 400423	Due Date 03/01/2021

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		699297	03/01/2021
Quantity	Description		Rate	Amount
1.00	Tison's Landing CDD Entrance 2 Yellow Bluff Rd, Jacksonville, FL			
1.00	Video Pulls 03/01/2021 - 03/31/2021	320 572 34502	200.00	200.00
1.00	Service & Maintenance 03/01/2021 - 03/31/2021	1 4 7	30.61	30.61
	Sales Tax			0.00
	Payments/Credits Applied	4 7 1		(175.74)
Invoice Balance Due:				\$54.87

IMPORTANT MESSAGES

Important Numbers to Know:

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

Date	Invoice #	Description	Amount	Balance Due
02/01/2021	699297	Alarm Monitoring Services	\$54.87	\$54.87

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

Return Service Requested

Invoice	
Invoice Number 699297	Date 02/01/2021
Customer Number 400423	Due Date 03/01/2021

Net Due: \$54.87

Amount Enclosed: _____

118132
 TISON'S LANDING CDD
 C/O GOVERNMENT MANAGEMENT SERV
 475 W TOWN PL STE 114
 GOLF WORLD VILLAGE
 SAINT AUGUSTINE, FL 32092-3649

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802

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

Statement

Date 03/31/2021	Customer Number 400423
Due Date	Amount Due 1,289.88

Page 1

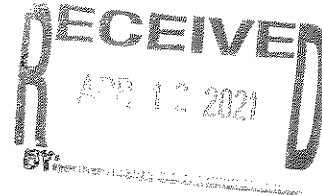
Customer Name	Customer Number	P.O. Number	Statement Date	Due Date
Tison's Landing CDD	400423		03/31/2021	
Date	Invoice	Description	Amount	Balance Due
<i>Tison's Landing CDD, Entrance 2 - Yellow Bluff Rd, Jacksonville, FL</i>				
12/01/2020	697438	Alarm Monitoring Services	230.61	230.61
03/01/2021	700387	Alarm Monitoring Services	230.61	230.61
<i>Tison's Landing CDD, Entrance 1 - Pond Run Rd., Jacksonville, FL</i>				
12/01/2020	697440	Alarm Monitoring Services	329.27	175.74
03/01/2021	700389	Alarm Monitoring Services	329.27	329.27
<i>Tison's Landing CDD, Utility, Jacksonville, FL</i>				
03/01/2021	700388	Alarm Monitoring Services	323.65	323.65

IMPORTANT MESSAGES

Important Numbers to Know:

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

Pay now or your account will be turned over to collections. Call 561-910-3984 for copies.



CURRENT	OVER 30 DAY	OVER 60 DAY	OVER 90 DAY	Credits	Balance Due
883.53	0.00	406.35	0.00	0.00	\$1,289.88

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

Return Service Requested

Statement

Date 03/31/2021	Customer Number 400423
Due Date	Amount Due 1,289.88

Net Due: \$1,289.88

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

20777

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802



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 0687-001126828
Invoice Date March 16, 2021
Previous Balance \$227.34
Payments/Adjustments -\$227.34
Current Invoice Charges \$481.71

Total Amount Due \$481.71	Payment Due Date April 05, 2021
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 03/08	5555555	-\$227.34

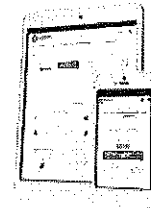
CURRENT INVOICE CHARGES

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 02/24		1.0000	\$79.90	\$79.90
Waste/Recycling Overage 03/10		1.0000	\$79.90	\$79.90
Pickup Service 04/01-04/30			\$138.78	\$138.78
Container Refresh 04/01-04/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$104.16
Total Franchise - Local				\$69.97
CURRENT INVOICE CHARGES				\$481.71

320 572 43200

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RepublicServices.com today.



8619 Western Way
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due	\$481.71
Payment Due Date	April 05, 2021
Account Number	3-0687-0002027
Invoice Number	0687-001126828

☐
For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



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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.

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 3/4/2021

ENDING 4/3/2021

DATE	DESCRIPTION	GL#	GL Description	RETAILED	TOTAL
3/2/2021	Ceiling Fan for Clubhouse	320.57200.46000	Maint & Repairs	Home Depot	\$ 333.85
3/3/2021	Downrod & electrical supplies for fan	320.57200.46000	Maint & Repairs	Lowe's	\$ 41.82
3/4/2021	Membership fee	320.57200.49400	Special Events	Sams Club	\$ 100.00
3/5/2021	Pet waste stations	320.57200.46000	Maint & Repairs	Amazon	\$ 449.91
3/6/2021	Pet bags & mens bathroom door lock	320.57200.46000	Maint & Repairs	Amazon	\$ 192.93
3/6/2021	Patio Unbrellas	320.57200.46000	Maint & Repairs	Amazon	\$ 139.98
3/8/2021	Key Fobs	320.57200.49400	Special Events	Amazon	\$ 70.99
3/19/2021	Easter Eggs	320.57200.49400	Special Events	Amazon	\$ 199.00
3/10/2021	Patio Unbrellas	320.57200.46000	Maint & Repairs	Amazon	\$ 136.68
3/10/2021	Women's Bathroom door lock	320.57200.46000	Maint & Repairs	Amazon	\$ 142.45
3/11/2021	Easter Eggs	320.57200.49400	Special Events	Amazon	\$ 165.75
3/12/2021	Food for paint night	320.57200.49400	Special Events	Publix	\$ 84.63
3/17/2021	Pool Signs	320.57200.46000	Maint & Repairs	Buchanan Sign	\$ 853.50
3/17/2021	Gas for blower	320.57200.46000	Maint & Repairs	Circle K	\$ 21.73
3/20/2021	Zogics for gym	320.57200.46000	Maint & Repairs	Amazon	\$ 149.95
3/23/2021	Alligator signs & posts	320.57200.46000	Maint & Repairs	Buchanan Sign	\$ 111.35
3/25/2021	Bagel Tuesday supplies	320.57200.49400	Special Events	Aldi	\$ 22.01
					\$3,216.55

X credit

Explanation:

Signature:

Dana A. Harden

Dana Harden, Amenity Manager



How doers
get more done.

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

1324 00062 10256 03/02/21 05:21 PM
SALE CASHIER JORDYN

017801819823 PLC26WPL-C <A>
FFIT 26W PL QUADTUBE BW G240-3 CFL
596.97 34.85N
792145369844 72" KENSGROVE <A> 299.00N
72" KENSGROVE LED OUTDOOR BN

SUBTOTAL 333.85
TAX + PIF 0.00

TAX EXEMPT TOTAL \$333.85
XXXXXXXXXXXX3429 VISA

AUTH CODE 002513/1625126 USD\$ 333.85
Chip Read TA
AID A0000000031010 Visa Credit

P.O.#/JOB NAME: TISONS

1324 03/02/21 05:21 PM



1324 62 10256 03/02/2021 4206

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO
THE DPT COMMUNITY DEVELOPMENT DISTRICT.
THE FEE IS COLLECTED AND USED TO FINANCE
PUBLIC IMPROVEMENTS IN THE DISTRICT.
THIS FEE IS IN ADDITION TO SALES TAX. THIS FEE BECOMES
PART OF THE SALES PRICE AND IS SUBJECT
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 180 08/29/2021

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

DTD WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H89 22125 20863
PASSWORD: 21152 20801

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

3/17/2021 08:15:02

Order Number:

Circle K 2726076

2733 Starrett Rd

Jacksonville FL 32226

(904) 757-3340

Term: 102

Appr : 017975

UNL-PREM

PUMP No. 05

Gallons 6.281

PRICE/G \$3.450

TOTAL FUEL \$21.73

TOTAL SALE \$21.73

SALE

Visa

Card Num : (C)

XXXXXXXXXXXX3429

Chip Read

USD\$ 21.73

Visa Credit

AID: A0000000031010

TVR: 000008000

IAD: XXXXXXXXXXXXXXX

TS1: E000

ARC: 00

ARQC:

765860373BAHF85D

03/17/2021 00:13:04

PIN Bypassed

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

THANK YOU
HAVE A NICE DAY

Buchanan Sign & Flag

6755 Beach Blvd.
Jacksonville, FL 32216
(904) 725 5500
Ticket #1: 132769
Station: POS2
3/23/2021 3:44:50 PM
User: KGC Sales Rep KGC

Item	Description	Qty	Price	Total
HARDWARE	GALVANIZED BOLT SET FOR U-CHANNEL POSTS	6	0.85	5.10
UPPER	BLT GREEN U-CHANNEL POST 2 LRS PER FT	2	26.50	53.00
1000006	12x18 ORG ALUM MATCH CUT FOR KIDS	1	17.75	17.75
STGRSPC	12x18 ORG ALUM SIGN YELLOW/BLACK	2	17.75	35.50
NOTE	SLOW CHILDREN AT PLAY	1	0.00	0.00
Subtotal				111.35
Total				111.35

Vendor: XXXXXXXXXXXXXXX29
Acquired From De Auth: 02/3/30
VISA
111.35

Number of Items purchased: 12
1130NS LANDING CNO
5305 N MOB HLT RD
SUMMIT, FL 33091
Customer PO HOME
Thank you for your business!



Buchanan Sign & Flag

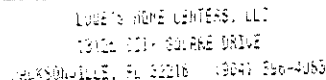
6755 Beach Blvd.
Jacksonville, FL 32216
(904) 725 5500
Ticket #1: 132769
Station: POS2
3/17/2021 12:22:42 PM
User: KGC Sales Rep KGC

Item	Description	Qty	Price	Total
STGRSPC	40x41R ORG ALUMINUM SIGN HAVY BLUE/CORAL	2	409.00	818.00
NOTE	YELLOW RUBB LANDING POOL RULES	1	0.00	0.00
MO	MOBE ORDER #09319	1	0.00	0.00
STATUS	3/15/21 KGC EMATED DATA	1	0.00	0.00
1000001	12x18H ORG ALUM DARKER ALLEGATIONS YELLOW/BLACK	2	17.75	35.50
Subtotal				853.50
Total				853.50

Vendor: XXXXXXXXXXXXXXX29
Acquired From De Auth: 01/7/26
VISA
853.50

Number of Items purchased: 7
1130NS LANDING CNO
5305 N MOB HLT RD
SUMMIT, FL 33091
Customer PO YELLOW RUBB
Thank you for your business!





100112 10-IN STANDARD UNIT HEADLIT	20.36
2 2 10-66	
100134 10-IN PROTECTED WHEEL GUARD	18.98
100000 4TH FLAT PLATE--UNIT BOOL	3.48

SUBTOTAL:	41.82
TAX:	3.00
GRAND TOTAL:	44.82
PISA:	44.82

[illegible]

SAM'S CLUB
CLUB MANAGER BRYAN NILAND
(904) 696 - 8842
JACKSONVILLE, FL
03/04/21 13:16 5027 08253 036 2962

YISONS

101	RENMEMSHIP	45.00	M
118	RENPLUS	55.00	M
	SUBTOTAL	100.00	

	TOTAL	100.00
VISA	TEND	100.00
Visa Credit	**** * 3429 I 2	
APPROVAL # 004991		
AID A000000031010		
AAC A2A85ABB9829F208		
TERMINAL # SC010803		
	CHANGE DUE	0.00

Visit samsclub.com to see your savings

ITEMS SOLD 2

TC# 4901 6225 6630 0463 6576 2



MEMBER COPY 會員券

ALDI
Store #115
15324 Max Leggett Pkwy Bldg 200
Jacksonville, FL
904-547-4115
www.ALDI.us
your cashier today was Katherine

Coconut White Choc	1.78	FA
50 Calories OJ	1.79	FS
1% Milk, 1/2 Gal	1.58	FA
Whipped Cream Chee	1.49	FA
Spread Butter	2.25	FA
Van Caram or It Swt	1.79	FA
Half & Half	1.35	FA
Sliced Loaf Cake	3.15	FA
Whipped Cream Chee	1.48	FA
Two Bite Brownie	4.98	FA
VISA	22.01	

*****3429 ONLINE
03/29/21 12:58 Ref/Seq # 535500
Auth # 029942
AID A00000000361010
TVR 0060006000
IAD 0631120321A002
TSI E800 ARC 000 EntryMode 03
--APPROVED--

SUBTOTAL	21.87
1.79 B-Taxable @7.500%	0.14
20.08 A-Taxable @0.00%	0.00
AMOUNT DUE	22.01
TOTAL	\$ 22.01
10 ITEMS	
Credit Card	\$ 22.01

*5334 474/115/004/008 08/29/21 12:58PM

Like ALDI? Tell ALDI!
Tell us how we did at
www.tellaldi.us
Enter the drawing for a chance
to win a \$100 ALDI gift card.
Must be 18 years old to enter.
No purchase necessary.

Sign up for 401 calls and save
our side of things

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

Other total	19.79	
Sales tax	4.04	
Giant total	64.63	
Payroll	64.63	
(change	0.00	

```
PRE-5101
Reference #: 031012
Acct #: XXXXXXXXXX33479
Purchase VISA
Amount: $84.63
Auth #: 012733
```

```

C:\BRI1 CAB0
AND0000031010
Entry Method:
Chlp Read
Mode:

```

Total Savings for Order: **\$113-0255-005-0700000**
[Get the savings for your order.](#)

Order Placed: March 5, 2021
 Amazon.com order number: 113-0255175-5788218
 Order Total: \$192.95

Shipped on March 5, 2021

Items Ordered	Price
1 of: Zero Waste Dog Waste Roll Bags, 10 rolls of 200, Total 2,000 bags See the Amazon.com Service URL	\$54.75
Cardholder Name	
1 of: PES 5000C-12/24D-630 Series 5000C Universal Electric Strike Complete Pac for Latchbolt Locks, Satin Stainless Steel, Dual Voltage 12/24 VDC/VAC, Includes the SO1 and SO1A	\$138.19
Participating See the Amazon.com Service URL | Product selection for SO1	
Cardholder ZIP	

Shipping Address:

Dana Haden
 18578 YELLOW BLUFF RD
 JACKSONVILLE, FL 32225-1159
 United States

Shipping Speed:

FREE Prime Delivery

Payment Information

Payment Method:
 Visa | Last digits: 3425

Billing address

Dana Haden
 18578 YELLOW BLUFF RD
 JACKSONVILLE, FL 32225-1159
 United States

Credit Card transactions

Item(s) Subtotal: \$192.95
 Shipping & Handling: \$0.00
 Total before tax: \$192.95
 Estimated tax to be collected: \$0.00
Grand Total: \$192.95

Visa ending in 3425: March 5, 2021: \$192.95

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

Amazon.com | 1000 Avenue of the Americas, New York, NY 10020-1342

amazon.com

Final Details for Order 113-0071483-9726268
[Print this page for your records](#)

Order Placed: March 5, 2021
Amazon.com order number: 113-0071483-9726268
Order Total: \$449.91

Shipped on March 5, 2021

Items Ordered

3 of: Dog Waste Station, Free 400 Bags -Budget Dog Waste Station - Roll Bag Dispenser System Item #: BW-206
Sold by: [Bam Waw Waste \(Amazon.com\)](#)

Price
\$149.97

Condition: New

Shipping Address:

Dana Harden
16576 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 3429

Billing address

Dana Harden
16576 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Credit Card transactions

Item(s) Subtotal: \$449.91
Shipping & handling: \$0.00

Total before tax: \$449.91
Estimated tax to be collected: \$0.00

Grand Total: \$449.91

Visa ending in 3429: March 5, 2021: \$449.91

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

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Print Receipt for Order: 113-1741740-2173054
Print this receipt for your records.

Order Placed: March 19, 2021
Amazon.com order number: 113-1741740-2173054
Order Total: \$149.95

Shipped on March 20, 2021

Items Ordered

1 840 Jopos Wellness Center Cleaning Wipes, Heavy Duty Germ Equipment and Surface Wipes (4 Rolls, 4,500 Wipes)

Price
\$149.95

Sold by: Topco, Inc. (d/b/a Topco)

Condition: New

Shipping Address:

Dana Harden
15575 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

FREE Prime Delivery

Payment Information

Payment Method:

Visa , Last digit: 5429

Billing address:

Dana Harden
15575 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Credit Card transactions

Item(s) Subtotal: \$149.95
Shipping & Handling: \$0.00

Total before tax: \$149.95
Estimated tax to be collected: \$0.00

Grand Total: \$149.95

Visa ending in 3429, March 20, 2021: \$149.95

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

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Order Placed: March 8, 2021
Amazon.com order number: 113-7715555-437432
Order Total: \$70.99

Order Placed: March 8, 2021
Amazon.com order number: 113-7715555-437432
Order Total: \$70.99

Shipped on March 8, 2021

Items Ordered

1 of 1: 60 Thin 26 Bit Primality Key Pads Shipped Box: Perfect Compatibility with ISO/IEC 1593-1:2001 - 10001: Perfect Random Number and True Random Number
Order Total: \$70.99

Price
\$70.99

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment Information

Payment Method:

Visa | Last digit: 3425

Billing address

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

Credit Card transactions

Item(s) Subtotal: \$70.99
Shipping & Handling: \$0.00
Total before tax: \$70.99
Estimated tax to be collected: \$0.00
Grand Total: \$70.99

Use ending in 3425: March 8, 2021: \$70.99

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

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amazon.com

Final Details For Order # 113-2440305-3461339
[Print this page for your records.](#)

Order Placed: March 9, 2021
Amazon.com order number: 113-2440305-3469039
Order Total: \$199.00

Shipped on March 9, 2021

Items Ordered

1 of: Plastic Easter Eggs with 2 Candy (1000 Count)
Sold by: Gift Centre Store (Amazon.com)
Condition: New

Price
\$199.00

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 3429

Billing address

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

Credit Card transactions

Item(s) Subtotal:	\$199.00
Shipping & Handling:	\$0.00

Total before tax:	\$199.00
Estimated tax to be collected:	\$0.00

Grand Total:	\$199.00

Visa ending in 3429: March 9, 2021: \$199.00

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

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Final Details for Order #113-7062326-2115429
[Print this page for your records](#)

Order Placed: March 10, 2021
Amazon.com order number: 113-7062326-2115429
Order Total: \$142.45

Shipped on March 10, 2021

Items Ordered

1 of: *HES 5000C-12/24D-630 Series 5000C Universal Electric Strike Complete Pac for Latchbolt Locks, Satin Stainless Steel, Dual Voltage 12/24 VDC/VAC, Inclu*
Sold by: ProShop Deals (amazon.com)

Price
\$142.45

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa) Last digits: 3429

Billing address

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

Item(s) Subtotal: \$142.45
Shipping & Handling: \$0.00

Total before tax: \$142.45
Estimated tax to be collected: \$0.00

Grand Total: \$142.45

Credit Card transactions

Visa ending in 3429: March 10, 2021: \$142.45

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

Final Details for Order #113-126732-0001001
Print this page for your records.

Order Placed: March 8, 2021
Amazon.com order number: 113-1162223-8361031
Order Total: \$165.75

Shipped on March 11, 2021

Items Ordered

5 of: 100 Pack Profiled Easter Eggs with Toys and Unicorn, 2 3/8" Plastic Easter Eggs Filled Toys for Easter Theme Party Favor, Basket Stuffers Fillers
See on: GABOSS STORE <https://www.gabossstore.com/>

Price
\$17.99

Country: Kenya

2 of: 72 PCS 5 Colors Plastic Easter Eggs with 100 PCS Glow Sticks Bulk, Glow in the Dark, Easter Basket Stuffers, Party Favor for Kids
Sold by: Fun Little Toys (4.9/5)

510,00

Condition: None

Shipping Address:

Dana Marden
1657S YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:

Amazon Day Delivery

Shipped on March 11, 2021

Items Ordered

2 of: 72 PCs 6 Colors Plastic Easter Eggs with 100 PCs Glow Sticks, Glow in the Dark, Easter Basket Stuffers, Party Favor for Kids
Sold by: Fun Little Toys (yellow and blue)

Price
\$13.95

Condition: New.

Shipping Address:

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

Shipping Speed:

Amazon Day Delivery

Payment information

Payment Method:

Visa / Last digits: 3429

Billing address

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

Item(s) Subtotal: \$165.75

Shipping & Handling: \$0.00

Total before tax: \$165.75

Estimated tax to be collected: \$0.00

Grand Total: \$165.75

Credit Card transactions

Visa ending in 3425: March 11, 2021: \$165.75

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

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Final Details for Order 113-7393653-8677851
[Print this page for your records](#)

Order Placed: March 5, 2021
Amazon.com order number: 113-7393653-8677851
Order Total: \$139.98

Shipped on March 6, 2021

Items Ordered

1 of: *YUUA 2 Tiers 9' Patio Umbrella Outdoor Market Umbrella Table Umbrellas Sunbrella with 8 Ribs Push Button Tilt and Crank UV Protection Outside Garden Pool Umbrella, Navy*
[See all items by YUUA](#)

Price
\$69.99

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Shipped on March 6, 2021

Items Ordered

1 of: *YUUA 2 Tiers 9' Patio Umbrella Outdoor Market Umbrella Table Umbrellas Sunbrella with 8 Ribs Push Button Tilt and Crank UV Protection Outside Garden Pool Umbrella, Navy*
[See all items by YUUA](#)

Price
\$69.99

Condition: New

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Visa (Last digits: 3429)

Billing address

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

Credit Card transactions

Item(s) Subtotal: \$139.98
Shipping & Handling: \$0.00

Total before tax: \$139.98
Estimated tax to be collected: \$0.00

Grand Total: \$139.98

Visa ending in 3429: March 6, 2021: \$139.98

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

amazon.com

Final Confirmation Order #13-0705588-1340242

Order Placed: March 9, 2021
Amazon.com order number: 13-0705588-1340242
Order Total: \$136.68

Shipped on March 9, 2021

Items Ordered	Price
3 ft. x 6 ft. x 8 ft. Back Umbrella Outdoor Market Table Umbrella with Push Button Tilt and Crank for Garden, Lawn, Deck, Backyard & Pool, 8 Slurdy Steel Ribs, Turquoise	\$136.68

Shipping Address:
Dore Herten
4550 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Shipping Speed:
Standard Shipping

Payment Information

Payment Method:
Visa (Last digit: 3428)

Billing Address:
Dore Herten
4550 YELLOW BLUFF RD
JACKSONVILLE, FL 32226-1159
United States

Item(s) Subtotal:	\$136.68
Shipping & Handling:	\$0.00

Total before tax:	\$136.68
Estimated tax to be collected:	\$0.00

Grand Total:	\$136.68

Credit Card transactions

Visa ending in 3428; March 9, 2021; \$136.68

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

[Amazon.com](#) | [Your Account](#) | [Help](#) | [Feedback](#)

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

INVOICE

APPROVED

AgrowPro Inc.
Termites • Lawn • Mosquito • Pest
904-449-1299

Mark Johnson 04/30/21

Tysons Landing
Yellow Bluff Road
Jacksonville, FL 32226

Service Address
Tysons Landing
Yellow Bluff Road
Jacksonville FL 32226

Tison's Landing CDD

Account # 32360
Invoice # 1100157668
Invoice Date 04/29/2021

Invoice Total \$150.00

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

Integrated Pest Management

Integrated Pest Management

\$150.00

1

\$150.00

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

Exterior

32572 46202

Sweeping webs and wasps nests

Spraying residual products around entry points and perimter

Treating harborage areas with baits

Terms

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

Notes

Please water in tomorrow am if no rain

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

Subtotal \$150.00

Total \$150.00

Amount Paid \$0.00

Amount Due \$150.00 ✓

Past Balance \$250.00

Balance Due \$400.00

TJ Marroletti JE164857

APPROVED**INVOICE****Alpha Dog Security**

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

Mark Johnson 5/03/21

Invoice Number

14368

Invoice Date

05/01/2021

Customer Number

10313-3

Terms

Due On Receipt

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

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

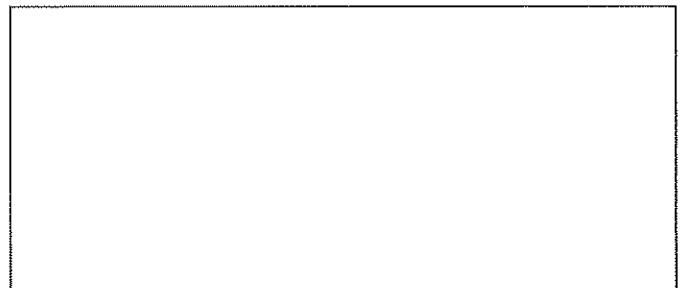
CUSTOMER NAME	CUST NO	PO NUMBER	INVOICE DATE	TERMS
Tison's Landing CDD	10313-3		05/01/2021	Due On Receipt

Description	Rate	Quantity	Amount
<i>Tison's Landing CDD: 16529 Tisons Bluff Rd - Jacksonville, FL 32218</i>			
Alarm.com Cloud Access Control	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon x 4doors 32 572 34502	\$40.00	1.00	\$40.00
		Subtotal	\$60.00
		Taxes	\$0.00
		Total	\$60.00
		Payments/Credits	\$0.00
		Net Due	\$60.00

As Of	Invoice No	Description	Amount	Net Due
05/01/2021	14368	Contracted Services	\$60.00	\$60.00

Alpha Dog Audio Video Security

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



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

ESTABLISHED 1977

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MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DELUNA
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

March 31, 2021

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

Page: 1
03/31/2021
Account No: 80-12113M
Statement No: 167957

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
03/01/2021		
DEL	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT AUDITOR	0.20
03/02/2021		
GLK	REVIEW AND REVISE AUDIT RESPONSE LETTER (NOWACKI INCIDENT)	0.40
GLK	REVIEW AGENDA PACKAGE FOR CDD BOARD MEETING ON MARCH 3, 2021	0.40
03/03/2021		
DEL	REVIEW OF FILE, CONFERENCE WITH STAFF AND PREPARATION OF AUDIT RESPONSE TO BERGER, TOOMBS, ELAM, GAINES & FRANK	0.60
GLK	PREPARE FOR, TRAVEL TO AND ATTEND MEETING OF BOARD OF SUPERVISORS	2.50
03/18/2021		
MJP	REVIEW FILE RE: STATUS OF POSSIBLE FINANCING	0.10
03/24/2021		
MJP	REVIEW AGENDA PACKAGE FOR MARCH 31, 2021 MEETING OF THE BOARD OF SUPERVISORS	0.30
03/25/2021		
MJP	CORRESPONDENCE TO COURTNEY HOGGE AND ERNESTO TORRES	0.20
03/30/2021		
MJP	FURTHER PREPARATIONS FOR MARCH 31, 2021 BOARD OF SUPERVISORS MEETING	0.20
03/31/2021		
MJP	CORRESPONDENCE TO ERNESTO TORRES	0.20

TISON'S LANDING CDD

Page: 2

03/31/2021

Account No: 80-12113M

Statement No: 167957

TISON'S LANDING CDD

		Hours		
MJP	PREPARE FOR AND ATTEND (VIA ZOOM) BOARD OF SUPERVISORS MEETING		2.20	
	For Current Services Rendered		7.30	2,007.50
Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.80	\$275.00	\$220.00
GERALD L. KNIGHT	PARTNERS	3.30	275.00	907.50
MICHAEL J. PAWELCZYK	PARTNERS	3.20	275.00	880.00
Previous Balance				\$605.00
Total Current Work				2,007.50
Payments				
03/29/2021	PAYMENT RECEIVED - THANK YOU			-605.00
Balance Due				<u>\$2,007.50</u>

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 413**Invoice Date:** 5/1/21**Due Date:** 5/1/21**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 - May 2021 340		4,166.67	4,166.67
Information Technology - May 2021 251		83.33	83.33
Dissemination Agent Services - May 2021 312		83.33	83.33
Office Supplies 510		6.04	6.04
Postage 420		22.25	22.25
Copies 428		36.30	36.30
Telephone 410		50.93	50.93

Total \$4,448.85**Payments/Credits** \$0.00**Balance Due** \$4,448.85

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

APPROVED

Mark Johnson 5/03/21

Invoice

Date	Invoice #
5/1/2021	7538

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

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

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		4/23/2021			
Quantity	Item Code	Description			Price Each	Amount
1	Irrigation Installation	Repaired break in 2' irrigation line at front of community. Work performed: Excavated hole, Cut out damaged line, Installed 2-2" slip fix connectors, 1-2" T Coupler, 2-2' Couplers, Glued/welded components, filled in hole, tested irrigation. 320 572 350			469.00	469.00
It's been a pleasure working with you!					Total	\$469.00



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

APPROVED

Mark Johnson 5/03/21

INVOICE

Invoice #	577489
Account #	724857
Invoice Date	5/1/2021
Due Date	5/11/2021
Rep	MAS

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

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

Purchase Order Number	Terms	Invoice Date Reflects Month of Service Provided	
	NET 10 DAYS		
Item	Description	Amount	
	Monthly Water Management Service 32 572 468	795.00	
Customer Total Balance		\$795.00	
Please confirm your bank bill payer amount matches your invoice amount if you use a bank bill payer service. Thank you!		Total Invoice	\$795.00

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

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

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

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

Amount Enclosed

Invoice #	577489
Account #	724857
Date	5/1/2021

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	_____



Invoice

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

Invoice # 383659
Date 5/1/2021

Terms

Due Date

Memo Monthly Fees

Bill To

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

328 5178

Description	Quantity	Rate	Amount
Amenity Manager 45105	1	7,506.75	7,506.75
Pool maintenance 4651	1	1,961.67	1,961.67
Pool chemicals 465	1	714.00	714.00
Field management and administration 344	1	2,217.67	2,217.67
Janitorial maintenance 46601	1	2,016.67	2,016.67
Janitorial supplies 46602	1	262.50	262.50

Total \$14,679.26



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 0687-001133312
Invoice Date April 16, 2021
Previous Balance \$481.71
Payments/Adjustments -\$481.71
Current Invoice Charges \$231.45

Total Amount Due \$231.45	Payment Due Date May 06, 2021
--	--

PAYMENTS/ADJUSTMENTS

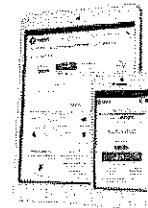
Description	Reference	Amount
Payment - Thank You 04/05	5555555	-\$481.71

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				
Pickup Service 05/01-05/31			\$138.78	\$138.78
Container Refresh 05/01-05/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$50.04
Total Franchise - Local				\$33.63
CURRENT INVOICE CHARGES	36 572 43200			\$231.45

Simple account access at your fingertips.

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8619 Western Way
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due	\$231.45
Payment Due Date	May 06, 2021
Account Number	3-0687-0002027
Invoice Number	0687-001133312

☐

For Billing Address Changes.
Check Box and Complete Reverse.

Make Checks Payable To:

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



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Visit RepublicServices.com/MyBill

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

Advanced Direct Marketing Services

3733 Adirolf Rd.

Jacksonville, FL 32207-4719

(V) 904.396.3028 (F) 396.6328

E-mail

jim@adm-service.com

Invoice

DATE	INVOICE #
------	-----------

5/17/2021

143872

BILL TO

TISON'S LANDING CDD

475 WEST TOWN PLACE, STE 114

ST AUGUSTINE FL 32092

	P.O. NO.	TERMS	PROJECT
	VERBAL	With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Tison's Landing CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging	680	0.11029	75.00
Form layout and preparation for merge imaging	1	37.50	37.50
Laser one sheet front & back 8.5 x 11	680	0.215	146.20
Fold customer materials	680	0.03676	25.00
Print single color #10/24 window envelopes	680	0.15	102.00
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX	680	0.095	64.60
Postage	680	0.52	353.60
Postage CC Surcharge	680	0.0155	10.54
Thank you for your business.		Subtotal	\$814.44
		Sales Tax (7.5%)	\$0.00
		Total	\$814.44

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

May 18, 2021

Date

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

Payment Due Upon Receipt

Serial #	21-03362D	PO/File #		\$933.50
				Amount Due
Notice of of Public Hearing to Consider the Adoption of the Fiscal Year 2021/2022 Budget; et al				
				Amount Paid
Tison's Landing Community Development District				\$933.50
				Payment Due
Case Number				
Publication Dates	5/18,25			
County	Duval			

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

*For your convenience, you
may remit payment at [https://www.
jaxdailyrecord.com/send-payment](https://www.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.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
 NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022
 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE
 AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL,
 AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR
 BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors for the Tison's Landing Community Development District will conduct two public hearings and a regular meeting on Tuesday, June 15, 2021 commencing at 6:00 p.m. at the meeting location of 10529 Tison's Bluff Road, Jacksonville, Florida 32218.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2021/2022 proposed budget. The first public hearing is being conducted pursuant to Chapter 180, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2021/2022 upon the lands located within the District, a depiction of which lands is shown below; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law, including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Participants are strongly encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the meeting at (904) 940-5850 or etorres@gmsnf.com to facilitate the Board's consideration of such questions and comments during the meeting. An electronic copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained from the offices of the District Manager, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Ph: (904) 940-5850, e-mail: etorres@gmsnf.com, during normal business hours. The agenda and budget are also anticipated to be posted on the District's website, www.TisonsLandingCDD.com.

The District's special assessments are annually recurring assessments and are in addition to previously levied debt assessments. Below is the proposed schedule of operation and maintenance assessments for FY 2021/2022. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

The proposed FY 2021/2022 operations and maintenance assessment for each of the 680 single-family lots within the District boundaries is \$1,031.39 (gross).

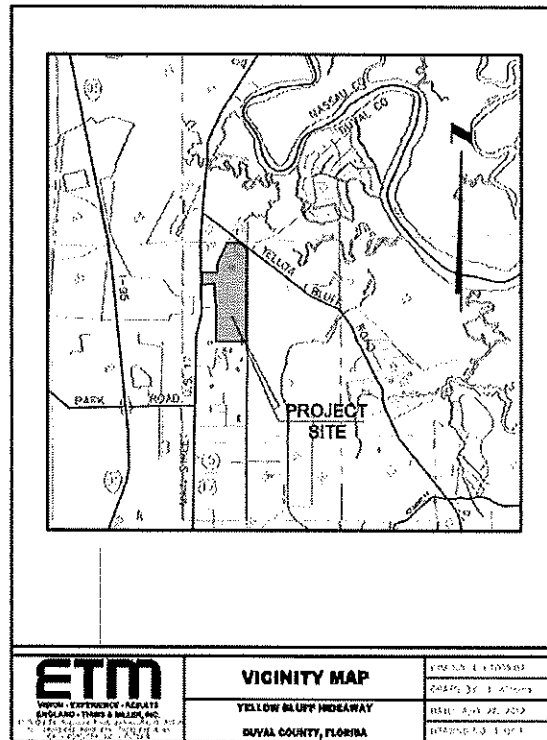
The special assessments are collected on each lot owner's annual real estate tax bill issued by Duval County (City of Jacksonville), Florida. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

In accordance with the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to contact the District offices at (904) 940-5850 at least forty-eight (48) hours prior to the scheduled hearing. If you are hearing or speech impaired, please contact Florida Relay Service Numbers (800) 955-8771 (TDD) or (800) 955-8770 (VOICE), for assistance in contacting the District office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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



May 18/26

08 (21-03362D)