

TISON'S LANDING
Community Development District

AUGUST 17, 2021

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

August 10, 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, August 17, 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. Introduction of Architect
- IV. Consideration of Resolution 2021-07, Amending the Amended and Restated Policies Regarding Use of the Tison's Landing Amenity Center to Clarify Proper Dumpster Use
- V. Discussion on Adjusting the Amenity Facility Room Rental Rate
- VI. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Acceptance of the 2021 Annual Engineer's Report
 - C. District Manager
 - D. Amenity Manager
 - 1. Memorandum
 - 2. Consideration of Proposal for Shade Structure
 - 3. Consideration of Proposal for Trimming of the Magnolias

- E. Field Operations Manager – Monthly Report
- VIII. Supervisor Requests / Audience Comments
- IX. Approval of Consent Agenda
 - A. Minutes of the June 15, 2021 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- X. Next Scheduled Meeting – TBD
- XI. Adjournment

FOURTH ORDER OF BUSINESS

RESOLUTION NO. 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENDED AND RESTATED POLICIES REGARDING USE OF THE TISON'S LANDING AMENITY CENTER, BY REVISING SECTION B, ENTITLED "GENERAL PROVISIONS" TO PROHIBIT GENERAL USE OF THE DISTRICT DUMPSTER; REVISING SECTION O, ENTITLED "FACILITY RENTAL POLICIES," SUBSECTION (4), CLARIFYING PROPER DUMPSTER USE BY RENTERS, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN AND AN EFFECTIVE DATE

WHEREAS, the Tison's Landing Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Jacksonville, Duval County, Florida; and

WHEREAS, the District is the owner and operator of the Tison's Landing Amenity Center, located within the boundaries of the District; and

WHEREAS, the Amended and Restated Policies Regarding the Use of the Tison's Landing Amenity Center were adopted by the District Board of Supervisors under Resolution 2013-03, amended pursuant to Resolution Nos. 2015-02, 2015-05, and 2017-04, and 2019-03 (collectively the "Club Rules"); and

WHEREAS, the District Board of Supervisors has determined that it is in the best interests of the District and those residing and owning property within the District to make certain revisions to the Club Rules, prohibiting the use of the District dumpster by patrons, guests, and visitors without permission, prohibiting the accumulation or dumping of trash and debris in the dumpster area, and restricting the use of the dumpster by authorized renters of the Amenity Center; and

WHEREAS, the District has complied with the provisions of Chapter 120 and Sections 190.011 and 190.035, Florida Statutes, and has conducted a public hearing to consider the revisions to the Rules, as set forth herein.

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

Section 1. The foregoing recitals are hereby incorporated as the findings of fact of the District Board of Supervisors.

Section 2. Section B, entitled “General Provisions,” of the Club Rules is hereby amended, to add the following:

(18) No patron, visitor, or guest shall dispose of any trash or debris in the dumpster or within or around the dumpster enclosure or area located at the Amenity Center without the express permission of the Amenity Manager or his or her designee. Patrons renting a portion of the Amenity Center in accordance with Section O of these Club Rules may only use the dumpster in the manner prescribed therein. The dumpster is for District use only. Any cost incurred by the District to clean up the dumpster enclosure and area shall be the responsibility of the person violating this subsection.

Section 3. Section O, entitled “Facility Rental Policies,” Subsection (4), of the Club Rules is hereby amended, as follows:

(4) Refund of Deposit: To receive a full refund of the deposit, the following must be completed where applicable:

- Ensure that all garbage is removed and properly disposed of ~~placed~~ in the dumpster.
- No garbage shall be placed around the dumpster or within the dumpster enclosure. If the dumpster is full, the Patron renting shall remove and properly dispose of garbage off-site at the Patron's expense.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, table tops and sink area.
- Replace garbage liner.
- Clean out and wipe down the refrigerator, and all cabinets and used appliances.
- Clean any windows and doors in the rented area.
- Ensure that no damage has occurred to the Amenity Center and its property.
- Patron and Patron’s guests are required to adhere to all Amenity Center and pool rules and regulations. Failure to comply with such rules and regulations may result in the forfeiture of Patron’s deposit.

If additional cleaning is required, including with respect to the dumpster area, the Patron ~~reserving the area under the Pavilion area~~ renting will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Amenity Manager shall determine the amount of deposit to return, if any.

Section 4. District Counsel is hereby directed to produce an amended/updated version of the Club Rules, implementing the changes set forth in the Resolution, and is further directed to forward the amended Club Rules to the District Manager to be included in the Official Records of Proceeding of the District.

Section 5. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Tison's Landing Community Development District, this **17th day of August, 2021.**

Attest:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chairman

SIXTH ORDER OF BUSINESS

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

The Board of Supervisors of the **Tison's Landing Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2022** on the first Wednesday of each month at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218 as follows (*unless otherwise indicated):

October 6, 2021
November 3, 2021
December 1, 2021
January 5, 2022
February 2, 2022
March 2, 2022
April 6, 2022
May 4, 2022 (FY23 Budget Approval)
June 1, 2022
July 6, 2022 (FY23 Budget Adoption)
August 3, 2022
September 1, 2022

SEVENTH ORDER OF BUSINESS

B.

**ENGINEER'S
2021 ANNUAL REPORT**

FOR THE

**TISON'S LANDING
COMMUNITY DEVELOPMENT
DISTRICT**

DUVAL COUNTY, FLORIDA

PREPARED FOR:

**BOARD OF SUPERVISORS
TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

PREPARED BY



Engineers – Planners – Surveyors – Landscape Architects
14775 Old St. Augustine Road, Jacksonville, Florida 32258
Reg. Number: 2584

ETM Job Number: E 02-05-07
Date: July 16, 2021

Table of Contents and Engineer's Signature Page

Project Name: **TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT**
Project Location: East of US No. 1 (Main Street) and South of Yellow Bluff Road
Project City / State: Jacksonville, Florida
Programs used: Microsoft Word and Excel 2016, AutoCAD C3D 2019
Etm Job No. E 02-05-07

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M	Storm Water Management Facilities:
N	Long Term Maintenance:
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Portion of pages or sections of this report signed and sealed by Engineer
Sections A-O Only

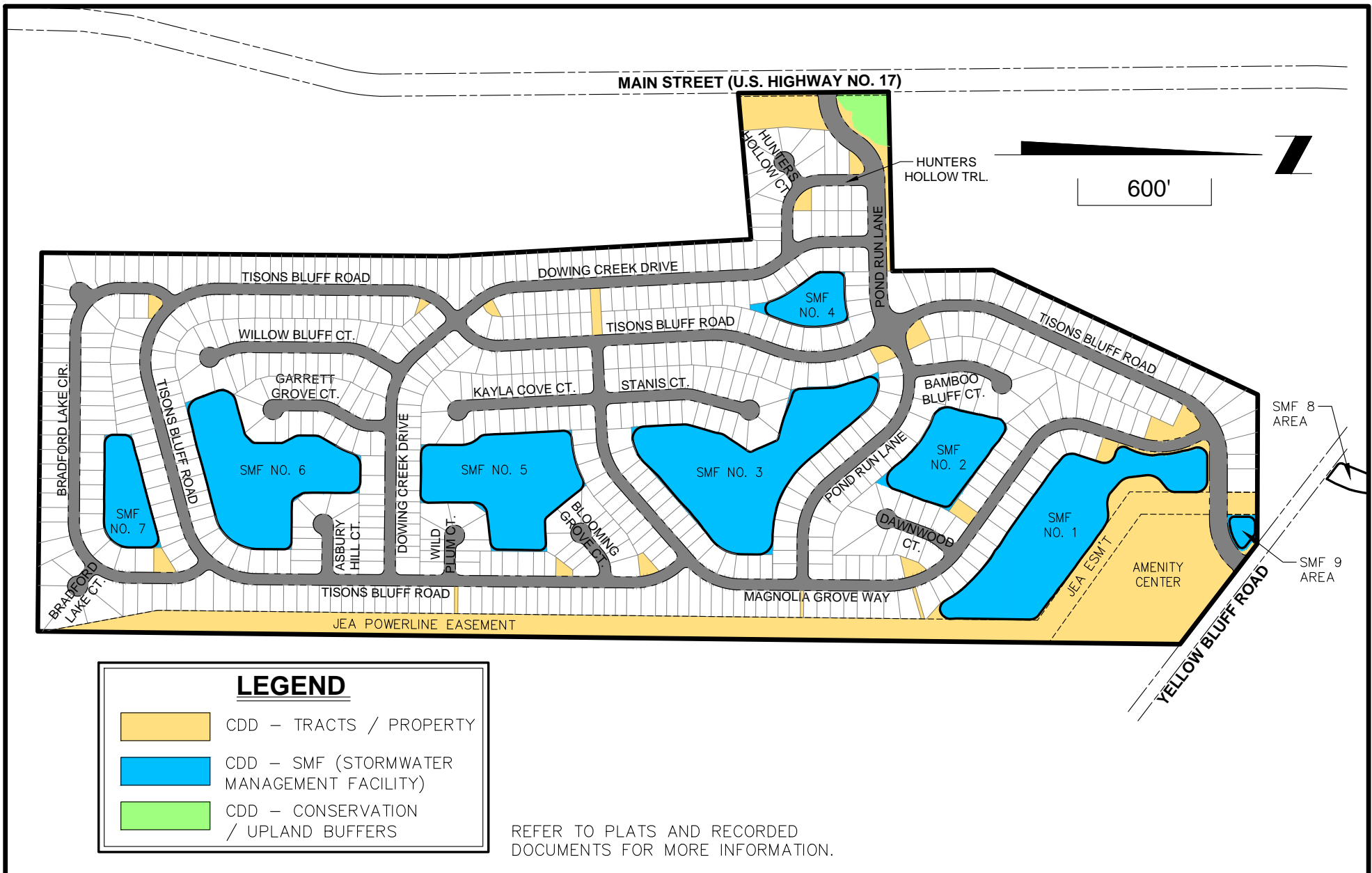
Scott Jordan Lockwood, P.E.
P.E. No. 68426



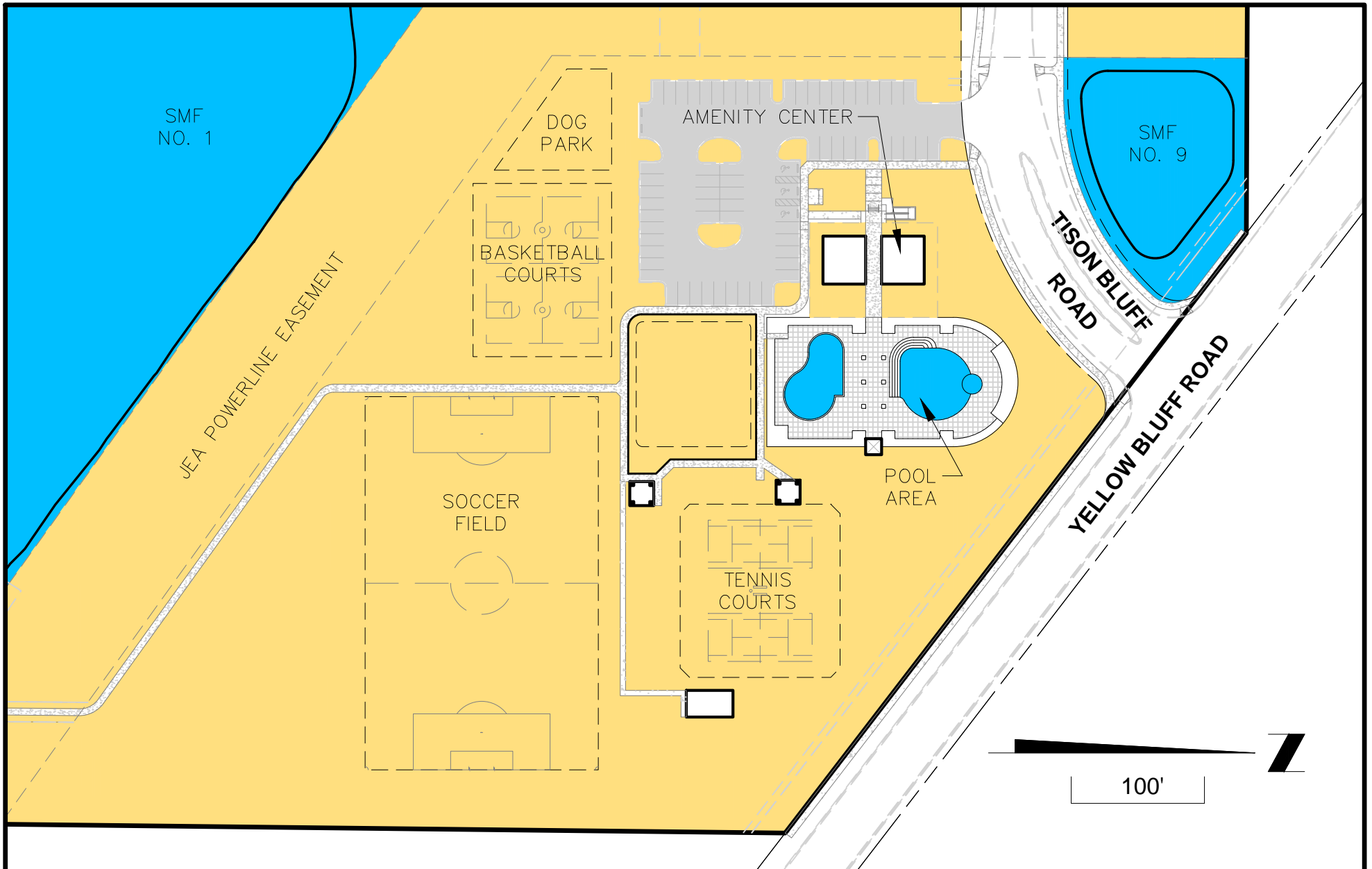
14775 Old St. Augustine Rd., Jacksonville, Fl. 32258
Phone (904) 265-3163 Reg No: 2584
Lockwoods@etminc.com

Notes:

1. This document is prepared in for use by the Tisons Landing Community Development District, Duval County Florida and it is not intended for any other agency or third party use.
2. This document has been Digitally signed and sealed, printed copies of this document are not considered signed and sealed and should be verified on each digital copy.



ETM VISION - EXPERIENCE - RESULTS ENGLAND - THIMS & MILLER, INC. 14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316	MASTER SITE PLAN TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT		ETM NO. E 02-05-07
			DRAWN BY: S. Lockwood
			DATE: July 15, 2021
			DRAWING NO. 1 of 1



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 00002584 LC - 0000316

AMENITY CENTER SITE PLAN

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

ETM NO. E 02-05-07

DRAWN BY: S. Lockwood

DATE: July 15, 2021

DRAWING NO. 1 of 1

D. GENERAL INFORMATION:

This Annual Report is prepared in general compliance with Section 9.20 of the Master Trust Indenture for the Tison's Landing Community Development (CDD). Based on limited field review on July 13, 2021, we found that the CDD owned facilities generally appeared to be in good condition and they also appeared to be well maintained. It also appeared that the facilities were open and operational at the time of our field visit. There are some issues that are mentioned throughout this report that the CDD Board should review and address as appropriate and there are recommendations that should be reviewed as well. However, it should be noted that this report is based on limited field review (7-13-21 only) and it is not intended to be exhaustive or comprehensive, but only an annual review to of the District owned, and operated facilities to verify if these facilities appeared to be well maintained and are in good condition. A map showing the CDD owned facilities is included with this report.

E. PROJECT BACKGROUND:

The Tison's Landing Community Development District (CDD), or the "District" is located in Duval County, Florida ("County"), east of Main Street (U.S. No. 17) and south of Yellow Bluff Road. The overall project is approximately 215.9 acres+/- . This project includes 680 single family residential units along with an Amenity Center and other recreational facilities. The authorized land uses within the District allow for residential development as well as open space and recreational amenities.

F. PUBLIC AGENCY OWNERSHIP:

The improvements listed below are owned and maintained by other Public Agencies as follows:

- A. The onsite roadways are owned and maintained by the City of Jacksonville, Florida (COJ).
- B. Offsite roadway / turn lanes within Main Street (U.S. No. 17) are owned and maintained by FDOT.
- C. Offsite roadway / turn lanes within Yellow Bluff Road are owned and maintained by COJ.
- D. The onsite and offsite potable water, sanitary sewer and electric within public right of ways and power line easements are owned and maintained by the Jacksonville Electric Authority (JEA).

G. ENTRY MONUMENT AND SIGNAGE:

The District owned facilities include two project entry signs and associated landscaping. One is located at the main entrance at the intersection of Pond Run Lane and Main Street (U.S. No. 17) and the other is located at the other project entrance at the intersection of Tisons Bluff Road and Yellow Bluff Road (refer to photos included in this report). Based on limited field review (07-13-21), these improvements appeared to be generally well maintained. However, **both entry** signs have obvious decay (rotten wood and loose bricks) that needs to be repaired or replaced and then repainted as soon as possible. It is our understanding that maintenance staff is aware of these issues. Therefore, we recommend ongoing maintenance and repairs as may be required throughout the year.

H. AMENITY CENTER AND RECREATIONAL FACILITIES:

The District owned facilities include recreational improvements, which include an Amenity Center with associated parking areas, a fitness room with workout equipment, indoor eating and meeting areas, a fire place with a shaded seating area, restroom facilities, an adult pool, a spray ground with kid's pool area, tennis courts, fenced play scape area, detailed landscaping, a soccer field, basketball courts, small dog park and other recreational areas (refer to photos included in this report). It appears that that the tennis and basketball courts have been resurfaced. **Also, it should be noted that there is a storage shed which seems to be recently constructed near the Tennis Courts. We are unaware if this was permitted with COJ. However, it should be verified that it meets ADA requirements and all other permit conditions.** Based on limited field review (7-13-21), generally these improvements appeared to be well maintained and in relatively good condition.

However, it appears that there are signs of cracking in various places throughout the Amenity facilities. These cracks appear to be signs of fatigue, that is probably caused by aging. There were some cracks in the sidewalk to the entrance of the Amenity Center. Also, in the meeting area by the restroom there are cracks in the sidewalk. These cracks, over time, are likely to get bigger and may pose a tripping hazard. The CDD board should have maintenance staff pay close attention and repair by grinding or other means any cracks that pose a tripping hazard as soon as possible. Finally, there were minor signs of cracking in the Amenity parking lot. All of these cracks appeared to be related to the age of the facility. Overtime some of these items will need to be repaired or replaced. The CDD board, should prepare accordingly to ensure the smooth operation of all of these facilities. At the time of our site visit (7-13-21) there was a temporary dumpster in the parking area blocking some spaces. It is our understanding that this dumpster was used for some maintenance work on the Amenity Center. We recommend removal of the dumpster as soon as practical. Obviously, the items mentioned above should be addressed as soon as possible. Based on limited field review, we recommend ongoing maintenance and repairs as may be required throughout the year. Moreover, staff should pay careful attention to the cracks that pose a tripping hazard so that they can be repaired quickly.

I. POCKETS PARKS:

The District owned improvements include several small pocket park areas. Some of these pocket parks included covered pavilions, concrete sidewalks, grassed areas, landscaping, and benches (refer to photos included in this report). These improvements appeared to be in good condition and appeared to be well maintained. Based on limited field review (7-13-21), we recommend ongoing maintenance, as may be required throughout the year.

J. ROAD RIGHT OF WAYS AND ASSOCIATED LANDSCAPING:

The road right of ways within Tison's Landing CDD are owned and maintained by the City of Jacksonville. However, at both project entrances there are landscaped areas, medians with landscaping and project signage that are owned and maintained by the CDD. Also, at the intersection of Pond Run Lane and Tisons Bluff Road there is a roundabout with landscaping owned and maintained by the CDD (refer to photos included in this report). Based on limited field review (7-13-21), these landscaped areas appeared to be well maintained and in good condition. We recommend ongoing maintenance, as may be required throughout the year.

K. OVERHEAD JEA POWERLINE EASEMENT:

The District owned improvements includes a tract of land with a large JEA powerline easement. This JEA powerline easement runs north and south along the easterly side of the project. This easement is

used by JEA to transmit power via overhead powerlines (refer to photos included in this report). Based on our limited field review (7-13-21), it appeared that the tract had been partially maintained. We recommend ongoing maintenance, as may be required throughout the year.

L. CONSERVATION / PRESERVATION AREAS:

The District owned lands include conservation areas / preservation areas throughout the project. These are lands that were required to be preserved by various agencies, including but not limited to the Army Corps of Engineers, the St. Johns River Water Management District, and the City of Jacksonville. Because these areas are natural with many trees and heavy overgrowth, these areas were not reviewed. Therefore, we recommend ongoing maintenance and removal of dead trees as may be required throughout the year.

M. STORM WATER MANAGEMENT FACILITIES:

The District owned improvements include a number of Storm Water Management Facilities (Smfs). Some of these Smfs have control structures located within the water to attenuate flow and set the normal water levels. Most of these outfall control structures could not be easily accessed, because they are located in several feet of water. However, based on limited field review (7-13-21) it appeared that these structures were functioning properly, because the normal water elevations in the storm water system appeared to be at normal levels. Also, for most of these structures water flowing into structures could be heard, such that it was flowing as expected through each orifice or over the slot, as the case may be. Based on our limited field review (7-13-21), the storm water management system seemed to be well maintained and in good condition. Therefore, we recommend ongoing maintenance as may be required throughout the year to ensure that this system is functioning properly.

It should be noted, that during our site visit on 7-13-21, there were numerous fences constructed within the drainage and access easements to the Smfs. Although all of these fences should be a concern to the CDD, there is one drainage easement, that is currently an access issue to Smf 6. This is because the drainage easement has two adjacent fences that have a gap of about 5 or 6 feet wide. This gap will allow a person walking from the street to the Smf 6, but the gap is too small for most equipment that may be required to perform repairs (refer to photos included in this report). Therefore, the CDD Board may wish to address this issue now versus later.

Also, there is a Storm Water Tract that is offsite (Smf 8) that is fenced. Based on our review it appears that this Tract is owned by the City of Jacksonville. Smf 8 does not appear to hold much water, but there are trees and other growth that have taken over (refer to photos included in this report). This may or may not be a CDD concern but because it was constructed by the CDD, it should be noted and the CDD may wish to raise the concern with COJ to perform maintenance as may be required. The main project outfall is located directly adjacent to Smf 8. Generally, it appears that the outfall was functioning. However, we recommend ongoing maintenance as may be required throughout the year to ensure that this system is functioning properly.

N. LONG TERM MAINTENANCE:

Based on our limited field review (7-13-21), the District owned facilities generally appeared to be well maintained and generally in good condition. However, it should be noted that our field review was not exhaustive or comprehensive. As a Civil Engineering Consultant Firm, we do not have expertise in the maintenance and operation of the recreational facilities as well as the other CDD owned and operated facilities. Therefore, we recommend that the District Manager and the CDD Board consult to determine the best approach to operate and maintain these facilities. Moreover, it should be anticipated that over the life of these facilities, items such as, but not limited to: roofing, pavement, curb, gutter, striping, signage, sidewalks, recreational equipment, etc. will need to be either repaired or replaced over time. Therefore, we recommend that the District Manager and the CDD Board set aside monies or look for alternatives sources of capital, such as: refinancing bonds and / or issuing new long-term bonds, as may be needed over the life of the project for maintenance, repair and or replacement of these facilities over time as may be required. The appropriate amount of monies should be determined by the District Manager and the CDD Board, as soon as possible, so that each year a fund is established for this purpose. Furthermore, as a Civil Engineering Consultant Firm, we do not have expertise to advise the CDD Board for the appropriate amount of insurance coverage or the insurance rates that should be paid. Therefore, we recommend the District Manager and the CDD Board work with an insurance company or some other insurance expert to determine the appropriate coverage and rates that will work for this project. Finally, we recommend ongoing maintenance as may be required throughout the year to ensure that the District owned facilities, equipment, etc. are functioning properly.

O. - PROJECT PHOTOGRAPHS



Project Signage / Landscaping - Secondary Entrance (Tisons Bluff Road at Yellow Bluff Road) (7-13-21)

aaa



Project Signage (repairs required) (Tisons Bluff Road at Yellow Bluff Road) (7-13-21)



Amenity Center – Front Entrance (7-13-21)



Amenity Center – Kitchen Area (7-13-21)



Amenity Center – Fitness Center (7-13-21)



Amenity Center – Outdoor Meeting Space w/ Fireplace (7-13-21)



Amenity Center – Pool Area (7-13-21)



Amenity Center – Kiddie Splash Area and Pool (7-13-21)



Amenity Center – Kid's Park Area (7-13-21)



Amenity Center – Basketball Court (Recently Resurfaced) (7-13-21)



Amenity Center – Soccer Field (7-13-21)



Amenity Center – Dog Park (7-13-21)



Amenity Center – Volleyball Court (7-13-21)



Amenity Center – Sidewalk leading to Tennis Courts and Covered Pavilion (7-13-21)



Amenity Center – Tennis Court (Recently Resurfaced) (7-13-21)



Amenity Center – Tennis Court (Minor Cracking) (7-13-21)



Amenity Center – Parking area (7-13-21)



Amenity Center – Storage Shed (Recently Installed) (7-13-21)



Amenity Center – concrete cracking (near front gate) (7-13-21)



Concrete Walk near Smf 1 leading to Amenity Center (7-13-21)



Lift Station – Landscaping (Maintained by the CDD) (7-13-21)



Pocket Park with Pavilion at Tisons Bluff Road and Magnolia Grove Way (7-13-21)



Pocket Park on Magnolia Grove Way (facing and adjacent to SMF 2) (7-13-21)



Pocket Park at Magnolia Grove Way near Dawnwood Court (7-13-21)



Pocket Park with Pavilion at Tisons Bluff Road (Near Blooming Grove Court) (7-13-21)



Pocket Park on Tisons Bluff Road (Near Blooming Grove Court) (7-13-21)



Pocket Park at Bradford Lake Circe (Facing and Adjacent to SMF 7) (7-13-21)



Pocket Park at Tisons Bluff Road and Bradford Lake Circle (7-13-21)



Pocket Park on Tisons Bluff Road near Downing Creek Drive (7-13-21)



Pocket Park on Dowling Creek Drive near Tisons Bluff Road (7-13-21)



Linear Pocket Park on Tisons Bluff Road Facing Dowing Creek Drive (7-13-21)



Linear Pocket Park on Dowing Creek Drive Facing Tisons Bluff Road (7-13-21)



Pocket Park at Hunters Hollow Trail and Hunters Hollow Court (7-13-21)



Pocket Park with Pavilion at Hunters Hollow Trail and Pond Run Lane (7-13-21)



Roundabout on Pond Run Lane (Landscaping maintained by CDD) (7-13-21)



Pocket Park along Roundabout at Pond Run Lane and Tisons Bluff Road (7-13-21)



Pocket Park near Roundabout at Pond Run Lane and Tisons Bluff Road (7-13-21)



Storm Water Management Facility 1 (7-13-21)



Storm Water Management Facility 1 with Control Structure (7-13-21)



Storm Water Management Facility 2 (7-13-21)



Partially Restricted Easement to Storm Water Management Facility 2 (7-13-21)



Storm Water Management Facility 3 with control structure (7-13-21)



Partially Restricted Easement to Storm Water Management Facility 3 (7-13-21)



Storm Water Management Facility 4 (7-13-21)



Storm Water Management Facility 5 with control structure (7-13-21)



Partial Restricted Easement Access to Storm Water Management Facility 6 at Downing Creek Drive (7-13-21)



Storm Water Management Facility 6 (7-13-21)



Storm Water Management Facility 6 - Control Structure (7-13-21)



Storm Water Management Facility 7 (7-13-21)



Storm Water Management Facility 7 - Control Structure (7-13-21)



Storm Water Management Facility 8 – Gate Entrance (Owned by City of Jacksonville) (7-13-21)



Storm Water Management Facility 9 (7-13-21)



Linear Path to JEA Easement / Amenity Center on Magnolia Grove Way (7-13-21)



Linear Park (Open Space) to JEA Easement at Magnolia Grove Way (7-13-21)



Linear Park (Open Space) to JEA Easement at Tisons Bluff Road (7-13-21)



Project Signage / Landscaping - Primary Entrance (Main Street – U.S. 17 and Pond Run Lane) (7-13-21)

D.

1.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 08-02-21

Submitted by: Dana Harden

SPECIAL EVENTS UPDATE:

- We continue to participate in bagel mornings; however, we have changed it to the 15th & 30th of the month. This fluctuates days so more residents have the ability to attend.
- A variety of Food Trucks come to the amenity center every Friday from 5-8PM.
- Our Dive In movie was a great success. Residents enjoyed watching Moana on the big screen while eating snacks on the patio area.
- Drive up doughnuts was brought back after resident request. On July 17 residents enjoyed Krispy Kreme "drive thru" style.

UPCOMING EVENTS UPDATE:

- Community Garage Sale will be October 16.
- Fall Event will be held on October 23 from 6:30PM – 8:30PM with a "Day of the Dead" themed event with live music, Mexican food, and Sugar Skull face painting.
- December 11 will be our Christmas event with more details coming soon.

NOTEWORTHY INFORMATION:

- We currently have 525 homes activated in our new access card system.
- Room rentals have been popular again this month. We have had most weekends booked with 3-4 rentals every weekend.

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



2.



Proposed Date	JULY 28, 2021
Expiration Date	AUGUST 28, 2021

Southern Recreation

Play for all ages

4060 Edison Avenue
 Jacksonville, Florida 32254
 Phone 904-387-4390 Fax 904-387-4391
terry@southernrecreation.com
www.southernrecreation.com

PROJECT NAME:
Tisons Landing

PROPOSED TO Dana Harden
 Vesta
 16529 Tisons Bluff Rd.
 Jacksonville, FL 32218
 904-757-1547
yellowbluffmanager@gmsnf.com

BILL TO Same

SALESPERSON	SHIPPING METHOD	PAYMENT TERMS
Terry	Installed	50% Deposit

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
1ea.		SRP 12'x24'x8' Double Back to Back Hanging Cantilever Shade Structure		10,995.00
2ea.		Footers per Engineering 4.55'x4.55'x3' w/ required steel	1,500.00	3,000.00
		Note-Footer costs include cutting pavers back in around posts once footers are completed		

Subtotal	13,995.00
Tax Rate	.07
Tax	Exempt
Freight	900.00
Installation	2,500.00
Total Due	17,395.00

Terms and Conditions and Required Signature on next page.

Southern Recreation, Inc. Terms and Conditions

Payment A 50% deposit is required to begin project. The deposit is non-refundable. If equipment is refused when delivery is attempted you will be responsible for any resulting charges. A signed terms and condition and payment of the deposit indicates that you are in full agreement with all terms and conditions of this proposal including the following: Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented.

Balance of monies are due immediately upon completion and acceptance by the owner of the equipment and installation. Installation, site work, drainage, equipment removal, building permits, engineered drawings, etc. as listed below are not included **unless specifically noted on the proposal.**

Installation may include the following: Permitting if required for the State of Florida - State Certified Contractor CBC1252594

Site Preparation to include equipment removal, excavation, grading and drainage

Concrete work to include Curbing for containment and Sidewalks for accessibility

Installation of your Playground by *NPSI and Factory Certified Installers

Safety Surfacing as propose- Engineered Wood Fiber, Poured-In- Place Rubber

Surfacing, Loose Fill Rubber or Synthetic Turf

Complete site clean up and playground inspection upon completion

*National Playground Safety Institute Certified Playground Safety Inspectors

Southern Recreation Responsibilities Southern Recreation (SR) is responsible for the acceptance of all freight deliveries that includes the installation of the equipment. All equipment will ship to our warehouse for acceptance and inventory. Equipment will be transported to the installation site on fully insured SR trucks and trailers. SR is responsible to secure the site and equipment while the installation is in progress. All equipment to be installed per CPSC and ASTM guidelines for proper spacing and elevations. SR is responsible for trash removal as a result of the installation

Owners Responsibilities Provide access to the installation site. Provide area for storage and staging if needed. Security at the installation site both during and after work hours. To provide sufficient input for equipment locations so as to properly install per the owners intent-

Note: All equipment installation must meet CPSC and ASTM guidelines for proper spacing. **SR WILL NOT INSTALL** any equipment outside of these spacing guidelines

Optional Responsibilities If a building permit is required, it is the responsibility of the owner to provide SR will all necessary documentation as needed-this would include an acceptable site plan, warranty deed (if needed), owners notarized signatures on permit and Notice of Commencement and all other documentation as required by the local building department of jurisdiction in order to execute the permit. Charges for permitting will include an administrative fee and actual permit cost. Any other SR responsibilities must be clearly outlined in the applicable proposal/contract

Access/Utilities Access will need to be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage.

Rock/Foreign Object Clause Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in- place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

Signature of owner or owners rep indicates acceptance of the above terms and conditions

Authorized signature Terry Rogers Terry Rogers, President

Accepted by _____ Date _____

Billing Name and Address: _____ Billing Email: _____

Please sign and fill in the information where the project invoice will be billed to.



Southern Recreation, Inc.

4060 Edison Avenue, Jacksonville, Florida 32254

3.

ESTIMATE



LANDSCAPING

10418 New Berlin Road Suite 126
Jacksonville, Florida 32226

Date	Estimate #
8/3/2021	4889

Customer Phone
904-757-1547

Name / Address

Dana Harden, General Manager
16529 Tisons Bluff Rd.
Jacksonville Florida 32218

Sales Person
BR

Description	Qty	Rate	Total
LANDSCAPE DEVELOPMENT, MAGNOLIA TREE TRIMMING LABOR (SCOPE OF WORK): By Certified Arborist. Trimming of Magnolias along both entry roads only. Trim to provide clear vision line from intersections. Limb up others to provide easier maintenance. "Work will be scheduled upon receipt of signed contract and a 35% deposit. Balance at Finish	1	7,425.00	7,425.00
		0.00	0.00
<p>Any alteration or deviation from the above specifications involving extra costs, will be executed only upon consent from the owner and will become an extra charge over and above the estimate. Any items installed that were not listed on contract or plan will be added to invoice and will be paid. All materials are guaranteed up to six months from the date of installation contingent upon accidents, theft, acts of God or circumstances beyond our control. If conditions are encountered at the site which are subsurface or otherwise concealed physical conditions which differ materially from those indicated by the contract documents and cause an increase in Contractor's cost of or time required for performance of any part of the work, Contractor shall be entitled to an equitable adjustment to the contract price, an extension of the completion date, or both by change order. Additional work will be invoiced on a time and material basis. Beautiful Blooms carries \$1 million liability insurance plus worker's compensation.</p> <p>ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If payment is not paid when due, interest accrues at the rate of 18% annum. If payment is not received within 30 days of job completion, a Notice to Owner will be issued and an additional \$45.00 handling charge will be assessed. If it becomes necessary to retain an attorney to collect payment on any part or portion of this agreement, the customer shall be liable for all costs of collection including any and all attorney fees. Beautiful Blooms also retains the right to reclaim any plant or irrigation materials installed if payment is not submitted within a 60 day time</p>			

Thank you for the opportunity to provide this estimate.

Total

There is a 2.75% convenience fee on all credit card charges.

Beautiful Blooms

10418 New Berlin Road Suite 126
Jacksonville, Florida 32226

Dana Harden, General Manager
16529 Tisons Bluff Rd.
Jacksonville Florida 32218

Customer Phone
904-757-1547

Sales Person
BR

Description	Qty	Rate	Total
period.			
ACCEPTED (By Purchaser)			
By: _____			
By: Brian Richardson			
Date: _____			
Date: "			

Total

Page 2

Beautiful Blooms

10418 New Berlin Road Suite 126
Jacksonville, Florida 32226

Dana Harden, General Manager
16529 Tisons Bluff Rd.
Jacksonville Florida 32218

Date	Estimate #
8/3/2021	4889

Customer Phone
904-757-1547

Sales Person
BR

Description	Qty	Rate	Total
Sales Tax		7.50%	0.00

Thank you for the opportunity to provide this estimate.

Total

\$7,425.00

There is a 2.75% convenience fee on all credit card charges.

E.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Date of Report: 08/02/21

Submitted by: Mark Johnson

Amenity Center Door Handles Replaced

I have replaced a few of the door handles on main doors, they were starting to show major wear and not working properly. We will be repainting clubhouse doors with the same color due to wear.



Before



After

Stop Sign at Tisons Bluff and Dowling Creek

The stop sign had come loose from its metal post. The sign was not damaged so I reattached the sign using bolts and locking nuts.



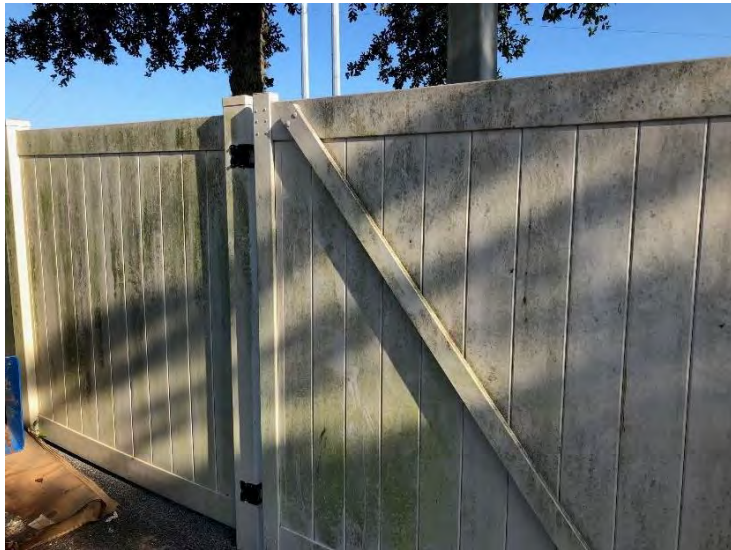
Before



After

Exterior Pressure Washing and Dumpster Area

I have continued with pressure washing of sidewalks and the dumpster area to help keep things freshened up. I have also checked on availability for that back panel that is missing and was informed by several manufacturers it is on back order until end of September.



Before



After

Contracted Vendor Update

Lawn Boy has continued to maintain all common areas around the neighborhood in an exceptional manner. They trimmed some of the low hanging limbs on the oak trees around the amenity center. Likewise, AgroPro continues to treat the landscaping within the CDD. I was notified by a resident that the lake behind their home on Dawnwood Ct. is needing attention. I have contacted Lake Doctors and they are coming out to look at it and correct anything needed.

Other Updates

- We had to have the gym air conditioner compressor replaced, it is under warranty so all we had to pay was for labor and freon.
- The umbrellas at the pool do not seem to be working to well, so I am

- obtaining some estimates for permanent cantilever shade structure.
- The half of the pool furniture that was not replaced during the last replacement cycle will need to be replaced before the next swim season.

Board Approval Requested

- Our entrance signs are still in need of repair. We would like permission to remove the siding and lettering from one side of the sign to get a better idea of what refurbishing the signs will consist of. This will allow us to get more accurate estimates to address this.

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



NINTH 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, June 15, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

Brandon Kirsch	Chairman
Monica Timmons	Vice Chairperson
Linda Waldhauer	Supervisor
Brian Richardson	Supervisor
Ashtin Henninger	Supervisor

Also present were:

Ernesto Torres	District Manager
Gerald Knight	District Counsel
Mark Johnson	Operations Manager – Vesta
Dana Harden	Amenity Manager – Vesta
Dan Fagen	Vesta Property Services

The following is a summary of the discussions and actions taken at the June 15, 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

Affidavit of Publication

A copy of the affidavit of publication for the meeting and public hearing was enclosed in the agenda package.

FOURTH ORDER OF BUSINESS

Update Regarding Request for Installation of Speed Humps

Ms. Timmons informed the Board that after the last meeting she reached out to the representative from the County regarding the inquiry into installing speed humps and he

clarified that the positioning of speed humps is decided by the District. The cost will be around \$5,000 per speed hump. It is recommended that a speed hump be placed every 500-feet.

Ms. Harden provided a quote for 10 speed limit signs in the amount of \$887. The quote did not include installation of the signs.

Mr. Kirsch suggested tabling further discussion until the next meeting.

FIFTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget

Mr. Torres reminded the Board the budget approved totaled \$648,742. The administrative budget increased from \$104,517 to \$133,053 largely due to the architect services addition. The amenity budget increased from \$175,530 to \$241,673, largely due to moving the electric costs from the field budget to the amenity budget. The increases result in a \$95.75 annual increase in the assessments per unit. Mr. Torres will adjust the repairs and maintenance line down \$3,000 to \$17,000 and will increase the special events line up \$3,000 to \$20,000 at the request of the Board.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor the public hearing was opened.

A resident stated that she felt speed humps were necessary as she lives on Dowling and has trouble backing out of her driveway.

Resident Thomas at 16221 Stanis Court asked for clarification on the need for the architect services budget line. Mr. Torres responded that if the Board decides to move forward with improvements to the amenities, an architect would need to be engaged. Resident Thomas also asked for clarification on the need for a website lifestyle line in the budget. Mr. Kirsch responded that there will be a new app and website coming online that is dedicated to the lifestyle of the community.

Resident Catherine Stepalavich stated that speed bumps have been talked about a lot in the community and the consensus is nobody wants to pay for them. She has a concern with safety at the roundabout as the visibility is an issue with not being able to see the other side from one side of the roundabout.

A couple of residents expressed that they were not in favor of an increase in assessments.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the public hearing was closed.

A. Consideration of Resolution 2021-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor Resolution 2021-05, relating to annual appropriations and adopting the budget for fiscal year 2022 as amended was approved.

B. Consideration of Resolution 2021-06, Imposing Special Assessments and Certifying an Assessment Roll

Mr. Torres informed the Board his office will provide the assessment roll to Duval County.

On MOTION by Ms. Timmons seconded by Mr. Richardson with all in favor Resolution 2021-06, imposing special assessments and certifying an assessment roll was approved.

SIXTH 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 – Report on the Number of Registered Voters (1,433)

Mr. Torres informed the Board that the Duval County Supervisor of Elections office reports there to be 1,433 registered voters residing within the District boundaries.

D. Amenity Manager - Memorandum

Ms. Harden gave a brief overview of her memorandum, a copy of which was included in the agenda package and noted the dive-in movie will be moved up from July 31st to July 9th.

Ms. Harden asked the Board for their selection of the website domain. There is a one-time purchase fee of up to \$1,000 depending on the chosen domain name, and an \$8 annual renewal fee.

On MOTION by Ms. Henninger seconded by Mr. Richardson with all in favor selecting yellowblufflanding.com as the lifestyle website domain at a cost of \$1,000 was approved.

E. Field Operations Manager – Monthly Report

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

The Board discussed the illegal dumping happening at the amenity center dumpster, which is costing the District money due to increased service needed to empty the dumpster. Options such as increasing staffing, increasing security coverage and fining residents illegally using the dumpster were discussed and will be discussed further at the next meeting.

NINTH ORDER OF BUSINESS

Supervisors' Requests / Audience Comments

Audience Comments

Ms. Natohya Mallory, 138 Bradford Lakes Circle, asked if other communities being able to buy a membership to use the amenity facilities is being entertained as a source of revenue. Mr. Torres responded that as part of the District rules, a non-resident can pay \$1,800 annually to gain access to the amenity facilities. Ms. Mallory also asked if the Board would consider opening the field up for usage for additional revenue, such as what was done for I-9. Mr. Kirsch responded that the revenue received from I-9 was minimal and the treatment of the facilities and residents while I-9 was using the facilities has resulted in the District not currently entertaining allowing usage of the field.

Supervisor's Requests

Mr. Richardson asked if the Board would be open to engaging a professional arborist to lift some of the magnolias to improve sight lines while keeping the trees healthy and looking

aesthetically pleasing. Mr. Torres recommended he work with Mr. Johnson to obtain a proposal from an arborist.

Mr. Kirsch asked that the board members provide input to Ms. Harden on the lifestyle website. He also asked that on the next agenda Mr. Torres include a discussion on the illegal dumping, a discussion on revising the room rental rate, and a discussion on speed humps.

EIGHTH ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Minutes of the May 4, 2021 Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Mr. Torres gave a brief overview of the financials noting the check register totals \$40,268.97.

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

NINTH ORDER OF BUSINESS**Next Scheduled Meeting – Tuesday, August 31, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center**

The Board moved the August meeting up to August 17, 2021.

On MOTION by Ms. Henninger seconded by Mr. Kirsch with all in favor moving the August meeting up to August 17, 2021 was approved.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Waldhauer seconded by Ms. Timmons 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
July 31, 2021

Board of Supervisors Meeting
August 17, 2021

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2021

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$38,787	---	\$8,609	\$47,395
Accounts Receivables	\$75	---	---	\$75
Investments:				
SBA-Surplus Funds	\$161,873	---	\$130,642	\$292,515
Series 2016-1				
Reserve	---	\$149,258	---	\$149,258
Revenue	---	\$80,918	---	\$80,918
Prepayment	---	\$3,588	---	\$3,588
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,222	---	\$42,222
Prepayment	---	\$890	---	\$890
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$204,937</u>	<u>\$276,880</u>	<u>\$139,251</u>	<u>\$621,068</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$9,807	---	---	\$9,807
TOTAL LIABILITIES	<u>\$9,807</u>	<u>\$0</u>	<u>\$0</u>	<u>\$9,807</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$276,880	---	\$276,880
Assigned for Capital Projects			\$139,251	\$139,251
Unassigned	\$190,928	---	---	\$190,928
TOTAL FUND BALANCES	<u>\$195,130</u>	<u>\$276,880</u>	<u>\$139,251</u>	<u>\$611,261</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$204,937</u>	<u>\$276,880</u>	<u>\$139,251</u>	<u>\$621,068</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended July 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$588,517	\$588,517	\$590,182	\$1,665
Maintenance Assessments - Tax Roll Delinq	\$0	\$0	\$1,118	\$1,118
Clubhouse Income	\$5,000	\$4,167	\$6,690	\$2,523
Interest Income	\$4,000	\$3,333	\$261	(\$3,072)
Miscellaneous Revenues	\$0	\$0	\$210	\$210
TOTAL REVENUES	\$597,517	\$596,017	\$598,461	\$2,444
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$7,000	\$7,600	(\$600)
FICA Taxes	\$536	\$536	\$581	(\$45)
Engineering Fees	\$3,000	\$2,500	\$1,513	\$987
Arbitrage Calculation	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$833	\$933	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$12,500	\$13,328	(\$828)
Annual Audit	\$3,570	\$3,570	\$3,570	\$0
Management Fees	\$50,000	\$41,667	\$41,667	(\$0)
Computer Time	\$1,000	\$833	\$833	\$0
Telephone	\$100	\$83	\$209	(\$126)
Postage	\$1,000	\$833	\$372	\$461
Printing & Binding	\$2,000	\$1,667	\$1,956	(\$290)
Insurance	\$8,911	\$8,911	\$8,873	\$38
Legal Advertising	\$1,000	\$833	\$2,006	(\$1,173)
Other Current Charges	\$500	\$417	\$622	(\$205)
Website Administration	\$1,800	\$1,500	\$2,064	(\$564)
Office Supplies	\$500	\$417	\$94	\$323
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$104,517	\$90,500	\$92,615	(\$2,114)
<u>Field:</u>				
Insurance (Property)	\$12,193	\$12,193	\$13,905	(\$1,712)
Field Management & Administration (Vesta)	\$26,612	\$22,177	\$22,177	(\$0)
Amenity Manager (Vesta)	\$90,081	\$75,068	\$75,068	\$0
Security Camera Monitoring (Envera)	\$16,000	\$13,333	\$20,350	(\$7,016)
Pool Maintenance (Vesta)	\$23,540	\$19,617	\$19,617	(\$0)
Pool Repair	\$3,000	\$2,500	\$2,021	\$479
Pool Chemicals (Vesta)	\$8,568	\$7,140	\$7,344	(\$204)
Permit Fees	\$991	\$991	\$525	\$466
Landscape Maintenance (LawnBoy)	\$49,100	\$40,917	\$40,912	\$5
Landscape Fertilization (Agro Pro)	\$17,900	\$14,917	\$14,917	\$0
Landscape Contingency	\$7,500	\$6,250	\$2,161	\$4,089
Pest Control (Turner Pest)	\$780	\$650	\$365	\$285

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended July 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
<i>Field: (continued)</i>				
Irrigation Maintenance	\$5,625	\$4,688	\$3,381	\$1,307
Lake Maintenance (The Lake Doctor)	\$9,540	\$7,950	\$9,500	(\$1,550)
Utilities-Electric (JEA)	\$23,000	\$19,167	\$13,722	\$5,445
Utilities-Water/Sewer/Irrigation (JEA)	\$30,000	\$25,000	\$34,481	(\$9,481)
Utilities-Cable (Comcast)	\$3,720	\$3,100	\$5,752	(\$2,652)
Refuse Service (Republic Services)	\$2,900	\$2,417	\$3,127	(\$711)
Repairs and Maintenance	\$40,000	\$33,333	\$5,076	\$28,258
Janitorial Maintenance (Vesta)	\$24,200	\$20,167	\$20,167	(\$0)
Janitorial Supplies (Vesta)	\$3,150	\$2,625	\$2,625	\$0
Special Events	\$17,000	\$17,000	\$18,740	(\$1,740)
Amenity Supplies	\$5,000	\$4,167	\$6,043	(\$1,877)
Contingency	\$2,000	\$2,000	\$5,680	(\$3,680)
Capital Outlay	\$5,000	\$5,000	\$5,000	\$0
Capital Reserve	\$65,600	\$65,600	\$65,600	\$0
TOTAL FIELD	\$493,000	\$427,964	\$418,255	\$9,709
TOTAL EXPENDITURES	\$597,517	\$518,464	\$510,870	\$7,595
Excess (deficiency) of revenues over (under) expenditures	\$0	\$77,553	\$87,591	\$10,038
Net change in fund balance	\$0	\$77,553	\$87,591	\$10,038
FUND BALANCE - Beginning	\$0		\$107,539	
FUND BALANCE - Ending	\$0		\$195,130	

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
<u>REVENUES</u>				
Interest Income	\$3,000	\$2,500	\$150	(\$2,350)
Miscellaneous Revenues	\$0	\$0	\$10,776	\$10,776
Capital Reserve-Transfer In	\$70,600	\$70,600	\$70,600	\$0
TOTAL REVENUES	\$73,600	\$73,100	\$81,525	\$8,425
<u>EXPENDITURES</u>				
Capital Outlay	\$50,000	\$30,329	\$30,329	\$0
Miscellaneous Services	\$800	\$667	\$353	\$314
TOTAL EXPENDITURES	\$50,800	\$30,996	\$30,682	\$314
Excess (deficiency) of revenues over (under) expenditures	\$22,800	\$42,104	\$50,843	\$8,739
Net change in fund balance	\$22,800	\$42,104	\$50,843	\$8,739
FUND BALANCE - Beginning	\$116,038		\$88,407	
FUND BALANCE - Ending	\$138,838		\$139,251	

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 July 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$382,996	\$383,403	\$407
Special Assessments - On Roll Delinq	\$0	\$0	\$812	\$812
Special Assessments - Prepayments	\$0	\$0	\$4,434	\$4,434
Interest Income	\$3,600	\$3,000	\$20	(\$2,980)
TOTAL REVENUES	\$386,596	\$385,996	\$388,669	\$2,673
<u>EXPENDITURES</u>				
<u>Series 2016-1</u>				
Interest - 11/01	\$59,501	\$59,501	\$59,501	\$0
Interest - 05/01	\$59,501	\$59,501	\$59,501	(\$0)
Principal - 05/01	\$180,000	\$180,000	\$180,000	\$0
<u>Series 2016-2</u>				
Interest - 11/01	\$22,325	\$22,325	\$22,325	\$0
Interest - 05/01	\$22,325	\$22,325	\$22,325	\$0
Principal - 05/01	\$40,000	\$40,000	\$40,000	\$0
Special Call - 05/01	\$0	\$0	\$5,000	(\$5,000)
TOTAL EXPENDITURES	\$383,651	\$383,651	\$388,651	(\$5,000)
Excess (deficiency) of revenues over (under) expenditures	\$2,945	\$2,345	\$18	(\$2,327)
Net change in fund balance	\$2,945	\$2,345	\$18	(\$2,327)
FUND BALANCE - Beginning	\$86,468		\$276,861	
FUND BALANCE - Ending	\$89,413		\$276,880	

**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)	(\$180,000.00)
Current Bonds Outstanding		\$3,635,000.00
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)	(\$40,000.00)
	May 1, 2021 (Special Call)	(\$5,000.00)
Current Bonds Outstanding		\$905,000.00
Total Current Bonds Outstanding		\$4,540,000.00

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

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
<i>Revenues</i>													
Maintenance Assessments - Tax Roll	\$0	\$86,593	\$483,003	\$4,021	\$4,810	\$4,563	\$4,849	\$815	\$2,645	\$0	\$0	\$0	\$591,300
Clubhouse Income	\$0	\$0	\$830	\$0	\$0	\$1,265	\$1,605	\$0	\$2,990	\$0	\$0	\$0	\$6,690
Interest Income	\$13	\$3	\$6	\$52	\$39	\$39	\$31	\$27	\$19	\$33	\$0	\$0	\$261
Miscellaneous Revenues	\$0	\$67	\$0	\$0	\$73	\$0	\$0	\$70	\$0	\$0	\$0	\$0	\$210
<i>Total Revenues</i>	\$13	\$86,663	\$483,838	\$4,073	\$4,922	\$5,867	\$6,484	\$912	\$5,654	\$33	\$0	\$0	\$598,461
<i>Expenditures</i>													
Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$1,800	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$7,600
FICA Taxes	\$61	\$77	\$0	\$77	\$77	\$138	\$0	\$77	\$77	\$0	\$0	\$0	\$581
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	\$83	\$83	\$83	\$0	\$0	\$933
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	\$1,183	\$1,898	\$1,613	\$0	\$0	\$0	\$13,328
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	\$4,167	\$4,167	\$4,167	\$0	\$0	\$41,667
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$833
Telephone	\$0	\$0	\$0	\$45	\$0	\$63	\$51	\$51	\$0	\$0	\$0	\$0	\$209
Postage	\$8	\$127	\$110	\$0	\$0	\$0	\$106	\$22	\$0	\$0	\$0	\$0	\$372
Printing & Binding	\$210	\$148	\$110	\$81	\$153	\$165	\$89	\$851	\$36	\$115	\$0	\$0	\$1,956
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	\$934	\$0	\$0	\$0	\$0	\$2,006
Other Current Charges	\$79	\$77	\$62	\$8	\$52	\$52	\$58	\$102	\$53	\$78	\$0	\$0	\$622
Website Administration	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$1,014	\$0	\$0	\$0	\$2,064
Office Supplies	\$15	\$13	\$15	\$15	\$15	\$15	\$0	\$6	\$0	\$0	\$0	\$0	\$94
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	\$6,189	\$9,273	\$8,126	\$4,527	\$0	\$0	\$92,615

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	\$2,218	\$2,218	\$2,218	\$0	\$0	\$22,177
Amenity Manager (Vesta)	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$0	\$0	\$75,068
Security Camera Monitoring (Envera)	\$2,656	\$614	\$4,259	\$790	\$944	\$3,867	\$1,225	\$944	\$4,043	\$1,008	\$0	\$0	\$20,350
Pool Maintenance (Vesta)	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$0	\$0	\$19,617
Pool Repair	\$0	\$594	\$850	\$0	\$0	\$0	\$478	\$0	\$99	\$0	\$0	\$0	\$2,021
Pool Chemicals (Vesta)	\$714	\$714	\$714	\$714	\$714	\$714	\$714	\$714	\$918	\$714	\$0	\$0	\$7,344
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525	\$0	\$0	\$0	\$525
Landscape Maintenance (LawnBoy)	\$4,092	\$4,092	\$4,092	\$4,092	\$4,090	\$4,090	\$4,092	\$4,091	\$4,091	\$4,091	\$0	\$0	\$40,912
Landscape Fertilization (Agro Pro)	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$0	\$0	\$14,917
Landscape Contingency	\$1,035	\$0	\$0	\$0	\$0	\$0	\$0	\$535	\$591	\$0	\$0	\$0	\$2,161
Pest Control (Turner Pest)	\$65	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$365
Irrigation Maintenance	\$227	\$0	\$572	\$787	\$0	\$50	\$469	\$753	\$523	\$0	\$0	\$0	\$3,381
Lake Maintenance (The Lake Doctor)	\$795	\$795	\$795	\$795	\$795	\$795	\$2,345	\$795	\$795	\$795	\$0	\$0	\$9,500
Utilities-Electric (JEA)	\$1,392	\$1,285	\$1,434	\$1,206	\$1,178	\$1,280	\$1,363	\$1,364	\$1,665	\$1,554	\$0	\$0	\$13,722
Utilities-Water/Sewer/Irrigation (JEA)	\$5,075	\$5,248	\$5,974	\$4,019	\$2,191	\$1,993	\$2,344	\$2,378	\$2,687	\$2,572	\$0	\$0	\$34,481
Utilities-Cable (Comcast)	\$449	\$697	\$589	\$575	\$574	\$574	\$574	\$575	\$568	\$575	\$0	\$0	\$5,752
Refuse Service (Republic Services)	\$221	\$221	\$340	\$343	\$346	\$227	\$482	\$231	\$357	\$359	\$0	\$0	\$3,127
Repairs and Maintenance	\$230	\$58	\$465	\$61	\$165	\$2,432	\$566	\$0	\$103	\$996	\$0	\$0	\$5,076
Janitorial Maintenance (Vesta)	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$0	\$0	\$20,167
Janitorial Supplies (Vesta)	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$0	\$0	\$2,625
Special Events	\$5,231	\$1,093	\$2,625	\$1,024	\$1,418	\$942	\$4,615	\$323	\$22	\$1,448	\$0	\$0	\$18,740
Amenity Supplies	\$1,872	\$421	\$742	\$306	\$471	\$0	\$182	\$1,551	\$498	\$0	\$0	\$0	\$6,043
Contingency	\$78	\$0	\$0	\$1,239	\$0	\$4,305	\$0	\$58	\$0	\$0	\$0	\$0	\$5,680
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	\$53,493	\$31,289	\$38,908	\$102,158	\$28,343	\$36,727	\$35,058	\$29,770	\$32,942	\$29,569	\$0	\$0	\$418,255
Total Expenditures	\$76,521	\$39,649	\$44,515	\$109,319	\$35,131	\$50,280	\$41,247	\$39,043	\$41,068	\$34,096	\$0	\$0	\$510,870

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
05/10/21	4/15-4/30/21	\$1,353.28	(\$40.60)	\$27.88	\$20.91	\$1,345.09	\$815.39	\$529.70	\$1,345.09
06/18/21	6/1-6/14/21	\$4,389.81	(\$131.70)	\$90.43	\$67.82	\$4,363.26	\$2,644.98	\$1,718.28	\$4,363.26
TOTAL		\$1,049,556.44	\$40,659.64	\$20,177.93	\$15,133.46	\$973,585.41	\$590,181.99	\$383,403.42	\$973,585.41

Assessed on Roll:

	GROSS AMOUNT		ASSESSMENTS	ASSESSMENTS	AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$636,235.20	60.62%	\$590,181.99	(\$590,181.99)	\$0.00
DEBT SERVICE	\$413,321.24	39.38%	\$383,403.42	(\$384,214.99)	\$0.00
TOTAL	\$1,049,556.44	100.00%	\$973,585.41	(\$974,396.98)	\$0.00

YTD GROSS COLLECTED	100.00%
YTD GROSS OUTSTANDING	\$0.00

							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)	\$0.00
TOTAL	\$984,281.21	100.00%	\$912,903.14	(\$912,091.56)	\$0.00

D.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

5/19/21 - 7/31/21

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
General Fund		
5/19/2021	2802	\$933.50
06/01/21	2803	\$500.00
05/28/21	2804-2808	\$10,252.46
06/02/21	2809-2815	\$9,302.09
06/07/21	2816-2818	\$9,793.57
05/31/21	2819	\$123.35
06/16/21	2820-2821	\$1,286.57
06/25/21	2822-2826	\$10,284.33
06/30/21	2827	\$948.09
07/06/21	2828	\$29,358.52
06/30/21	2829	\$123.35
07/09/21	2830-2839	\$18,349.72
06/30/21	2840	\$1,042.59
07/30/21	2841-2846	\$4,845.62
	total	<u>\$97,143.76</u>
Capital Reserve		
n/a		
	total	<u>\$0.00</u>
Total		<u><u>\$97,143.76</u></u>

AP300R
*** CHECK NOS. 002802-002846

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TISONS LANDING GF
BANK A TISON LANDING

RUN 8/04/21

PAGE 1

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
5/19/21	00012	5/18/21 21-03362	202105 310-51300-48000	PH CONS ADOPTION BUDGET	*	933.50	
DAILY RECORD + OBSERVER LLC							933.50 002802
6/01/21	00180	4/14/21 115	202107 320-57200-49400	50% DEPOSIT-JULY 4TH EVNT	*	500.00	
INDEPENDENCE DISPLAYS, LLC							500.00 002803
5/28/21	00152	5/03/21 44846100	202104 320-57200-46000	BRUSHES/BINDERS/PAINT	*	60.84	
		5/03/21 44846100	202104 320-57200-46000	12 FT LADDER	*	261.56	
		5/03/21 44846100	202104 320-57200-46000	DOOR LOCK REPL	*	137.98	
		5/03/21 44846100	202104 320-57200-49400	ROCKS FOR KIDS EVENT	*	49.98	
WELLS FARGO CREDIT CARD (AUTO PAY)							510.36 002804
5/28/21	00161	4/30/21 13970	202104 320-57200-46203	APR 21 - TURF/ORNAMENTAL	*	1,491.65	
AGROWPRO INC.							1,491.65 002805
5/28/21	00030	4/25/21 84957412	202105 320-57200-41050	TV/INTERNET 5/4-6/3/21	*	451.81	
COMCAST (AUTO PAY)							451.81 002806
5/28/21	00015	4/29/21 89708215	202104 320-57200-43000	ELECTRIC 3/28-4/27/21	*	1,363.48	
		4/29/21 89708215	202104 320-57200-43100	IRRIGATION 3/28-4/27/21	*	1,609.52	
		4/29/21 89708215	202104 320-57200-43100	SEWER 3/28-4/27/21	*	543.31	
		4/29/21 89708215	202104 320-57200-43100	WATER 3/28-4/27/21	*	191.33	
JEA (AUTO PAY)							3,707.64 002807
5/28/21	00052	5/01/21 7539	202104 320-57200-46200	APR 21 - LAWN MAINT	*	4,091.00	
LAWNBOY LAWN SERVICES, INC.							4,091.00 002808
6/02/21	00161	5/31/21 14073	202105 320-57200-46203	MAY 21- COMM TURF ORNAM	*	1,491.65	
AGROWPRO INC.							1,491.65 002809
6/02/21	00172	6/01/21 15148	202106 320-57200-34502	CLOUD ACCESS 6/1-6/30/21	*	60.00	
ALPHA DOG AUDIO VIDEO SECURITY							60.00 002810
TISO TISON				TCESSNA			

AP300R
*** CHECK NOS. 002802-002846

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TISONS LANDING GF
BANK A TISON LANDING

RUN 8/04/21

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/02/21	00081	4/30/21 168488	202104 310-51300-31500		*	1,182.50	
			LEGAL SV THRU 4/30/21				
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			1,182.50 002811
6/02/21	00156	4/20/21 701722	202103 320-57200-34502		*	193.68	
			UTILITY 3/1-5/31/21				
		4/20/21 701722	202103 320-57200-34502		*	129.12-	
			PMT CREDIT APPLIED				
		5/01/21 702333	202106 320-57200-34502		*	3,035.12	
			VIDEO/MONIT 6/1-8/31/21				
				ENVERA			3,099.68 002812
6/02/21	00077	5/16/21 0687-001	202106 320-57200-43200		*	356.58	
			WASTE 6/1-6/30/21				
				REPUBLIC SERVICES #687 (AUTO PAY)			356.58 002813
6/02/21	00137	5/19/21 579055	202105 320-57200-46800		*	1,550.00	
			TRIPLOID GRASS CARP STOCK				
		6/01/21 583988	202106 320-57200-46800		*	795.00	
			JUN 21- WATER MGMT				
				THE LAKE DOCTORS, INC.			2,345.00 002814
6/02/21	00157	4/30/21 384242	202104 320-57200-46000		*	96.75	
			CONCRETE FOR SINGS				
		4/30/21 384242	202104 320-57200-46000		*	9.36	
			CEILING CONCEALERS				
		4/30/21 384242	202104 320-57200-46550		*	449.40	
			SWIMCLEAR CARTRIDGES				
		4/30/21 384242	202104 320-57200-52000		*	43.60	
			BASKET BALL NETS				
		4/30/21 384242	202104 320-57200-46550		*	28.98	
			SKIMMER POOL				
		4/30/21 384242	202104 320-57200-52000		*	138.59	
			LED T8 LIGHTBULBS				
				VESTA PROPERTY SERVICE INC.			766.68 002815
6/07/21	00156	5/01/21 702365	202106 320-57200-34502		*	200.00	
			VID PULLS ENTR#2 6/1-6/30				
		5/01/21 702365	202106 320-57200-34502		*	30.61	
			SV & MAINT 6/1/21-6/30/21				
		5/01/21 702366	202106 320-57200-34502		*	138.21	
			SV & MAINT 6/1/21-6/30/21				
		5/01/21 702366	202106 320-57200-34502		*	250.00	
			ACT VID MONITORG 6/1-6/30				
		5/01/21 702367	202106 320-57200-34502		*	200.00	
			VID PULLS ENT#1 6/1-6/30				

TISO TISON

TCESSNA

AP300R
*** CHECK NOS. 002802-002846

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TISONS LANDING GF
BANK A TISON LANDING

RUN 8/04/21

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		5/01/21 702367	202106 320-57200-34502		*	129.27	
		SV & MAINT 6/1/21-6/30/21					
			ENVERA				948.09 002816
6/07/21 00004		6/01/21 414	202106 310-51300-34000		*	4,166.67	
		JUNE 21 - MGMT FEES					
		6/01/21 414	202106 310-51300-35100		*	83.33	
		JUNE 21 - COMPUTER					
		6/01/21 414	202106 310-51300-31200		*	83.33	
		JUNE 21 - DISSEMINATION					
		6/01/21 414	202106 310-51300-42500		*	36.15	
		JUNE 21 - COPIES					
			GOVERNMENTAL MANagements SERVICES				4,369.48 002817
6/07/21 00052		6/03/21 7582	202105 320-57200-46200		*	4,091.00	
		MAY 21 - LANDSCAPE MAINT					
		6/03/21 7583	202105 320-57200-46201		*	385.00	
		MOW UNDER POWER LINES					
			LAWNBOY LAWN SERVICES, INC.				4,476.00 002818
5/31/21 00030		5/28/21 84957412	202106 320-57200-41050		*	123.35	
		GATE 6/2-7/1/21					
			COMCAST (AUTO PAY)				123.35 002819
6/16/21 00122		6/01/21 16-BID-5	202106 320-57200-54000		*	200.00	
		PERMIT # 16-60-01364					
		6/01/21 16-BID-5	202106 320-57200-54000		*	325.00	
		PERMIT # 16-60-01363					
			FLORIDA DEPARTMENT OF HEALTH				525.00 002820
6/16/21 00157		5/31/21 385389	202105 320-57200-49400		*	240.00	
		ROOM RENTAL GRADUATION					
		5/31/21 385511	202105 320-57200-46602		*	521.57	
		PAINT BRUSH/LIGHTBULBS					
			VESTA PROPERTY SERVICE INC.				761.57 002821
6/25/21 00081		5/31/21 169043	202105 310-51300-31500		*	1,897.50	
		LEGAL SRVCS THRU 5/31/21					
			BILLING, COCHRAN, LYLES, MAURO & RAMSE				1,897.50 002822
6/25/21 00030		5/25/21 84957412	202106 320-57200-41050		*	451.84	
		TV/INTERNET 6/4/21-7/3/21					
		5/25/21 84957412	202106 320-57200-41050		V	451.84-	
		TV/INTERNET 6/4/21-7/3/21					
		5/25/21 84957412	202106 320-57200-41050		*	451.84	
		TV/INTERNET 6/4/21-7/3/21					

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TISONS LANDING GF
BANK A TISON LANDING

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		5/25/21	84957412	202106 320-57200-41050	*	7.09-	
			CREDIT				
				COMCAST (AUTO PAY)			444.75 002823
6/25/21	00180	4/14/21	115 - BA	202107 320-57200-49400	*	500.00	
			BAL DUE - JULY 4TH EVENT				
				INDEPENDENCE DISPLAYS, LLC			500.00 002824
6/25/21	00015	5/28/21	89708215	202105 320-57200-43000	*	1,364.42	
			ELECTRIC 4/29-5/28/21				
		5/28/21	89708215	202105 320-57200-43100	*	1,600.60	
			IRRIGATION 4/29-5/28/21				
		5/28/21	89708215	202105 320-57200-43100	*	576.22	
			SEWER 4/29-5/28/21				
		5/28/21	89708215	202105 320-57200-43100	*	200.91	
			WATER 4/29-5/28/21				
				JEA (AUTO PAY)			3,742.15 002825
6/25/21	00038	6/25/21	06252021	202106 300-20700-10200	*	3,699.93	
			TRNSFR TAX RECPTS 6/25/21				
				TISON'S LANDING CDD			3,699.93 002826
6/30/21	00156	6/01/21	703462 E	202107 320-57200-34502	*	200.00	
			VID PULLS ENTR#2 7/1-7/31				
		6/01/21	703462 E	202107 320-57200-34502	*	30.61	
			SV & MAINT ENT#2 7/1-7/31				
		6/01/21	703463 U	202107 320-57200-34502	*	138.21	
			SV & MAINT UTILTY 7/1-7/31				
		6/01/21	703463 U	202107 320-57200-34502	*	250.00	
			VID MONIT UTILTY 7/1-7/31				
		6/01/21	703464 E	202107 320-57200-34502	*	200.00	
			VID PULLS ENT#1 7/1-7/31				
		6/01/21	703464 E	202107 320-57200-34502	*	129.27	
			SV & MAINT ENT#1 7/1-7/31				
				ENVERA			948.09 002827
7/06/21	00157	6/01/21	385096	202106 320-57200-45105	*	7,506.75	
			JUN 21- AMENITY MANAGER				
		6/01/21	385096	202106 320-57200-46400	*	1,961.67	
			JUN 21- POOL MAINT				
		6/01/21	385096	202106 320-57200-46500	*	714.00	
			JUN 21- POOL CHEMICALS				
		6/01/21	385096	202106 320-57200-34400	*	2,217.67	
			JUN 21- FIELD MGMT				
		6/01/21	385096	202106 320-57200-46601	*	2,016.67	
			JUN 21- JANITORIAL MAINT				

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		6/01/21 385096	202106 320-57200-46602		*	262.50	
		JUN 21- 386444	202107 320-57200-45105	JANITORIAL SUPPL	*	7,506.75	
		JUL 21- 386444	202107 320-57200-46400	AMINITY MANAGER	*	1,961.67	
		JUL 21- 386444	202107 320-57200-46500	POOL MAINT	*	714.00	
		JUL 21- 386444	202107 320-57200-34400	POOL CHEMICALS	*	2,217.67	
		JUL 21- 386444	202107 320-57200-46601	FIELD MGMT	*	2,016.67	
		JUL 21- 386444	202107 320-57200-46602	JANITORIAL MAINT	*	262.50	
		JUL 21- 386444	202107 320-57200-46602	JANITORIAL SUPPL	*	262.50	
				VESTA PROPERTY SERVICE INC.			29,358.52 002828
6/30/21 00030		4/28/21 84957412	202105 320-57200-41050		*	123.35	
				MAIN GATE 5/2-6/01/21			
				COMCAST (AUTO PAY)			123.35 002829
7/09/21 00159		6/21/21 FX21206-	202106 320-57200-46000		*	103.00	
				ANNUAL FIRE EXT. INSPECTN			
				AEGIS FIRE AND INTEGRATED SERVICES			103.00 002830
7/09/21 00161		6/30/21 14172	202106 320-57200-46203		*	1,491.65	
				JUNE 21 - COMM TURF ORNAM			
				AGROWPRO INC.			1,491.65 002831
7/09/21 00172		7/01/21 15917	202107 320-57200-34502		*	20.00	
				JULY 21 - ALARM.COM			
		7/01/21 15917	202107 320-57200-34502		*	40.00	
				JULY 21 - ADC-ACCESS DOOR			
				ALPHA DOG AUDIO VIDEO SECURITY			60.00 002832
7/09/21 00031		6/22/21 ARF21062	202106 320-57200-49100		*	57.89	
				FIRE INSPECTION 6/21/21			
				CITY OF JACKSONVILLE			57.89 002833
7/09/21 00030		6/25/21 84957412	202107 320-57200-41050		*	451.84	
				TV/INTERNET 7/4/21-8/3/21			
		6/28/21 84957412	202107 320-57200-41050		*	123.35	
				INTERNET 7/2/21 - 8/1/21			
				COMCAST (AUTO PAY)			575.19 002834
7/09/21 00004		7/01/21 415	202107 310-51300-34000		*	4,166.67	
				JULY 21 - MGMT FEES			

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		7/01/21 415	202107 310-51300-35100		*	83.33	
		JULY 21	- COMPUTER				
		7/01/21 415	202107 310-51300-31200		*	83.33	
		JULY 21	- DISSEMINATION				
		7/01/21 415	202107 310-51300-42500		*	115.35	
		JULY 21	- COPIES				
				GOVERNMENTAL MANagements SERVICES			4,448.68 002835
7/09/21 00015		6/30/21 89708215	202106 320-57200-43000		*	1,664.74	
			ELECTRIC 5/25/21-6/27/21				
		6/30/21 89708215	202106 320-57200-43100		*	1,765.62	
			IRRIGATION 5/25 - 6/27/21				
		6/30/21 89708215	202106 320-57200-43100		*	688.11	
			SEWER 5/25/21 - 6/27/21				
		6/30/21 89708215	202106 320-57200-43100		*	233.48	
			WATER 5/25/21 - 6/27/21				
				JEA (AUTO PAY)			4,351.95 002836
7/09/21 00052		7/01/21 7618	202106 320-57200-46200		*	4,091.00	
			JUNE 21 - LANDSCAPE MAINT				
		7/08/21 7620	202106 320-57200-46201		*	385.00	
			RMVD BOOTS FROM 4 PALMS				
		7/08/21 7621	202105 320-57200-35000		*	753.00	
			RPL IRRIG CONTROLLER FRNT				
		7/08/21 7622	202105 320-57200-46201		*	150.00	
			RPL 6 PLANTS-FRONT ISLAND				
		7/08/21 7623	202106 320-57200-35000		*	492.75	
			RPL 27 IRRIG HEADS COMMON				
		7/08/21 7624	202106 320-57200-35000		*	30.00	
			RPR DAMAGED IRRIG LINE				
		7/08/21 7625	202106 320-57200-46201		*	206.00	
			RPL HUNTER REMOTE NODE IR				
				LAWNBOY LAWN SERVICES, INC.			6,107.75 002837
7/09/21 00077		6/16/21 0687-001	202107 320-57200-43200		*	358.61	
			WASTE 7/1/21 - 7/31/21				
				REPUBLIC SERVICES #687 (AUTO PAY)			358.61 002838
7/09/21 00137		7/01/21 590604	202107 320-57200-46800		*	795.00	
			JULY 21 - WATER MANAGEMNT				
				THE LAKE DOCTORS, INC.			795.00 002839
6/30/21 00152		6/03/21 44846100	202105 320-57200-49400		*	33.39	
			SUPPL FOR BAGEL TUESDAY				
		6/03/21 44846100	202105 320-57200-49400		*	50.00	
			RELOAD GIFT CARD BAGELS				

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		6/03/21	44846100 202105 320-57200-52000	3 UMBRELLA STANDS	*	134.97	
		6/03/21	44846100 202105 320-57200-52000	PATIO UMBRELLAS & STAND	*	196.96	
		6/03/21	44846100 202105 320-57200-52000	PATIO UMBRELLAS	*	194.99	
		6/03/21	44846100 202105 320-57200-52000	REPL BROCKEN CLOCK	*	47.99	
		6/03/21	44846100 202105 320-57200-52000	WASTE CONTAINERS FOR POOL	*	354.76	
		6/03/21	44846100 202105 320-57200-52000	RELOAD GIFT CARD BAGLES	*	100.00	
		6/03/21	44846100 202105 300-36900-10000	WF CASH BACK	*	70.47-	
				WELLS FARGO CREDIT CARD (AUTO PAY)			1,042.59 002840
7/30/21	00081	6/30/21	169725 202106 310-51300-31500	LEGAL SV THRU 6/30/21	*	1,612.50	
				BILLING, COCHRAN, LYLES, MAURO & RAMSE			1,612.50 002841
7/30/21	00156	7/01/21	704470 202108 320-57200-34502	ENT#2 VIDEO 8/1-8/31/21	*	200.00	
		7/01/21	704470 202108 320-57200-34502	ENT#2 SV MAINT 8/1-8/31	*	30.61	
		7/01/21	704471 202108 320-57200-34502	UTILITY SV MAIN 8/1-8/31	*	138.21	
		7/01/21	704471 202108 320-57200-34502	UTILITY VIDEO 8/1-8/31/21	*	250.00	
		7/01/21	704472 202108 320-57200-34502	ENT#1 VIDEO 8/1-8/31/21	*	200.00	
		7/01/21	704472 202108 320-57200-34502	ENT#1 SV MAINT 8/1-8/31	*	129.27	
				ENVERA			948.09 002842
7/30/21	00157	6/30/21	386837 202106 320-57200-46500	POOL CHEMICALS	*	66.60	
		6/30/21	386837 202106 320-57200-46550	POOL VACUUM BAGS	*	41.07	
		6/30/21	386837 202106 320-57200-52000	WRENCH SET	*	42.78	
		6/30/21	386837 202106 320-57200-46550	POOL SUPPLIES	*	57.95	
		6/30/21	386837 202106 320-57200-52000	MAINT STORAGE RACK	*	276.06	
		6/30/21	386837 202106 320-57200-46500	POOL CHEMICALS	*	137.56	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		6/30/21 386995	202106 310-51300-49500	GODADDY.COM	*	1,014.17	
				VESTA PROPERTY SERVICE INC.			1,636.19 002843
7/30/21 00152		7/02/21 4846100	202106 320-57200-49400	UPPLIES FOR BAGEL TUESDAY	*	21.92	
		7/02/21 4846100	202106 320-57200-52000	SANITIZE SIGN FOR GYM	*	8.95	
		7/02/21 4846100	202106 320-57200-52000	FIRST AID KIT	*	32.99	
		7/02/21 4846100	202106 320-57200-52000	PET WASTE BAGS	*	54.49	
		7/02/21 4846100	202106 320-57200-52000	KEY FOBS	*	70.99	
		7/02/21 4846100	202106 320-57200-52000	GYM RULES SIGN	*	12.00	
				WELLS FARGO CREDIT CARD (AUTO PAY)			201.34 002844
7/30/21 00181		7/30/21 13	202107 320-57200-49400	50% DEPOSIT ARIBRUSH ARTI	*	250.00	
				AIRTATBODYART			250.00 002845
7/30/21 00182		7/10/21 1230039	202107 320-57200-49400	50% DEPOSIT MEGA SCREEN	*	197.50	
				PROGRESSIVE ENTERTAINMENT			197.50 002846
				TOTAL FOR BANK A		97,143.76	
				TOTAL FOR REGISTER		97,143.76	

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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).

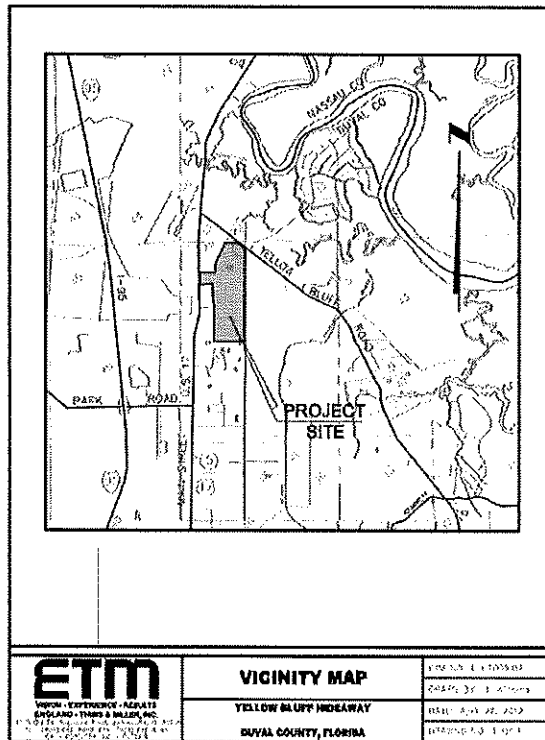
The special assessments are collected on each lot owner's annual real estate tax bill issued by Duval County (City of Jacksonville), Florida. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title. All affected property owners 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)



INVOICE

Date: April 14, 2021
INVOICE # 115

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

Event Contact	Event	Payment Terms	Event Date
Daniel Polimeni	Independence Day Event	50% Deposit, 50% Day of Event	July 4, 2021

Description of Services	Price
DJ Services (continuous music, event broadcasts, no lighting needed, FM transmissions to broadcast throughout the community for announcements)(Holiday Rate)	\$500
Kona Ice Truck (NUMBER hours of ices included for children 16 and under)	\$400
Food Truck scheduling	\$0
Miscelanous (decorations, supplies, etc)	\$100
32 572 494	
Deposit:	\$500
Balance:	\$500
Total Due:	\$1000

Make all checks payable to Independence Displays, LLC

Mail Deposit to:
16360 Tisons Bluff Road
Jacksonville, FL 32218

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

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 3/4/2021
ENDING 4/3/2021

DATE	DESCRIPTION	GL #	GL Description	RETAILER	TOTAL
4/5/2021	Brushes, Binders, & Paint	320.57200.46000	Maint & Repairs	Sams Club	\$ 60.84
4/6/2021	12 FT Ladder	320.57200.46000	Maint & Repairs	Lowe's	\$ 261.56
4/9/2021	Door Lock Replacement	320.57200.49400	Special Events	Lowe's	\$ 137.98
4/18/2021	Rocks for Kids Event	320.57200.49400	Special Events	Amazon	\$ 49.98
4/20/2021	Refund of Door Lock	320.57200.46000	Maint & Repairs	Amazon	\$ (142.45)
					\$367.91

Explanation:

Signature:

Dana Harden

Dana Harden, Amenity Manager

From: Lowe's Home Improvement
Sent: Tuesday, April 6, 2021 1:20 PM
To: YELLOWBLUFFMANAGER@gmsnf.com
Subject: Your Lowe's Purchase Receipt



Your Lowe's Receipt

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

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

Transaction # : 2729581
Order Date : 04/06/21 13:19:41



Item	Price
12-FT FG STP LDR 300-LBCP NXT1A12	\$ 259.00
Item #: 69472	
1 @ 259.00	
SCREW HOOK ZC NO 0X4-15/16 1CT	\$ 2.56
Item #: 58404	
2 @ 1.28	
Invoice 2122 Subtotal	\$ 261.56
Invoice 2122 Subtotal	\$ 261.56

Return/Refund Status

HES 5000C-12/24D-650 Series 5000C

 \$200

✓ Refund Issued

 \$142.46 refund issued on Apr 20, 2021

 Refund received on Apr 20, 2021

Continue Shopping

Return/Refund Status			
Item	Return/Refund Status	Refund Amount	Refund Date
Item 1: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 2: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 3: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 4: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 5: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 6: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 7: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 8: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 9: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 10: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 11: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 12: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 13: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 14: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 15: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 16: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 17: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 18: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 19: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021
Item 20: HES 5000C-12/24D-650 Series 5000C	Refund Issued	\$142.46	Apr 20, 2021

Final Details for Order #113-0861267-8279464
[Print this page for your records.](#)

Order Placed: April 14, 2021
Amazon.com order number: 113-0861267-8279464
Order Total: \$49.98

Shipped on April 18, 2021

Items Ordered

2 of: BigOtters Painting Rocks, 25 Rocks for Painting Kindness Rocks Range from About 2 to 3 inches, About 6.8 pounds of Rocks
Sold by: BigOtters [\(seller profile\)](#)

Condition: New

Price
\$24.99

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

Credit Card transactions

Item(s) Subtotal: \$49.98
Shipping & Handling: \$0.00

Total before tax: \$49.98
Estimated tax to be collected: \$0.00

Grand Total: \$49.98

Visa ending in 3429: April 16, 2021: \$49.98

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

Purchase details

Receipt



Self Checkout

CLUB MANAGER BRYAN NILAND

(904) 696 - 8842

JACKSONVILLE, FL

04/05/21 10:43 9040 08253 090 9090

TISONS

	980157743 BRUSHTUBE	9.98 E
	980157743 BRUSHTUBE	9.98 E
E	980283463 CREAMCHEESE	5.94 N
	980249520 ACRYLICPAIN	14.98 E
	980035068 MM .5 BNR	10.98 E
E	980094558 FOLGERS51 F	8.98 N
	SUBTOTAL	60.84

TOTAL 60.84

VISA TEND 60.84

Visa Credit ***** 3429 I 2

APPROVAL # 005393

AID A0000000031010

AAC C9DA72E10B188212

TERMINAL # SC121133

CHANGE DUE 0.00

Visit samsclub.com to see your savings

ITEMS SOLD 6

TC# 8655 7011 0093 7821 215



*** MEMBER COPY ***

Download

Final Details for Order #113-5879458-7573043
[Print this page for your records.](#)

Order Placed: April 9, 2021
Amazon.com order number: 113-5879458-7573043
Order Total: \$137.98

Shipped on April 9, 2021

Items Ordered

	Price
1 of: HES 5000C-12/240-630 Series 5000C Universal Electric Strike Complete Pac for Latchbolt Locks, Satin Stainless Steel, Dual Voltage 12/24 VDC/VAC, Includes the 501 and 501A	\$137.98

Faceplates

Sold by: All Access Shop (seller profile)

Condition: New

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:	\$137.98
Shipping & Handling:	\$0.00

Total before tax:	\$137.98
Estimated tax to be collected:	\$0.00

Grand Total:	\$137.98

Visa ending in 3429: April 9, 2021: \$137.98

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

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

Invoice



APPROVED

Mark Johnson 04/30/21

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
13970	04/30/2021	\$1,491.65	05/30/2021	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

32 572 46203

Hello Landing Tison's,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$451.12
EFT Payment - thank you	Apr 17	-\$451.12
Balance forward		\$0.00
Regular monthly charges	Page 3	\$447.25
Taxes, fees and other charges	Page 3	\$4.56
New charges		\$451.81

Amount due \$451.81

Thanks for paying by Automatic Payment

Your electronic payment of \$451.81 will be applied on May 16, 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.

360 572 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 **May 16, 2021**

Please pay \$451.81

Electronic payment will be applied May 16, 2021

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300451815

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.

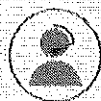
Call today for a FREE account review at 877-564-0318.

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

\$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

\$4.56

Other charges	\$4.56
Federal Universal Service Fund	\$3.17
Regulatory Cost Recovery	\$1.39

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)767-1547

Visit business.comcast.com/myaccount for more details

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

Additional information

The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Federal Universal Service Fund at the FCC's approved rate. See: fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support. A new rate becomes effective 4/1/2021.

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.

Good News! Effective March 16, 2021, Disney Jr. and FXM are now available in HD. Requires an X1 TV Box or compatible customer owned equipment to view these channels. HD Technology Fee may apply.

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.



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: 04/29/21

TOTAL SUMMARY OF CHARGES

Electric	320 572 43000	\$	1,363.48
Irrigation	320 572 43100		1,609.52
Sewer	4 1 4		543.31
Water	2 2 1		191.33

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

Total New Charges: \$ 3,707.64



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



Energy Star commercial dishwashers are 10 percent more water efficient than standard models.

Do not pay. AutoPay will process your payment on 05/21/21.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,272.91	-\$3,272.91	\$0.00	\$3,707.64	\$3,707.64

**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: 04/29/21

Do not pay. AutoPay will process your payment on 05/21/21.

0004467

I=00000000



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

1/1 516180/3937135 0004467 1 I=000000000000

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	04/29/21	04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
15635 TISONS BLUFF RD	I	105.63	Irrigation 1 - Commercial	03/28/21 - 04/27/21	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)		67370623	5235	21000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
15681 TISONS BLUFF RD	I	83.33	Irrigation 1 - Commercial	03/28/21 - 04/27/21	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)		67370625	4117	16000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16123 TISONS BLUFF RD	I	19.47	Irrigation 1 - Commercial	03/28/21 - 04/27/21	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		City of Jacksonville Franchise Fee		83726295	975	0 GAL	30	Regular
16151 DOWING CREEK DR	I	83.33	Irrigation 1 - Commercial	03/28/21 - 04/27/21	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)		74534584	1647	16000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16211 DOWING CREEK DR	I	176.98	Irrigation 1 - Commercial	03/28/21 - 04/27/21	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)		74458033	5964	37000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16303 HUNTERS HOLLOW TL	I	185.90	Irrigation 1 - Commercial	03/28/21 - 04/27/21	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)		67370633	4560	39000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						

1/1 316180/3837135 0004467 21-0000000000

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
16316 MAGNOLIA GROVE WY		I	127.93	Irrigation 1 - Commercial	03/29/21 - 04/29/21	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	6170	26000 GAL	31	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		47.51					
	Environmental Charge		9.62					
	City of Jacksonville Franchise Fee		3.73					
16331 TISONS BLUFFRD		I	105.63	Irrigation 1 - Commercial	03/28/21 - 04/27/21	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	67370634	5197	21000 GAL	30	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		27.71					
	Environmental Charge		7.77					
	City of Jacksonville Franchise Fee		3.08					
16343 TISONS BLUFFRD		I	208.20	Irrigation 1 - Commercial	03/28/21 - 04/27/21	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	8178	44000 GAL	30	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		118.79					
	Environmental Charge		16.28					
	City of Jacksonville Franchise Fee		6.06					
16356 MAGNOLIA GROVE WY APT 1R01		I	105.63	Irrigation 1 - Commercial	03/28/21 - 04/27/21	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	4077	21000 GAL	30	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		27.71					
	Environmental Charge		7.77					
	City of Jacksonville Franchise Fee		3.08					
16365 N MAIN ST APT SG01		E	74.81	Commercial - Electric	03/29/21 - 04/28/21	General Service		
Detail	Basic Monthly Charge		9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Energy Charge (\$0.06447 per kWh)		40.68	24074025	12674	631 KWH	30	Regular
	Fuel Cost		20.50					
	Environmental Charge		0.39					
	City of Jacksonville Franchise Fee		2.12					
	Gross Receipts Tax		1.87					
16529 TISONS BLUFFRD		E	1,288.67	Commercial - Electric	03/29/21 - 04/28/21	General Service		
Detail	Basic Monthly Charge		9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Energy Charge (\$0.06447 per kWh)		799.75	22968209	16493	12405 KWH	30	Regular
	Fuel Cost		403.16	22968209	30.51	30.51 KW	30	Regular
	Environmental Charge		7.69					
	City of Jacksonville Franchise Fee		36.60					
	Gross Receipts Tax		32.22					
16529 TISONS BLUFFRD		S	543.31	Commercial - Water/Sewer	03/28/21 - 04/27/21	Commercial Sewer Service		
Detail	Basic Monthly Charge		105.75	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Sewer Usage Charge		397.32	87650993	996	66000 GAL	30	Regular
	Environmental Charge		24.42					
	City of Jacksonville Franchise Fee		15.82					

Service Address:			Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
16529 TISONS BLUFFRD			W	191.33	Commercial - Water/Sewer	03/28/21 - 04/27/21	Commercial Water Service		
Detail	Basic Monthly Charge			63.00	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Water Consumption Charge			98.34	87650993	996	66000 GAL	30	Regular
	Environmental Charge			24.42					
	City of Jacksonville Franchise Fee			5.57					
261 BRADFORD LAKE CR			I	279.56	Irrigation 1 - Commercial	03/28/21 - 04/27/21	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	81523391	3325	60000 GAL	30	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)			182.15					
	Environmental Charge			22.20					
	City of Jacksonville Franchise Fee			8.14					
79 BRADFORD LAKE CR			I	127.93	Irrigation 1 - Commercial	03/28/21 - 04/27/21	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	83974232	1430	26000 GAL	30	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)			47.51					
	Environmental Charge			9.62					
	City of Jacksonville Franchise Fee			3.73					

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

APPROVED

Mark Johnson 5/03/21

Invoice

Date	Invoice #
5/1/2021	7539

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	5/31/2021	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-April, 2021 <i>32 570 460 lawn maint</i>	4,091.00		4,091.00

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	leo@lawnboyinc.com	www.lawnboyinc.com

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

Invoice

AgrowPro Inc.

APPROVED

Mark Johnson 06/01/21

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
14073	05/31/2021	\$1,491.65	06/30/2021	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

32 572 46203

APPROVED

Alpha Dog Security Mark Johnson 06/01/21
110 Cumberland Park Dr
Suite 106
Saint Augustine, FL 32095
(904) 257-4295

INVOICE

Invoice Number

15148

Invoice Date

06/01/2021

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

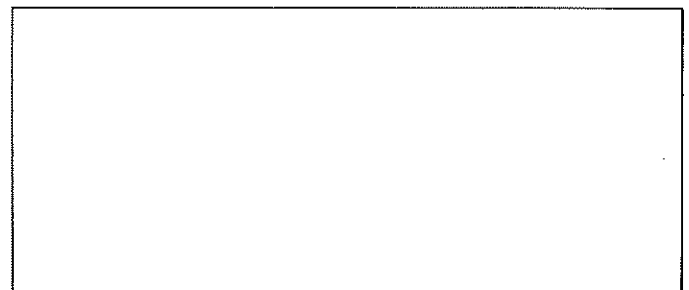
CUSTOMER NAME	CUST NO	PO NUMBER	INVOICE DATE	TERMS
Tison's Landing CDD	10313-3		06/01/2021	Due On Receipt

Description

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	\$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
06/01/2021	15148	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

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
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: FDRT 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

April 30, 2021

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

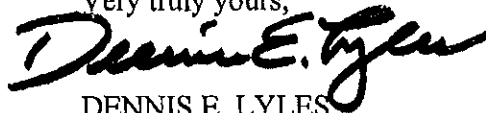
**Re: Tison's Landing CDD
Our File No.: 80.12113**

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
04/30/2021
Account No: 80-12113M
Statement No: 168488

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
04/01/2021		
MJP	CORRESPONDENCE TO ERNESTO TORRES	0.30
04/06/2021		
MJP	TELEPHONE CONFERENCE TO ERNESTO TORRES	0.20
04/08/2021		
MJP	CORRESPONDENCE TO ERNESTO TORRES	0.20
MJP	RECEIPT, REVIEW AND REPLY TO CORRESPONDENCE FROM ERNESTO TORRES	0.30
04/12/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ERNESTO TORRES	0.10
04/13/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20
04/14/2021		
DEL	RECEIPT AND REVIEW OF CORRESPONDENCE FROM FLORIDA MUNICIPAL LIEN SEARCH	0.20
04/15/2021		
MJP	PREPARE AMENDMENT TO VESTA CONTRACT TO ADD WEB SERVICES	0.90
MJP	CORRESPONDENCE TO ERNESTO TORRES WITH ATTACHMENTS	0.30
04/16/2021		
MJP	CORRESPONDENCE TO ERNESTO TORRES WITH ATTACHMENT	0.20
04/20/2021		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH	

TISON'S LANDING CDD

Page: 2

04/30/2021

Account No:

80-12113M

TISON'S LANDING CDD

Statement No:

168488

		Hours	
	ATTACHMENT) FROM COURTNEY HOGGE RE: DRAFT AGENDA FOR MAY 4 CDD BOARD MEETING	0.30	
04/27/2021			
GLK	REVIEW AGENDA FOR CDD BOARD MEETING	0.40	
04/28/2021			
MJP	REVIEW AND REVISE PROPOSED AUDITOR ENGAGEMENT WITH GRAU & ASSOCIATES	0.30	
MJP	REVIEW AGENDA ITEM RE: AMENDMENT TO VESTA AGREEMENT	0.20	
MJP	REVIEW AGENDA ITEM RE: ARCHITECTURAL SERVICES PROPOSAL	0.20	
	For Current Services Rendered	4.30	1,182.50

Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.20	\$275.00	\$55.00
GERALD L. KNIGHT	PARTNERS	0.70	275.00	192.50
MICHAEL J. PAWELCZYK	PARTNERS	3.40	275.00	935.00

Previous Balance	\$2,007.50
Total Current Work	1,182.50

Payments

05/14/2021	PAYMENT RECEIVED - THANK YOU	-2,007.50
Balance Due		<u>\$1,182.50</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

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

Invoice	
Invoice Number 701722	Date 04/20/2021
Customer Number 400423	Due Date 06/01/2021

Page 1

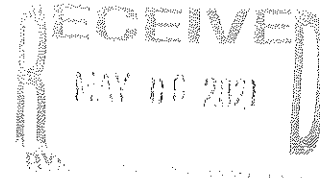
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		701722	06/01/2021
Quantity	Description		Rate	Amount
	Tison's Landing CDD, Utility, Jacksonville, FL			
3.00	Active Video Monitoring 03/01/2021 - 05/31/2021		50.00	150.00
3.00	Service & Maintenance 03/01/2021 - 05/31/2021		14.56	43.68
	Sales Tax			0.00
	Payments/Credits Applied			(129.12)
Invoice Balance Due:				\$64.56

IMPORTANT MESSAGES

Important Numbers to Know:

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

Convert to AVS - Utility Bldg. Effective 3/1/21. Not yet billed



320 572 34002

Date	Invoice #	Description	Amount	Balance Due
04/20/2021	701722	Alarm Monitoring Services	\$64.56	\$64.56

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

Return Service Requested

Invoice	
Invoice Number 701722	Date 04/20/2021
Customer Number 400423	Due Date 06/01/2021

Net Due: \$64.56

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

45742

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

Have you changed your home phone number? New Phone Number _____

Do you need to update your Emergency Response List? Please make any updates in the area below.

Name	Area Code	Phone Number	Add	Delete	Change
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

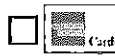
We accept the following credit cards for payment:



Visa



Mastercard



Amex



Discover

Please Select One: ☐ One-Time Only ☐ All Future Bills

Card Number: _____ Expiration Date: _____ CCV#: _____

Billing Address: _____ City: _____ State: _____ Zip: _____

Amount Authorized: \$ _____ Signature: _____

Automatic Withdrawal from Checking (ACH) (IMPORTANT: - Please enclose a copy of a voided check.)

☐ Please use automatic withdrawal from checking for all future charges. Signature: _____

Please disregard this area if you are already enrolled in automatic payment with us.

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

Invoice	
Invoice Number 702333	Date 05/01/2021
Customer Number 400392	Due Date 06/01/2021

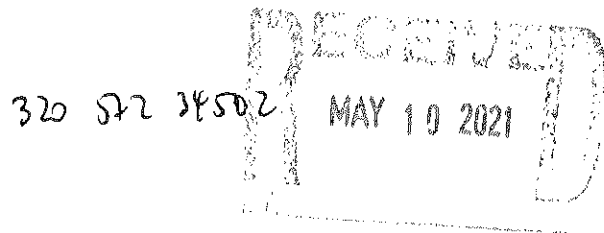
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400392		702333	06/01/2021
Quantity	Description		Rate	Amount
<i>Tison's Landing CDD, 16529 Tison's Bluff Rd., Jacksonville, FL</i>				
3.00	Active Video Monitoring 06/01/2021 - 08/31/2021		675.00	2,025.00
3.00	Service & Maintenance 06/01/2021 - 08/31/2021		336.71	1,010.13
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$3,035.13

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
05/01/2021	702333	Alarm Monitoring Services	\$3,035.13	\$3,035.13

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

Return Service Requested

Invoice	
Invoice Number 702333	Date 05/01/2021
Customer Number 400392	Due Date 06/01/2021

Net Due: \$3,035.13

Amount Enclosed: _____

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

15295

REMIT TO:
 Envera
 PO Box 2086
 Hicksville, NY 11802

ISSN 0191-7327

Have you changed your home phone number? New Phone Number _____

Do you need to update your Emergency Response List? Please make any updates in the area below.

Name	Area Code	Phone Number	Add	Delete	Change
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

We accept the following credit cards for payment:



Visa



Mastercard



Amex



Discover

Please Select One: ☐ One-Time Only ☐ All Future Bills

Card Number: _____ Expiration Date: _____ CCV#: _____

Billing Address: _____ City: _____ State: _____ Zip: _____

Amount Authorized: \$ _____ Signature: _____

Automatic Withdrawal from Checking (ACH) (IMPORTANT: - Please enclose a copy of a voided check.)

☐ Please use automatic withdrawal from checking for all future charges. Signature: _____

Please disregard this area if you are already enrolled in automatic payment with us.



**REPUBLIC
SERVICES**

8619 Western Way
Jacksonville FL 32256-036060

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

Important Information

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

Account Number 3-0687-0002027
Invoice Number 0687-001139860
Invoice Date May 16, 2021
Previous Balance \$231.45
Payments/Adjustments -\$231.45
Current Invoice Charges \$356.58

Total Amount Due	Payment Due Date
\$356.58	June 05, 2021

PAYMENTS/ADJUSTMENTS

<u>Description</u>	<u>Reference</u>	<u>Amount</u>
Payment - Thank You 05/06	5555555	-\$231.45

CURRENT INVOICE CHARGES

<u>Description</u>	<u>Reference</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
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 04/21		1.0000	\$79.90	\$79.90
Pickup Service 06/01-06/30			\$138.78	\$138.78
Container Refresh 06/01-06/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$77.10
Total Franchise - Local				\$51.80
CURRENT INVOICE CHARGES				\$356.58

Simple account access at your fingertips.

Download the Republic Services app or visit 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 \$356.58
Payment Due Date June 05, 2021
Account Number 3-0687-0002027
Invoice Number 0687-001139860



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #687
PO BOX 9001099
LOUISVILLE KY 40280-1099



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



The Lake Doctors, Inc.
Aquatic Management Services

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

APPROVED

Mark Johnson 05/24/21

INVOICE

Invoice #	579055
Account #	724857
Invoice Date	5/19/2021
Due Date	5/29/2021
Rep	MAS

Bill To

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

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

Purchase Order Number

Terms

NET 10 DAYS

Item	Description	Amount
	Triploid Grass Carp Stocking (200) Completed 04/29/21 Delivery & Stocking	1,450.00 100.00
Total Invoice		\$1,550.00

325 572 4680

To ensure prompt and accurate processing of your payment, please include your remittance stub and/or your account number/invoice number on your check.

For scheduling, please contact your local office.

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 #

579055

Account #

724857

Date

5/19/2021

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 _____



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

APPROVED

Mark Johnson 06/02/21

INVOICE

Invoice #	583988
Account #	724857
Invoice Date	6/1/2021
Due Date	6/11/2021
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		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 # 583988

Account # 724857

Date 6/1/2021

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 # 384242
Date 4/30/2021

Terms
Due Date 5/31/2021
Memo

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
M.JOHNSON - THE HOME DEPOT - Concrete for signs	320 572 5200		96.75
J.PERRY - HOME DEPOT - Ceiling Concealers			9.36
Hayward SwimClear Cartridges C3000			449.40
M.JOHNSON - AMZN - Basketball Nets			43.60
M.JOHNSON - AMZN - skimmer for pool			28.98
M.JOHNSON - LOWE'S - Led T8 Lightbulbs			138.59
Total Billable Expenses			766.68

Total \$766.68



**How doers
get more done.**

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00061 36774 03/23/21 07:38 AM
SALE SELF CHECKOUT

764661103608 60LB.SAKRETE <A,S>
60LB SAKRETE CONCRETE MIX
6@3.70 22.20
749864501772 CYPRES MULCH <A>
2 CU FT CYPRESS MULCH
5@2.57 12.85
086876222128 DUST PAN <A> 5.58
RCP HEAVY DUTY DUST PAN
045242499380 25' CPTAPE <A,S> 9.97
MKE 25FT COMPACT TAPE MEASURE
078627017176 6FT HOSE <A> 7.97
5/8"X6' WATERWORKS HOSE REEL LEADER
046878279377 12PK WASHERS <A> 1.54
RUBBER HOSE WASHERS 12 PK
085334622869 THERMOMETER <A> 9.98
HDX ANALOG COMBO THERMOMETER
020066197957 PTCHGLSBLKQT <A> 9.98
PAINTERS TOUCH GLOSS BLACK QT
077089200447 4" FR&TRAY <A> 6.38
HD WHIT FOAM 4 IN MINI KIT 3PC
012758025204 LINERS <A> 3.97
HANDY PAINT PAIL LINERS 6PK

SUBTOTAL 90.42
SALES TAX 6.33
TOTAL \$96.75

XXXXXXXXXXXX1781 AMEX
USD\$ 96.75
AUTH CODE 867146/0612372 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

6921 03/23/21 07:38 AM



6921 61 36774 03/23/2021 5963

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/21/2021

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H89 80758 73898
PASSWORD: 21173 73837

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.



How doers
get more done.

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

1324 00061 24127 03/03/21 12:11 PM
SALE SELF CHECKOUT

030699817153 LAMPART "A"
4-3/4" WHT CEILING OUTLET CONCEALER
294.37 8.74

SUBTOTAL 8.74
TAX + PIF 0.62
TOTAL \$9.36

XXXXXXXXXXXX1919 AMEX USD\$ 9.36
AUTH CODE 863114/0615385 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-8313 SUMMARY
THIS RECEIPT P07.X0B NAME: VESTA

2021 PRO XTRA SPEND 03/02: \$400.03

As of 03/03/2021 your Paint Rewards
level is Member; Spend 961.54 more in
qualifying paint purchases to earn
Bronze (10.0% off) on select paint
items.

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

1324 03/03/21 12:11 PM



1324 61 24127 03/03/2021 6994

PIF NOTICE

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

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 180 08/30/2021

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

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H89 49867 48604
PASSWORD: 21153 48543

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.



Invoice

Date
Invoice #4/21/2021
131295599213

1707 Townhurst Dr
Houston TX 77043
800-858-POOL (7665)
www.poolsure.com

Bill To
Vesta Property Services (ATTN: Cheyen...
Tisons Landing CDD
245 Riverside Avenue Suite 250
Jacksonville FL 32202

Terms	Net 20
Due Date	5/11/2021
PO #	
Job Date	4/9/2021
Job Location	Tisons Landing - Pool
FL License #	CPC1458768
Customer #	13TIS025
Ship To	Tisons Landing CDD 16529 Tison Bluff Rd Jacksonville FL 32218

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.00468673 / 00242507

Item ID	Description	Quantity	Units	Rate	Amount
385-518	Hayward SwimClear Cartridges C3000	4	ea	105.00	420.00
<div>APPROVED ✓ Dana Harden</div>					

Subtotal	420.00
Shipping Cost (FEDEX GROUND)	0.00
Tax	29.40
Total	449.40
Amount Due	\$449.40

Remittance Slip

Customer
13TIS025
Invoice #
131295599213

Amount Due \$449.40

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295599213

amazon.com

Final Details for Order #112-4313681-8769856

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

Order Placed: April 5, 2021
Amazon.com order number: 112-4313681-8769856
Order Total: \$43.60

Shipped on April 5, 2021

Items Ordered	Price
4 of: Heavy Duty Basketball Net Replacement - All-Weather Thick Nets Fit Standard Indoor and Outdoor 12-Loop Rims (White) Sold by: Better Line @ (seller profile)	\$10.90
Condition: New	

Shipping Address:
mark johnson
16529 TISONS BLUFF RD
JACKSONVILLE, FL 32218-8908
United States

Shipping Speed:
FREE Prime Delivery

Payment Information

Payment Method:
American Express | Last digits: 1781

Item(s) Subtotal: \$43.60
Shipping & Handling: \$0.00

Billing address
mark johnson
245 RIVERSIDE AVE STE 300
JACKSONVILLE, FL 32202-4929
United States

Total before tax: \$43.60
Estimated tax to be collected: \$0.00

Grand Total: \$43.60

Credit Card transactions AmericanExpress ending in 1781: April 5, 2021: \$43.60

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

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amazon.com

Final Details for Order #112-2472668-7148207

Print this page for your records.

Order Placed: April 5, 2021
Amazon.com order number: 112-2472668-7148207
Order Total: \$28.98

Shipped on April 6, 2021

Items Ordered

Price

1 of: *U.S. Pool Supply Professional Heavy Duty 18" Swimming Pool Leaf Skimmer Rake with Deep Double-Stitched Net Bag - Strong Aluminum Frame for Faster Cleaning & Easier Debris Pickup and Removal* \$26.96
Sold by: TCP Global Corp ([seller profile](#))

Condition: New

Shipping Address:

mark johnson
16529 TISONS BLUFF RD
JACKSONVILLE, FL 32218-8908
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

American Express | Last digits: 1781

Item(s) Subtotal: \$26.96

Shipping & Handling: \$0.00

Billing address

mark johnson
245 RIVERSIDE AVE STE 300
JACKSONVILLE, FL 32202-4929
United States

Total before tax: \$26.96

Estimated tax to be collected: \$2.02

Grand Total: \$28.98

Credit Card transactions AmericanExpress ending in 1781: April 6, 2021: \$28.98

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

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

- SALE -

SALES#: FSTLANE13 TRANSH: 7938642 04-20-21

919382 OVER N OUT 4-LB FIRE ANT	10.48
214609 M5--BOX30 SCKTHD CAPSCRS	1.98
57847 RH SLT/PH M5 8-32X1 1/2 6	1.28
63458 FHMS W/HUT 10-32X1-1/2 6-	1.28
903785 GE 26W CFL 2-PIN DBL 4100	13.96
2 @ 6.98	
903788 GE 32W CFL 4-PIN TRPL 350	9.98
903789 GE 26W CFL 4-PIN TRPL 410	9.98
2565444 GE LED 32W T8A 4FT 6500K	79.88

SUBTOTAL: 128.92

TAX: 9.67

INVOICE 07144 TOTAL: 138.59

AMEX: 138.59

AMEX: XXXXXXXXXXXX1781 AMOUNT: 138.59 AUTHCD: 878771

CHIP REFID: 247207009041 04/20/21 13:09:40

APL: AMERICAN EXPRESS TVR: 0000008000

AID: A000000025010801 TSI: E800

STORE: 2472 TERMINAL: 07 04/20/21 13:10:42

OF ITEMS PURCHASED: 9

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: MOHAMMAD SHIRAZY

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ENTRE EN EL SORTEO MENSUAL *

* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* Y D U R I D HD71448 247211 100423 *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 2472 TERMINAL: 07 04/20/21 13:10:42

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

Invoice	
Invoice Number 702365	Date 05/01/2021
Customer Number 400423	Due Date 06/01/2021

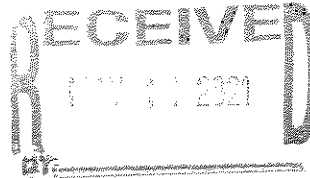
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		702365	06/01/2021
Quantity	Description		Rate	Amount
	Tison's Landing CDD, Entrance 2- Yellow Bluff Rd, Jacksonville, FL			
1.00	Video Pulls 06/01/2021 - 06/30/2021 32 572 34502		200.00	200.00
1.00	Service & Maintenance 06/01/2021 - 06/30/2021 7 32 572 34502		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



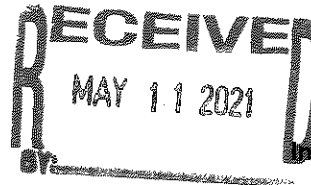
Date	Invoice #	Description	Amount	Balance Due
05/01/2021	702365	Alarm Monitoring Services	\$230.61	\$230.61

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

Invoice	
Invoice Number 702366	Date 05/01/2021
Customer Number 400423	Due Date 06/01/2021

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		702366	06/01/2021
Quantity	Description		Rate	Amount
	Tison's Landing CDD, Utility, Jacksonville, FL			
1.00	Service & Maintenance / 32 572 34502		138.21	138.21
	06/01/2021 - 06/30/2021			
1.00	✓ Active Video Monitoring		250.00	250.00
	✓ 06/01/2021 - 06/30/2021			
	Sales Tax			0.00
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$388.21



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
05/01/2021	702366	Alarm Monitoring Services	\$388.21	\$388.21

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

Invoice	
Invoice Number 702367	Date 05/01/2021
Customer Number 400423	Due Date 06/01/2021

Page 1

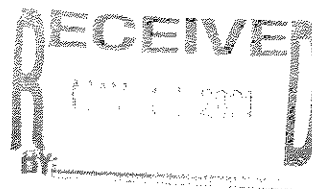
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		702367	06/01/2021
Quantity	Description	Rate	Amount	
Tison's Landing CDD, Entrance 1 - Pond Run Rd., Jacksonville, FL				
1.00	Video Pulls	200.00	200.00	
	06/01/2021 - 06/30/2021			
1.00	✓ Service & Maintenance	129.27	129.27	
	✓ 06/01/2021 - 06/30/2021			
	Sales Tax		0.00	
	Payments/Credits Applied		0.00	
			Invoice Balance Due:	\$329.27

32 572 34502

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
05/01/2021	702367	Alarm Monitoring Services	\$329.27	\$329.27

1001 Bradford Way
Kingston, TN 37763

Invoice #: 414
Invoice Date: 6/1/21
Due Date: 6/1/21
Case:
P.O. Number:

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

Total	\$4,369.48
Payments/Credits	\$0.00
Balance Due	\$4,369.48

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

APPROVED

Mark Johnson 06/03/21

Invoice

Date	Invoice #
6/3/2021	7582

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	7/3/2021	CC Duval Property, ...

32 572 462

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services - May, 2021 J LM	4,091.00		4,091.00
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	leo@lawnboyinc.com	www.lawnboyinc.com

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

APPROVED

Mark Johnson 06/03/21

Invoice

Date	Invoice #
6/3/2021	7583

Bill To

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

Terms	Due Date	Project
Net 30	7/3/2021	

32 572 46201

Item	Description	Rate	Serviced	Amount
Bush Hogging	Mowed under power lines by Community Center - Approved by Dana Harden 5/26/2021	385.00	5/26/2021	385.00

Please remit to above address. Thank you for your business!

Current Charges

\$385.00

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

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

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	Jun 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 Jul 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.

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 Jul 19, 2021

Please pay \$123.35

Electronic payment will be applied Jul 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



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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
Automatic Payments Discount Including Paperless Billing	-\$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 networkVisit **business.comcast.com/myaccount** for more details

You've saved \$10.00 this month with your automatic payments discount.

Florida Department of Health
in Duval County
Notification of Fees Due



16-BID-5298954

Permit Number
16-60-01364

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2021).

Fee Amount: \$200.00
Previous Balance: \$0.00
Total Amount Due: \$200.00

Payment Due Date: 06/30/2021 or Upon Receipt
If not paid by 06/30/2021 then the fee will be: \$250.00

Mail To: Tison's Landing CDD
ATTN: Louis Cowling
475 W Town Place, Suite 114
Saint Augustine, FL 32092

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

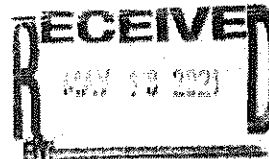
Account Information:

Name: Tison's Landing - Activity Pool
Location: 16529 Tison's Bluff Road
Jacksonville, FL 32226

Pool Volume: 7,063 gallons
Bathing Load: 40
Flow Rate: 100

Owner Information:

Name: Tison's Landing CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: () Work Phone: (904) 757-1547



Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 16-60-01364 Bill ID: 16-BID-5298954

Billing Questions call DOH-Duval at: (904) 263-1280
PAY ONLINE, OR make CHECK PAYABLE and MAIL INVOICE with PAYMENT to:
Florida Department of Health in Duval County
900 University Boulevard N, Suite 300 MC-45
Jacksonville, FL 32211-5504

[Signature] 6-4-21
Signature Date

(Please RETURN Invoice with your payment)

Batch Billing ID: 32919

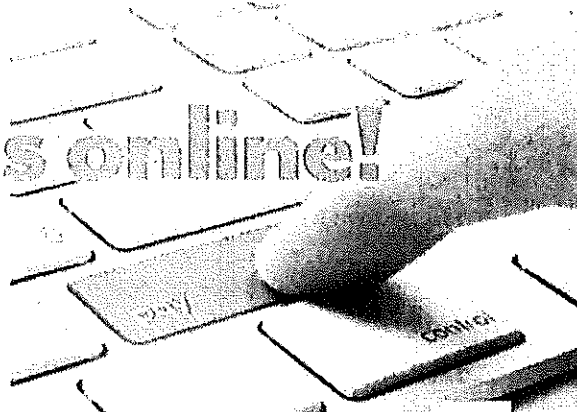
PERMIT HOLDERS CAN NOW

pay invoices online!

- The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!
- No sign-up cost.
 - Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
 - Our safe and secure system will keep your information protected.
 - Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



HEALTH

FLORIDA
HEALTH
Permit Number
16-60-01363

Florida Department of Health
in Duval County
Notification of Fees Due


16-BID-5298024

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2021).

Fee Amount: \$325.00
Previous Balance: \$0.00
Total Amount Due: \$325.00

Payment Due Date: 06/30/2021 or Upon Receipt
If not paid by 06/30/2021 then the fee will be: \$375.00

Mail To: Tison's Landing CDD
ATTN: Louis Cowling
475 W Town Place, Suite 114
Saint Augustine, FL 32092

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

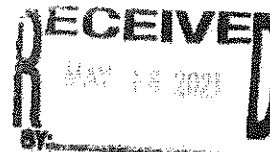
Account Information:

Name: Tison's Landing - Pool
Location: 16529 Tison's Bluff Road
Jacksonville, FL 32226

Pool Volume: 96,592 gallons
Bathing Load: 102
Flow Rate: 510

Owner Information:

Name: Tison's Landing CDD
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 757-1547 Work Phone: ()




Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 16-60-01363 Bill ID: 16-BID-5298024

Billing Questions call DOH-Duval at: (904) 253-1280

PAY ONLINE OR make CHECK PAYABLE and MAIL INVOICE with PAYMENT to:

Florida Department of Health in Duval County
900 University Boulevard N, Suite 300 MC-45
Jacksonville, FL 32211-5504


Signature Date

[Please RETURN invoice with your payment]

Batch Billing ID: 32919

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- ✓ No sign-up cost.
- ✓ Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- ✓ Our safe and secure system will keep your information protected.
- ✓ Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information





Invoice

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

Invoice # 385389
Date 5/31/2021
Terms Net 30
Due Date 6/30/2021
Memo Add. Maintenance Ser...

Bill To

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

Description	Quantity	Rate	Amount
Room rental	8	30.00	240.00

Total \$240.00

Non-Contracted Billable Services

<u>Community</u>	Tisons Landing	<u>Month:</u>	<u>May</u>	
Date of Service	Services Provided	Total Billable hours	Billable Hourly Rate	Amount billable
5/15/2021	Graduation Rental (Bellamy)	4	\$30.00	\$120.00
5/23/2021	High School Track Team Rental (Ravnell)	4	\$30.00	\$120.00
Total				\$240.00

File document by community and month
Dana Harden



Invoice

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

Invoice # 385511
Date 5/31/2021

Terms
Due Date 6/30/2021
Memo

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
M.JOHNSON - THE HOME DEPOT - Paint Brushes/Coil Cleaner			82.61
M.JOHNSON - THE HOME DEPOT - Lightbulbs			99.17
M.JOHNSON - AMAZON - UV Lights for A/C			339.79
Total Billable Expenses			521.57

Total \$521.57



**How doers
get more done.**

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00061 92629 05/11/21 02:41 PM
SALE SELF CHECKOUT

091996812654 DIY SHIMS <A> 1.78
HOMEOWNER DIY SHIM PK
078693043277 15A 3-OUTLET <A> 8.47
15-AMP 3-OUTLET CLEAR POWER ADAPTER
827214000196 12'BRWN CORD <A>
16/2 12' BROWN CUBE TAP EXT CORD
3@3.47 10.41
742366999832 FOIL TAPE <A> 7.88
NASHUA MULTI-PURPOSE FOIL-1.89"X50YD
071497184214 BRUSH <A> 19.47
WSTR PRO NP 3 PC BRUSH SET ALL PAINT
727096241208 NSTEXTURGRAY <A> 7.27
10.10Z NON-SAG TXTURED SEALANT GRAY
721404999324 AC FLOW <A>
AC FLOW EVAPORATOR COIL CLEANER 32OZ
2@10.96 21.92

SUBTOTAL 77.20
SALES TAX 5.41
TOTAL \$82.61

XXXXXXXXXXXX1781 AMEX
USD\$ 82.61

AUTH CODE 888503/1614931 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

6921 05/11/21 02:41 PM



6921 61 92629 05/11/2021 0268

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/09/2021

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H89 192468 185608
PASSWORD: 21261 185547

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.



**How doers
get more done.**

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00062 66050 05/01/21 11:33 AM
SALE SELF CHECKOUT

815508024041 ES65BR3BW6P <A> 19.86
ECS 10.5W(65W) BR30 BW DIM ES LED 6P
017801809879 26W PL V LED <A>
FEIT 11W (26W) PL CW VERT ND LED 1PK
2@7.97 15.94
NLP Savings \$5.78
017801819854 PLC26WCFLNI <A> 6.97
FEIT 26W PL TRITUBE CW GX24Q-3 CFL
017801819847 PLC26WCFLNI <A> 9.97
FEIT 26W PL TRITUBE SW GX24Q-3 CFL
885911426749 21PCBLKXSET <A,S> 19.97
DW BLK OX BIT SET 21PC
820909480679 PLIERS SET <A> 19.97
HUSKY 2PC GROOVE JOINT PLIERS

SUBTOTAL 92.68
SALES TAX 6.49
TOTAL \$99.17

XXXXXXXXXXXX1781 AMEX
USD\$ 99.17
AUTH CODE 854979/1626064 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

6921 05/01/21 11:33 AM



6921 62 66050 05/01/2021 4299

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/30/2021

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: H89 139310 132451
PASSWORD: 21251 132389

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

**Final Details for Order #114-2743612-9141050**

Print this page for your records.

Order Placed: May 5, 2021

Amazon.com order number: 114-2743612-9141050

Order Total: \$339.79

Shipped on May 7, 2021

Items Ordered**Price**

3 of: *Bio Shield Antimicrobial Protection 50-BUVAS-E UV-C Complete Sanitizer System, Cleans Air of Bacteria, Germs, Mold and Allergens, 17 Inch, Blue* \$112.09

Sold by: Amazon.com Services LLC

Condition: New

Shipping Address:

mark johnson
96042 BASS LN
YULEE, FL 32097-6592
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

American Express | Last digits: 1781

Billing address

mark johnson
245 RIVERSIDE AVE STE 300
JACKSONVILLE, FL 32202-4929
United States

Item(s) Subtotal: \$336.27
Shipping & Handling: \$0.00
Your Coupon Savings: -\$20.00

Total before tax: \$316.27
Estimated tax to be collected: \$23.52

Grand Total: \$339.79

Credit Card transactions

AmericanExpress ending in 1781: May 7, 2021: \$339.79

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2021, Amazon.com, Inc. or its affiliates

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

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GINGER E. WALD
JEFFERY R. LAWLEY
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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) 659-6970

FAX: (561) 659-6173

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

81
CAMILLE E. BLANTON
CHRISTINE A. BROWN
BRAD J. KIMBER
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

May 31, 2021

LST

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

310 513 31500

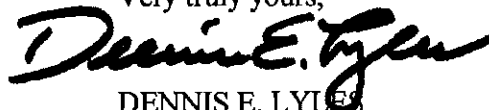
Re: Tison's Landing CDD
Our File No.: 80.12113

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
05/31/2021
Account No: 80-12113M
Statement No: 169043

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
05/04/2021		
GLK	TELEPHONE CONFERENCE WITH ERNESTO TORRES, TELEPHONE CONFERENCE WITH ATTY. SANFORD, PREPARE FOR, TRAVEL TO AND ATTEND MEETING OF BOARD OF SUPERVISORS	2.50
05/05/2021		
MJP	RESEARCH RE: LOAN (NOTE) DOCUMENTS IN OTHER CDDS	0.30
05/06/2021		
GLK	TELEPHONE CONFERENCE WITH ATTY. SANFORD (BOND COUNSEL) RE: PROPOSED LOAN	0.40
05/07/2021		
GLK	RECEIVE AND REVIEW CORRESPONDENCE FROM ATTY. SANFORD	0.40
05/09/2021		
GLK	TELEPHONE CONFERENCE WITH ATTY. SANFORD RE: PROPOSED BANK LOAN TO CDD	0.40
05/12/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.20
SFD	REVIEW OF NOTICE OF ASSESSMENT INCREASE; REVIEW OF STATUTORY REQUIREMENTS FOR NOTICE	0.80
SFD	TELEPHONE CONFERENCE WITH COURTNEY HOGGE	0.30
SFD	REVIEW OF ADDITIONAL DOCUMENTS PROVIDED BY DISTRICT MANAGER	0.50
SFD	REVIEW CORRESPONDENCE FROM COURTNEY WITH ATTACHMENT	0.20
05/13/2021		
SFD	PREPARE REVISIONS TO NOTICE	0.30

TISON'S LANDING CDD

TISON'S LANDING CDD

Page: 2
05/31/2021
Account No: 80-12113M
Statement No: 169043

Hours

05/14/2021

SFD

PREPARE COMMENTS AND EMAIL CORRESPONDENCE
TO DISTRICT MANAGER RE REVIEW OF
REQUIREMENTS FOR NOTICE

0.60

For Current Services Rendered

6.90

1,897.50

Recapitulation

Timekeeper

Title

Hours

Rate

Total

GERALD L. KNIGHT

PARTNERS

3.70

\$275.00

\$1,017.50

SUSAN F. DELEGAL

PARTNERS

2.70

275.00

742.50

MICHAEL J. PAWELCZYK

PARTNERS

0.50

275.00

137.50

Previous Balance

\$1,182.50

Total Current Work

1,897.50

Payments

06/07/2021

PAYMENT RECEIVED - THANK YOU

-1,182.50

Balance Due

\$1,897.50

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

Hello Tison's Landing,

Thanks for choosing Comcast Business.

30

Your bill at a glance

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

Previous balance		\$451.81
EFT Payment - thank you	May 17	-\$451.81
Balance forward		\$0.00
Regular monthly charges	Page 3	\$447.25
Taxes, fees and other charges	Page 3	\$4.59
New charges		\$451.84

Amount due

\$451.84

! Thanks for paying by Automatic Payment

Your electronic payment of \$451.84 will be applied on Jun 16, 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.

320 572 41050

TV/Internet

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
BUSINESS141 NW 16TH ST
POMPANO BEACH FL 33060-5250TISON'S LANDING
C/O CDD OFFICES
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

Account number 8495 74 120 0906133

Automatic payment Jun 16, 2021

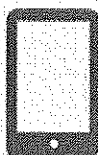
Please pay \$451.84**Electronic payment will be applied Jun 16, 2021**COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300451849

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 \$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 \$4.59

Other charges	\$4.59
Federal Universal Service Fund	\$3.19
Regulatory Cost Recovery	\$1.40

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)757-1547

Visit business.comcast.com/myaccount for more details

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

Additional information

Starting May 1, 2021, the FCC Regulatory Fee will be increasing from \$0.07 to \$0.08. The FCC Regulatory Fee is part of the Regulatory Cost Recovery charge listed on your bill. To learn more about taxes and fees, please visit <https://business.comcast.com/help-and-support/billing/learn-more-about-price-changes-on-your-bill/taxes-surcharges-and-fees>.

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

Comcast Business has changed the Business Services Customer Terms and Conditions to (1) modify the notice address in Section 13.4, (2) update the Acceptable Use Policy, and (3) clarify the equipment requirement in Section 29.2 (Hospitality Video Services).

The distributor of Newsy will discontinue the channel as of June 30, 2021. If you have an X1 TV box, you can access Newsy content via the XUMO app. Just say "Newsy" into your X1 voice remote.

Effective October 24, 2021, Comcast Business Voice customers with certain area codes will be required to dial 10-digits for all outbound calls, including local calls. For more information and to view the list of area codes impacted by this change, please see Comcast's Help & Support page at: business.comcast.com/help-and-support/voice/ten-digit-dialing.

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.

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



To keep your business moving forward this year, you'll need speed, agility and security to take on whatever the day brings.

We'd love to offer you a **personalized, one-on-one account review with a business services representative** to assess how your needs are changing. We can recommend comprehensive solutions including fast Internet speeds up to a Gig to help you keep up with your customers, Wireless Internet Backup to help keep you connected, even if the power goes down, and advanced cybersecurity to help protect all your devices.

In addition to your account review, we are pleased to offer you **Comcast Business SecurityEdge™ FREE for 3 months** when you add it to your Comcast Business Internet. This cybersecurity solution makes it easier to help protect all connected devices — yours, your employees' and even your customers' — with scans every 10 minutes.

We're ready to give you the tools and support you need to continue to **be fast, be flexible and Bounce Forward™**.

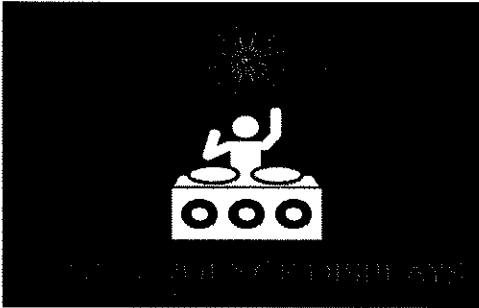
Get Comcast Business SecurityEdge FREE for 3 months!

Call 1-877-857-2296

Offer ends 5/28/2021. Restrictions apply. Not available in all areas. Limited to existing Comcast Business Internet customers with compatible gateway adding new Comcast Business SecurityEdge service. After 3 months, regular charge of \$29.95/mo. applies to SecurityEdge (subject to change). Comcast Business Connection Pro and SecurityEdge require Comcast Business Internet for additional monthly charge. **Internet:** Maximum download speed 940 Mbps when hardwired via Ethernet. Actual speeds vary and are not guaranteed. Internet service charge, equipment and taxes extra, and subject to change. **Connection Pro:** Backup time up to 8 hours, varies depending on number of devices and is 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. B4355A-ADP-FAR+SecurityEdgeFreeX3-2296 PA0172_3.21

**COMCAST
BUSINESS**

180



INVOICE

Date: April 14, 2021

INVOICE # 115

Tisons Landing CDD

c/o Dana Harden

(904) 757-1547

Event Contact	Event	Payment Terms	Event Date
Daniel Polimeni	Independence Day Event	50% Deposit, 50% Day of Event	July 4, 2021

Description of Services	Price
DJ Services (continuous music, event broadcasts, no lighting needed, FM transmissions to broadcast throughout the community for announcements) (Holiday Rate)	\$500
Kona Ice Truck (NUMBER hours of ices included for children 16 and under)	\$400
Food Truck scheduling	\$0
Miscellaneous (decorations, supplies, etc)	\$100
Deposit:	\$500 ✓
Balance:	\$500
Total Due:	\$1000

paid

320 512 49400

Bal July 4th Event

Make all checks payable to Independence Displays, LLC

Mail Deposit to:**16360 Tisons Bluff Road****Jacksonville, FL 32218**



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: 05/28/21

TOTAL SUMMARY OF CHARGES

Electric	\$	1,364.42
Irrigation		1,600.60
Sewer		576.22
Water		200.91

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

Total New Charges: \$ 3,742.15



If your central air conditioning unit is more than 12 years old, replacing it with an ENERGY STAR certified model could cut your cooling costs by 30%.



JEA's Annual Water Quality report for 2020 will soon be available at jea.com/WQR2020. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

Do not pay. AutoPay will process your payment on 06/21/21.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,707.64	-\$3,707.64	\$0.00	\$3,742.15	\$3,742.15

**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: 05/28/21

Do not pay. AutoPay will process your payment on 06/21/21.

0006416

I=00000000



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

1/1 319759/3852554 0006416 1=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:

TISONS LANDING CDD

Account #:

8970821539

Bill Date:

05/28/21

Cycle:

04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TSDNS BLUFFRD	I	105.63	Irrigation 1 - Commercial	04/27/21 - 05/25/21	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)	67370623	5256	21000 GAL 28 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
15681 TISONS BLUFFRD	I	92.25	Irrigation 1 - Commercial	04/27/21 - 05/25/21	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)	67370625	4135	18000 GAL 28 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16123 TISONS BLUFFRD	I	19.47	Irrigation 1 - Commercial	04/27/21 - 05/25/21	Commercial Irrigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		City of Jacksonville Franchise Fee	83726295	975	0 GAL 28 Regular
16151 DOWING CREEK DR	I	78.87	Irrigation 1 - Commercial	04/27/21 - 05/25/21	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)	74534584	1662	15000 GAL 28 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16211 DOWING CREEK DR	I	176.98	Irrigation 1 - Commercial	04/27/21 - 05/25/21	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)	74458033	6001	37000 GAL 28 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16303 HUNTERS HOLLOW TL	I	185.90	Irrigation 1 - Commercial	04/27/21 - 05/25/21	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)	67370633	4599	39000 GAL 28 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			

Service Address:			Serv Type: Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16316 MAGNOLIA GROVE WY			I	132.39	Irrigation 1 - Commercial	04/29/21 - 05/28/21	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		67370626	6197	27000 GAL	29	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		51.47						
	Environmental Charge		9.99						
	City of Jacksonville Franchise Fee		3.86						
16331 TISONS BLUFFRD			I	96.71	Irrigation 1 - Commercial	04/27/21 - 05/25/21	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		67370634	5216	19000 GAL	28	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		19.79						
	Environmental Charge		7.03						
	City of Jacksonville Franchise Fee		2.82						
16343 TISONS BLUFFRD			I	199.28	Irrigation 1 - Commercial	04/27/21 - 05/25/21	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	8220	42000 GAL	28	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		110.87						
	Environmental Charge		15.54						
	City of Jacksonville Franchise Fee		5.80						
16356 MAGNOLIA GROVE WY APT IR01			I	114.55	Irrigation 1 - Commercial	04/27/21 - 05/25/21	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	4100	23000 GAL	28	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		35.63						
	Environmental Charge		8.51						
	City of Jacksonville Franchise Fee		3.34						
16365 N MAIN ST APT SGO1			E	71.94	Commercial - Electric	04/28/21 - 05/26/21	General Service		
Detail	Basic Monthly Charge		9.25		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Energy Charge (\$0.06447 per kWh)		38.88		24074025	13277	603 KWH	28	Regular
	Fuel Cost		19.60						
	Environmental Charge		0.37						
	City of Jacksonville Franchise Fee		2.04						
	Gross Receipts Tax		1.80						
16529 TISONS BLUFFRD			E	1,292.48	Commercial - Electric	04/28/21 - 05/26/21	General Service		
Detail	Basic Monthly Charge		9.25		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Energy Charge (\$0.06447 per kWh)		802.14		22968209	28935	12442 KWH	28	Regular
	Fuel Cost		404.37		22968209	31.59	31.59 KW	28	Regular
	Environmental Charge		7.71						
	City of Jacksonville Franchise Fee		36.70						
	Gross Receipts Tax		32.31						
16529 TISONS BLUFFRD			S	576.22	Commercial - Water/Sewer	04/27/21 - 05/25/21	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	1067	71000 GAL	28	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 BLUFFRD		W	200.91	Commercial - Water/Sewer	04/27/21 - 05/25/21	Commercial Water Service		
Detail	Basic Monthly Charge		63.00		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u> <u>Reading Type</u>
Charges:	Water Consumption Charge		105.79		87650993	1067	71000 GAL	28 Regular
	Environmental Charge		26.27					
	City of Jacksonville Franchise Fee		5.85					
261 BRADFORD LAKE CR		I	275.10	Irrigation 1 - Commercial	04/27/21 - 05/25/21	Commercial Irrigation Service		
Detail	Basic Monthly Charge		18.90		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u> <u>Reading Type</u>
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17		81523391	3384	59000 GAL	28 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		178.19					
	Environmental Charge		21.83					
	City of Jacksonville Franchise Fee		8.01					
79 BRADFORD LAKE CR		I	123.47	Irrigation 1 - Commercial	04/27/21 - 05/25/21	Commercial Irrigation Service		
Detail	Basic Monthly Charge		18.90		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u> <u>Reading Type</u>
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)		48.17		83974232	1455	25000 GAL	28 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		43.55					
	Environmental Charge		9.25					
	City of Jacksonville Franchise Fee		3.60					

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**
Special Assessment Receipts Duval County
Fiscal Year 2021

gross	\$636,235.20	\$413,321.24	\$1,049,556.44
net	\$588,517.56	\$382,322.15	\$970,839.71
ASSESSED THROUGH DUVAL COUNTY			
	60.62%	39.38%	100.00%
	001.36300.10000	022.36300.10000	

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ PENALTIES	Commission	Prop Appraiser	NET RECEIPTS	General Fund - O&M	Debt Service Fund - Series 2016-1 & 2	Total
11/06/20	10/16-10/31/20	\$1,353.28	\$54.13	\$25.98	\$19.49	\$1,253.68	\$759.97	\$493.71	\$1,253.68
11/10/20	11/1-11/6/20	\$7,609.84	\$304.40	\$146.11	\$109.58	\$7,049.75	\$4,273.52	\$2,776.23	\$7,049.75
11/19/20	11/7-11/16/20	\$26,721.24	\$1,068.85	\$513.05	\$384.79	\$24,754.55	\$15,006.07	\$9,748.48	\$24,754.55
11/27/20	11/17-11/23/20	\$118,512.16	\$4,740.44	\$2,275.43	\$1,706.58	\$109,789.71	\$66,553.90	\$43,235.81	\$109,789.71
12/04/20	11/24-11/30/20	\$841,866.82	\$33,674.59	\$16,183.84	\$12,122.87	\$779,905.52	\$472,774.33	\$307,131.19	\$779,905.52
12/11/20	12/1-12/8/20	\$15,671.70	\$613.29	\$301.17	\$225.88	\$14,531.36	\$8,808.83	\$5,722.53	\$14,531.36
12/22/20	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	\$1,892.84	\$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
05/10/21	4/15-4/30/21	\$1,353.28	(\$40.60)	\$27.88	\$20.91	\$1,345.09	\$815.39	\$529.70	\$1,345.09
06/18/21	6/1-6/14/21	\$4,389.81	(\$131.70)	\$90.43	\$67.82	\$4,363.26	\$2,644.98	\$1,718.28	\$4,363.26
TOTAL		\$1,049,556.44	\$40,659.64	\$20,177.93	\$15,133.46	\$973,585.41	\$590,182.00	\$383,403.41	\$973,585.41

GROSS PERCENT COLLECTED	100.00%	100.00%	100.00%
GROSS REMAINING TO COLLECT	\$0.00	\$0.00	\$0.00
Gross YTD collected	\$636,235.20	\$413,321.24	\$1,049,556.44
Discount/Penalties	\$24,647.64	\$16,012.00	\$40,659.64
Commission	\$12,231.75	\$7,946.18	\$20,177.93
Prop Appraiser	\$9,173.82	\$5,859.64	\$15,133.46
Net YTD collected	\$590,181.99	\$383,403.42	\$973,585.41

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENT: COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$636,235.20	60.6194%	\$590,181.99	(\$590,181.99)	\$0.00
DEBT SERVIC	\$413,321.24	39.3806%	\$383,403.41	(\$379,703.48)	\$3,699.93
TOTAL	\$1,049,556.44	100.00%	\$973,585.40	(\$969,865.47)	\$3,699.93

TOTAL GROSS ASSESSMENT LEVY

							Delinquent from FY2020		
							ASSESSED THROUGH DUVAL COUNTY		
							\$636,235.20	\$413,321.24	\$1,049,556.44
							57.93%	42.07%	100.00%
DATE	DESCRIPTION	AMOUNT	DISCOUNTS/ COMMISSION	INTEREST	NET RECEIPTS	General Fund	Debt Service Fund	Total	
12/11/24	delinquent FY2020	\$1,785.06	(\$214.21)	\$39.98	\$29.99	\$1,117.72	\$811.58	\$1,929.30	
TOTAL		\$1,785.06	(\$214.21)	\$39.98	\$29.99	\$1,117.72	\$811.58	\$1,929.30	

Assessed on Roll:

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

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	AMOUNT
12/15/2020	2695	\$369,919.53
4/9/2021	2772	\$10,595.53
TOTAL		\$380,515.06
Amount due:		\$3,699.93

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

Invoice	
Invoice Number 703462	Date 06/01/2021
Customer Number 400423	Due Date 07/01/2021

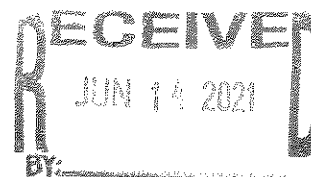
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		703462	07/01/2021
Quantity	Description	Rate	Amount	
Tison's Landing CDD, Entrance 2 - Yellow Bluff Rd, Jacksonville, FL				
1.00	Video Pulls 07/01/2021 - 07/31/2021	200.00	200.00	
1.00	Service & Maintenance 07/01/2021 - 07/31/2021	30.61	30.61	
	Sales Tax		0.00	
	Payments/Credits Applied		0.00	
32572 34502			Invoice Balance Due:	\$230.61

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
06/01/2021	703462	Alarm Monitoring Services	\$230.61	\$230.61

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

Return Service Requested

Invoice	
Invoice Number 703462	Date 06/01/2021
Customer Number 400423	Due Date 07/01/2021

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

10082

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Have you changed your home phone number? New Phone Number _____

Do you need to update your Emergency Response List? Please make any updates in the area below.

Name	Area Code	Phone Number	Add	Delete	Change
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

We accept the following credit cards for payment:

☐

Visa

☐

Mastercard

☐

Amex

☐

Discover

Please Select One: ☐ One-Time Only ☐ All Future Bills

Card Number: _____ Expiration Date: _____ CCV#: _____

Billing Address: _____ City: _____ State: _____ Zip: _____

Amount Authorized: \$ _____ Signature: _____

Automatic Withdrawal from Checking (ACH) (IMPORTANT: - Please enclose a copy of a voided check.)

☐ Please use automatic withdrawal from checking for all future charges. Signature: _____

Please disregard this area if you are already enrolled in automatic payment with us.

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

Invoice	
Invoice Number 703463	Date 06/01/2021
Customer Number 400423	Due Date 07/01/2021

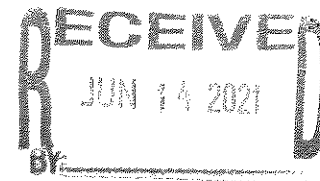
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		703463	07/01/2021
Quantity	Description		Rate	Amount
1.00	Tison's Landing CDD, Utility, Jacksonville, FL <u>Service & Maintenance</u> <u>07/01/2021 - 07/31/2021</u>	SV & Maint 7/1 - 7/31/21 320 57200 34502	138.21	138.21
1.00	Active Video Monitoring 07/01/2021 - 07/31/2021	320 572 34502	250.00	250.00
	Sales Tax			0.00
	Payments/Credits Applied	VIDEOMONIT 7/1 - 7/31/21		0.00
Invoice Balance Due:				\$388.21

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
06/01/2021	703463	Alarm Monitoring Services	\$388.21	\$388.21

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

Return Service Requested

Invoice	
Invoice Number 703463	Date 06/01/2021
Customer Number 400423	Due Date 07/01/2021

Net Due: \$388.21

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

10085

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Have you changed your home phone number? New Phone Number _____

Do you need to update your Emergency Response List? Please make any updates in the area below.

Name	Area Code	Phone Number	Add	Delete	Change
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

We accept the following credit cards for payment:



Visa



Mastercard



Amex



Discover

Please Select One: ☐ One-Time Only ☐ All Future Bills

Card Number: _____ Expiration Date: _____ CCV#: _____

Billing Address: _____ City: _____ State: _____ Zip: _____

Amount Authorized: \$ _____ Signature: _____

Automatic Withdrawal from Checking (ACH) (IMPORTANT: - Please enclose a copy of a voided check.)

☐ Please use automatic withdrawal from checking for all future charges. Signature: _____

Please disregard this area if you are already enrolled in automatic payment with us.

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

Invoice	
Invoice Number 703464	Date 06/01/2021
Customer Number 400423	Due Date 07/01/2021

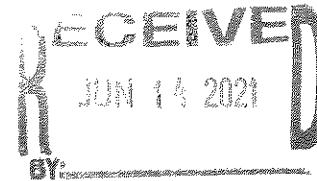
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		703464	07/01/2021
Quantity	Description	Rate	Amount	
Tison's Landing CDD, Entrance 1 - Pond Run Rd., Jacksonville, FL				
1.00	Video Pulls <i>Ent #1</i> 07/01/2021 - 07/31/2021	200.00	200.00	
1.00	Service & Maintenance <i>SV + maint</i> 07/01/2021 - 07/31/2021	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



Date	Invoice #	Description	Amount	Balance Due
06/01/2021	703464	Alarm Monitoring Services	\$329.27	\$329.27

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

Return Service Requested

Invoice	
Invoice Number 703464	Date 06/01/2021
Customer Number 400423	Due Date 07/01/2021

Net Due: \$329.27

Amount Enclosed: _____

10083
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

Have you changed your home phone number? New Phone Number _____

Do you need to update your Emergency Response List? Please make any updates in the area below.

Name	Area Code	Phone Number	Add	Delete	Change
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

We accept the following credit cards for payment:



Please Select One: ☐ One-Time Only ☐ All Future Bills

Card Number: _____ Expiration Date: _____ CCV#: _____

Billing Address: _____ City: _____ State: _____ Zip: _____

Amount Authorized: \$ _____ Signature: _____

Automatic Withdrawal from Checking (ACH) (IMPORTANT: - Please enclose a copy of a voided check.)

☐ Please use automatic withdrawal from checking for all future charges. Signature: _____

Please disregard this area if you are already enrolled in automatic payment with us.



Invoice

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

Invoice # 385096
Date 6/1/2021

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

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

Total \$14,679.26



Invoice

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

Invoice # 386444
Date 7/1/2021

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

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

Total \$14,679.26

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance		
For TISON LANDING COMMUNITY, JOHNATHAN PERRY, FL 33351-4761		
Previous balance		\$123.35
EFT Payment - Thank you	Apr 28	\$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

Your bill explained

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

1 Thanks for paying by Automatic Payment

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

Need help?

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

340 572 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 **May 19, 2021**

Please pay \$123.35

Electronic payment will be applied May 19, 2021

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

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- Pay your bill and customize billing options
- View upcoming appointments



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



Call us anytime

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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**



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

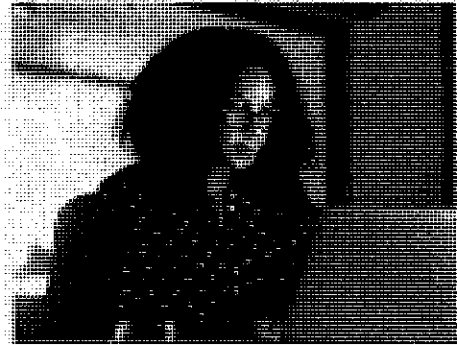
Visit business.comcast.com/myaccount for more details

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

Additional information

Comcast Business has changed the Business Services Customer Terms and Conditions to (1) modify the notice address in Section 13.4, (2) update the Acceptable Use Policy, and (3) clarify the equipment requirement in Section 29.2 (Hospitality Video Services).

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**

Get Comcast Business SecurityEdge™ **FREE for 3 months!**



Now more than ever, your business needs a fast, secure connection to take on whatever the day brings. That's why we are pleased to offer you **Comcast Business SecurityEdge FREE for 3 months** when you add it to your Comcast Business Internet.

Comcast Business SecurityEdge helps you:

- Defend your business against online threats
- Protect all connected devices — yours, your employees' and your customers'
- Stay secure with scans every 10 minutes

We're ready to give you the tools and support you need to continue to **be fast, be flexible and Bounce Forward™**.

Get Comcast Business SecurityEdge FREE for 3 months!

To take advantage of this opportunity to get **Comcast Business SecurityEdge FREE for 3 months**, please give us a call at 844-833-0485.

Offer ends 5/28/2021. Restrictions apply. Not available in all areas. Limited to existing Comcast Business Internet customers with compatible gateway adding new Comcast Business SecurityEdge service. After 3 months, regular charge of \$29.95/mo. applies to SecurityEdge (subject to change). Internet service charge, equipment and taxes extra, and subject to change. 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. B4356A-ADP-SecurityEdgeFreeX3-0185 PA0170_3.21

**COMCAST
BUSINESS**

Aegis Fire and Integrated Services, LLC

Invoice

156 Industrial Loop South
Orange Park, FL 32073

APPROVED

Date	Invoice #
6/21/2021	FX21206-1

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

Mark Johnson 07/01/21

Bill To
Tisons Landing CDD 16529 Tison Bluff Road Jacksonville, FL 32218

Ship To
Tisons Landing CDD 16529 Tison Bluff Road Jacksonville, FL 32218

P.O. Number	Terms
	Net 30

Number	Item Code	Description	Quantity	U/M	Price Each	Amount
1	42200 Inspe...	Annual Fire Extinguisher Inspection	3		8.00	24.00T
2	42300 Sales	Tamper Seal	3		1.50	4.50T
3	42400 Service	Service Charge	1		75.00	75.00T
320 072 4600						
Sales Tax (7.5%)						\$7.76
Total						\$111.26

--

103.7

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

Invoice



APPROVED

Mark Johnson 06/30/21

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
14172	06/30/2021	\$1,491.65	07/30/2021	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

320 572 46203

Alpha Dog Security

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

INVOICE

Invoice Number

15917

Invoice Date

07/01/2021

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		07/01/2021	Due On Receipt

Description**Rate****Quantity****Amount**

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

Alarm.com Cloud Access Control

\$20.00

1.00

\$20.00

ADC-Access-Door-Addon x 4doors

\$40.00

1.00

\$40.00

APPROVED

Mark Johnson 07/01/21

Subtotal

\$60.00

Taxes

\$0.00

Total

\$60.00

Payments/Credits

\$0.00

Net Due

\$60.00

320 572 34802

As Of	Invoice No	Description	Amount	Net Due
07/01/2021	15917	Contracted Services	\$60.00	\$60.00

Alpha Dog Audio Video Security

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



ONE CITY. ONE
JACKSONVILLE

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

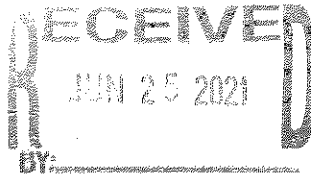
INVOICE

Bill-To

Tisons Landing Community Development
District
c/o GMS LLC
475 West Town Pl Suite 114
SAINT AUGUSTINE, FL 32092

BILLING DEPARTMENT:

Fire Prevention Division
515 North Julia Street
Jacksonville, FL 32202
JFRDInvoice@coj.net
904 255 7788



Invoice Number ARF21062229
Invoice Date 6/22/21

320 572 49100

Total	\$57.89
Payments	\$0.00
Credits	\$0.00
Line and Tax Adjustment	\$0.00

Payment Terms 30 Net

Due Date 7/22/21

Balance Due \$57.89

No.	Product	Description	UOM	Quantity	Unit Price	Amount
1		209677 Fire Inspection-6/21/2021 16529 TISONS BLUFF RD 32		1	\$57.89	\$57.89
Line Total						\$57.89

If not paid within 30 days, the invoice becomes delinquent. After 90 days, it goes to collection.

RETURN BOTTOM PORTION OF THIS INVOICE WITH PAYMENT IN THE ENCLOSED ENVELOPE

Invoice Number: ARF21062229

□□□□□□□□□□□□□□

Amount Enclosed: \$ _____

Send payment to

Tax Collector
231 East Forsyth Street, Room 141
JACKSONVILLE, FL 32202

Special Instructions

FOR QUESTIONS CONCERNING THE BILL, PLEASE CONTACT
THE BILLING DEPARTMENT SHOWN ABOVE.

To pay online with credit card, debit card or e-check, visit
<https://fips.coj.net>

Hello Tison's Landing,

Thanks for choosing Comcast Business.

320 577 41050

Your bill at a glance

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

Previous balance		\$451.84
EFT Payment - thank you	Jun 17	-\$444.75
Credits	Page 3	-\$7.09
Balance forward		\$0.00
Regular monthly charges	Page 3	\$447.25
Taxes, fees and other charges	Page 3	\$4.59
New charges		\$451.84

Amount due \$451.84

Your bill explained

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

! Thanks for paying by Automatic Payment

Your electronic payment of \$451.84 will be applied on Jul 16, 2021.

Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST
BUSINESS**

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 0906133**

Automatic payment **Jul 16, 2021**

Please pay \$451.84

Electronic payment will be applied Jul 16, 2021

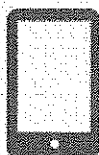
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300451849

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

Balance forward		\$0.00
Previous balance		\$451.84
Payment - thank you	Jun 17	-\$444.75
Credits		-\$7.09
Courtesy Sports - Adjustment	Jun 07	-\$7.09

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		\$4.59
Other charges		\$4.59
Federal Universal Service Fund	\$3.19	
Regulatory Cost Recovery	\$1.40	

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

This bill includes a courtesy adjustment. This represents money that is being refunded to Comcast Business from regional sports networks due to the unique circumstances of the COVID-19 pandemic.

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.

Every day in business
is a big day.

We'll keep you ready
for what's next.

There's no such thing as just another day
in business. Every day is *the* day – bringing
opportunities, victories, twists and turns.

We're grateful to have you as a customer. And
we'd love to offer you a **personalized, one-on-**
one Account Review to align your needs with
your goals and to ensure you have the best
solutions for your business to meet the future.

It's important to be ready with fast, reliable
Internet, advanced cybersecurity solutions and
the right people by your side.

We'll give you the tools to help you clear today's
hurdles and be ready for whatever's next.



Call 877-437-3480 or
visit ComcastBusiness.com/AccountReview

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance		
TISON'S LANDING COMMUNITY, MANATEE, WINTERVILLE, FL 33703-3303		
Previous balance		\$123.35
EST Payment - Previous	Jul 19, 2021	\$123.35
Balance forward		\$0.00
Regular monthly charges	Page 2	\$123.35
Taxes, fees and other charges		\$0.00
New charges		\$123.35
Amount due		\$123.35

Your bill explained

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

Thanks for paying by Automatic Payment

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

Need help?

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

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

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

Account number **8495 74 120 3534627**

Automatic payment **Jul 19, 2021**

Please pay \$123.35

Electronic payment will be applied Jul 19, 2021

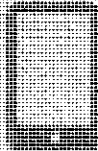
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

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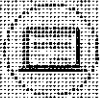


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business.comcast.com/help



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800.391.3XXX
Open 24 hours, 7 days a week for billing and technical support

Useful information

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Accessibility

If you're having trouble, call 711 for users who are deaf or hard of hearing. Call 1.855.270.0370 and then at support.verity.com/accessibility or visit accessibility.comcast.com for 1.855.599.4269 or visit us at Comcast 1700 JFK Blvd., Philadelphia, PA 19103-2815. Office of Customer

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		\$104.00
Managed services		\$14.95
Business Internet 20	\$14.95	
Discounts		-\$10.00
Automatic Payments Discount (advertising)	\$10.00	
Payment plan		
Comcast Business services		\$12.35
Service fee	\$12.35	
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 automatic payments discount.

1001 Bradford Way
Kingston, TN 37763

Invoice #: 415
Invoice Date: 7/1/21
Due Date: 7/1/21
Case:
P.O. Number:

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

Balance Due	\$4,448.68
--------------------	-------------------



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: 06/30/21

TOTAL SUMMARY OF CHARGES

Electric	320 572 43000	\$	1,664.74
Irrigation	43100		1,765.62
Sewer	43100		688.11
Water	43100		233.48

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

Total New Charges: \$ 4,351.95



Change your light bulbs to LEDs.



JEA's Annual Water Quality report for 2020 is available at jea.com/waterqualityreport. For a paper copy, email your address to waterquality@jea.com or call 665-6000 to request one.

Do not pay. AutoPay will process your payment on 07/22/21.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,742.15	-\$3,742.15	\$0.00	\$4,351.95	\$4,351.95

**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: 06/30/21

Do not pay. AutoPay will process your payment on 07/22/21.

0006276

I=00000000



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

1/1 323495/3869543 0006276 1 I=000000000000

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 kgal or less.

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

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: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 06/30/21	Cycle: 04
--	---------------------------------	-------------------------------	---------------------

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
15635 TISONS BLUFF RD	I	119.01	Irrigation 1 - Commercial	05/25/21 - 06/27/21	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)		67370623	5280	24000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
15681 TISONS BLUFF RD	I	101.17	Irrigation 1 - Commercial	05/25/21 - 06/27/21	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)		67370625	4155	20000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16123 TISONS BLUFF RD	I	19.47	Irrigation 1 - Commercial	05/25/21 - 06/22/21	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		City of Jacksonville Franchise Fee		83726295	975	0 GAL	28	Regular
16151 DOWING CREEK DR	I	96.71	Irrigation 1 - Commercial	05/25/21 - 06/27/21	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)		74534584	1681	19000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16211 DOWING CREEK DR	I	203.74	Irrigation 1 - Commercial	05/25/21 - 06/27/21	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)		74458033	6044	43000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16303 HUNTERS HOLLOW TL	I	208.20	Irrigation 1 - Commercial	05/25/21 - 06/27/21	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)		67370633	4643	44000 GAL	33	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						

Service Address:			Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
16316 MAGNOLIA GROVE WY			I	83.33	Irrigation 1 - Commercial	05/28/21 - 06/30/21	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	6213	16000 GAL	33	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)			7.91					
	Environmental Charge			5.92					
	City of Jacksonville Franchise Fee			2.43					
16331 TSDNS BLUFFRD			I	105.63	Irrigation 1 - Commercial	05/25/21 - 06/27/21	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	67370634	5237	21000 GAL	33	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)			27.71					
	Environmental Charge			7.77					
	City of Jacksonville Franchise Fee			3.08					
16343 TSONS BLUFFRD			I	221.58	Irrigation 1 - Commercial	05/25/21 - 06/27/21	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	8267	47000 GAL	33	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)			130.67					
	Environmental Charge			17.39					
	City of Jacksonville Franchise Fee			6.45					
16356 MAGNOLIA GROVE WY APT IR01			I	141.31	Irrigation 1 - Commercial	05/25/21 - 06/30/21	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	4129	29000 GAL	36	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)			59.39					
	Environmental Charge			10.73					
	City of Jacksonville Franchise Fee			4.12					
16365 N MAIN ST APT SG01			E	75.33	Commercial - Electric	05/26/21 - 06/28/21	General Service		
Detail	Basic Monthly Charge			9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Energy Charge (\$0.06447 per kWh)			41.00	24074025	13913	636 KWH	33	Regular
	Fuel Cost			20.67					
	Environmental Charge			0.39					
	City of Jacksonville Franchise Fee			2.14					
	Gross Receipts Tax			1.88					
16529 TSONS BLUFFRD			E	1,589.41	Commercial - Electric	05/26/21 - 06/28/21	General Service		
Detail	Basic Monthly Charge			9.25	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Energy Charge (\$0.06447 per kWh)			987.81	22968209	44257	15322 KWH	33	Regular
	Fuel Cost			497.97	22968209	35.60	35.60 KW	33	Regular
	Environmental Charge			9.50					
	City of Jacksonville Franchise Fee			45.14					
	Gross Receipts Tax			39.74					
16529 TSONS BLUFFRD			S	688.11	Commercial - Water/Sewer	05/25/21 - 06/27/21	Commercial Sewer Service		
Detail	Basic Monthly Charge			105.75	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Sewer Usage Charge			529.76	87650993	1155	88000 GAL	33	Regular
	Environmental Charge			32.56					
	City of Jacksonville Franchise Fee			20.04					

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:		
16529 TSONS BLUFFRD		W	233.48	Commercial - Water/Sewer	05/25/21 - 06/27/21	Commercial Water Service		
Detail	Basic Monthly Charge		63.00	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	Water Consumption Charge		131.12	87650993	1155	88000 GAL	33	Regular
	Environmental Charge		32.56					
	City of Jacksonville Franchise Fee		6.80					
261 BRADFORD LAKE CR		I	319.70	Irrigation 1 - Commercial	05/25/21 - 06/27/21	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	81523391	3453	69000 GAL	33	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		217.79					
	Environmental Charge		25.53					
	City of Jacksonville Franchise Fee		9.31					
79 BRADFORD LAKE CR		I	145.77	Irrigation 1 - Commercial	05/25/21 - 06/27/21	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	83874232	1485	30000 GAL	33	Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)		63.35					
	Environmental Charge		11.10					
	City of Jacksonville Franchise Fee		4.25					

LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255

APPROVED

Mark Johnson 07/02/21

Invoice

Date	Invoice #
7/1/2021	7618

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	7/31/2021	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services-June 2021	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	leo@lawnboyinc.com	www.lawnboyinc.com

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

APPROVED

Mark Johnson 07/08/21

Invoice

Date	Invoice #
7/8/2021	7620

Bill To

Tison's Landing CDD
c/o Vesta Property 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		6/10/2021			
Quantity	Item Code	Description			Price Each	Amount
1	Bush Trimming	6/10/2021 The following work was performed by request: Removed boots from 4 palms in pool area, trimmed magnolias near stop signs front and back of neighborhood, trimmed trees on South side of pocket park next to 16205 Downing Creek Drive residence. Hauled off debris and cleaned up. 320 572 4620 1			385.00	385.00
It's been a pleasure working with you!					Total	\$385.00

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

APPROVED

Mark Johnson 07/08/21

Invoice

Date	Invoice #
7/8/2021	7621

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		5/26/2021			
Quantity	Item Code	Description			Price Each	Amount
1	Irrigation Installation	Replaced <u>irrigation</u> controller at front of neighborhood. This includes removal of the previous controller, replacement with a new controller, connecting and wiring of the controller, attachment to the irrigation well pump start, programming of the controller, debris removal and cleanup and application of ant killer to the area. 320 572 35000			753.00	753.00
It's been a pleasure working with you!					Total	\$753.00

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

APPROVED

Mark Johnson 07/08/21

Invoice

Date	Invoice #
7/8/2021	7622

Bill To
Tison's Landing CDD c/o Vesta Property 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		5/27/2021			
Quantity	Item Code	Description			Price Each	Amount
6	Irrigation Repair	5/27/2021 Replaced 6 Lilly of the Nile plants in the front island that died due to vehicles driving onto the island. 320 572 46201			25.00	150.00
It's been a pleasure working with you!					Total	\$150.00

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

APPROVED

Mark Johnson 07/08/21

Invoice

Date	Invoice #
7/8/2021	7623

Bill To
Tison's Landing CDD c/o Vesta Property 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		6/9/2021			
Quantity	Item Code	Description			Price Each	Amount
1	Irrigation Repair	6/9//2021 Replaced 27 irrigation heads throughout property in common area. Dug up and removed the original head, added adapter, installed the head, insert nozzle (and screen if required) and adjusted the head.			492.75	492.75
320 572 3500						
It's been a pleasure working with you!					Total	\$492.75

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

APPROVED

Mark Johnson 07/08/21

Invoice

Date	Invoice #
7/8/2021	7624

Bill To

Tison's Landing CDD
c/o Vesta Property 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		6/17/2021			
Quantity	Item Code	Description			Price Each	Amount
1	Irrigation Repair	6/17/2021 <u>Repaired damage to irrigation</u> line at back entrance caused by construction trucks from the new subdivision being developed across Yellow Bluff Road. 320 572 3500			30.00	30.00
It's been a pleasure working with you!					Total	\$30.00

LawnBoy Lawn Services

PO Box 551203

Jacksonville, FL 32255

APPROVED

Mark Johnson 07/08/21

Invoice

Date	Invoice #
7/8/2021	7625

Bill To

Tison's Landing CDD
c/o Vesta Property 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		6/24/2021			
Quantity	Item Code	Description			Price Each	Amount
1	Irrigation Repair	6/24/2021 Replacement of Hunter Remote Node Irrigation controller in the pocket park located on the SE end of Bradford Lake Circle. The existing unit had stopped functioning. Unhooked and removed existing controller. Wired, programmed and tested new controller. Functioning as expected. 320 SR 46201			206.00	206.00
It's been a pleasure working with you!					Total	\$206.00



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 0687-001146480
Invoice Date June 16, 2021
Previous Balance \$356.58
Payments/Adjustments -\$356.58
Current Invoice Charges \$358.61

Total Amount Due \$358.61	Payment Due Date July 06, 2021
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/05	5555555	-\$356.58

CURRENT INVOICE CHARGES

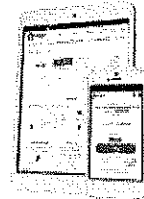
Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50				
Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Waste/Recycling Overage 05/19		1.0000	\$79.90	\$79.90
Pickup Service 07/01-07/31			\$138.78	\$138.78
Container Refresh 07/01-07/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$78.83
Total Franchise - Local				\$52.10
CURRENT INVOICE CHARGES				\$358.61

320 572 43200

Waste

Simple account access at your fingertips.

Download the Republic Services app or visit
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	\$358.61
Payment Due Date	July 06, 2021
Account Number	3-0687-0002027
Invoice Number	0687-001146480



For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



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

APPROVED

Mark Johnson 07/02/21

INVOICE

Invoice #	590604
Account #	724857
Invoice Date	7/1/2021
Due Date	7/11/2021
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		795.00
	320 572 46800		
	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 #	590604
Account #	724857
Date	7/1/2021

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	_____

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 5/4/2021
ENDING 7/3/2021

DATE	DESCRIPTION	GL#	GL Description	RETAILER	TOTAL
5/10/2021	Supplies for bagel Tuesday	320.57200.49400	Special Events	Publix	\$ 33.39
5/11/2021	Reload gift card to purchase bagels	320.57200.49400	Special Events	Panera	\$ 50.00
5/25/2021	3 umbrella stands	320.57200.46000	Maint & Repairs	Amazon	\$ 134.97
5/25/2021	Patio umbrellas & stand	320.57200.46000	Maint & Repairs	Amazon	\$ 196.96
5/26/2021	Patio umbrellas	320.57200.46000	Maint & Repairs	Amazon	\$ 184.99
5/26/2021	Replace broken clock	320.57200.46000	Maint & Repairs	Amazon	\$ 47.99
5/27/2021	Waste containers for poolside	320.57200.46000	Maint & Repairs	Sam's Club	\$ 354.76
6/1/2021	Reload gift card to purchase bagels	320.57200.49400	Special Events	Panera	\$ 100.00
					\$1,113.06

Explanation:

Signature:

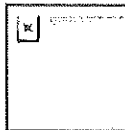
Dana A. Harden

Dana Harden, Amenity Manager

Dana A. Harden

From: Panera Bread <do-not-reply@wgiftcard.com>
Sent: Monday, May 31, 2021 8:09 PM
To: Dana A. Harden
Subject: Panera Bread receipt for purchase: WAGV4AZGDU7Z

[View this email online](#)



Your purchase receipt.

Billing Information
Dana Harden, LCAM
5385 N Nob Hill Road
Sunrise, FL 33351
UNITED STATES
9045715848

Confirmation: WAGV4AZGDU7Z

Order Date: June 1, 2021

Payment Type: Visa

Subtotal: \$100.00

Discounts: -\$0.00

Order Total: \$100.00

Amount Paid: \$100.00

Qty		Item Description	Price	Status
1		To: Dana dharden@vestapropertyservic... From: Dana dharden@vestapropertyservic...	\$100.00	Order Received
1		Bonus Card	\$10.00	Order Received
1		Bonus Card	\$10.00	Order Received

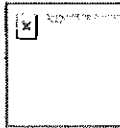
Thank you,
Panera Bread

Gift Card Tracking and Support Center

Dana A. Harden

From: Panera Bread <do-not-reply@wgiftcard.com>
Sent: Monday, May 10, 2021 9:32 PM
To: Dana A. Harden
Subject: Panera Bread receipt for purchase: CJQBJJ68NGCW

[View this email online](#)



Your purchase receipt.

Billing Information
Dana Harden, LCAM
5385 N Nob Hill Road
Sunrise, FL 33351
UNITED STATES
9045715848

Confirmation: CJQBJJ68NGCW
Order Date: May 11, 2021
Payment Type: Visa
Subtotal: \$50.00
Discounts: -\$0.00
Order Total: \$50.00
Amount Paid: \$50.00

Qty		Item Description	Price	Status
1		To: Dana dharden@vestapropertyservic... From: Dana dharden@vestapropertyservic...	\$50.00	Order Received
1		Bonus Card	\$10.00	Order Received

Thank you,
Panera Bread

For more information, visit [wgiftcard.com](#)



Order Details

May 26, 2021


8/11/20349

\$354.76

Ship to: Delivered


Ship to

16578 YF110W BLUFF RD
JACKSONVILLE, FL 32226
(904) 571-5948

Item	Qty	Status	Gift	Price	Total
 Commercial Zone Sign 12" x 18" (12" x 18") (12" x 18") 1/4" x 1/4" (12" x 18") (12" x 18") Color Item 977011	2	Delivered	No	\$91.56	\$18


Return Item

Tracking #: 787635026933 | 787635026933
Estimated: May 1, 2021
Delivered: May 1, 2021

 Commercial Zone Sign 12" x 18" (12" x 18") (12" x 18") 1/4" x 1/4" (12" x 18") (12" x 18") Color Item 133912	1	Delivered	No	\$19.42	\$19
--	---	-----------	----	---------	------


Return Item

Tracking #: 787635026933
Estimated: May 1, 2021
Delivered: May 1, 2021

 Trash Bags (90 ct) Item 988335	1	Delivered	No	\$16.74	\$16
--	---	-----------	----	---------	------

Return Item

Tracking #: 787635026933
Estimated: May 26, 2021

 Dale Perfection Sign 12" x 18" (12" x 18") (12" x 18") Color, Coffee (12" x 18") (12" x 18") Color and Size Item 877179	1	Delivered	No	\$15.48	\$16
---	---	-----------	----	---------	------

Return Item

Tracking #: 787635026933
Estimated: May 26, 2021

Bill To	Payment Method	Order Summary	
Dana Haden	method	Subtotal	\$354.76
5585 N Rob Rd	visa #3429	Shipping	\$0.00
Surprise, FL 33351		Product fees	\$0.00
(904) 571-5948		Sales tax	\$0.00
		Gift Option	\$0.00
		Total	\$354.76

Questions? Call us at 1-800-800-8000

Final Details for Order #113-5732237-6857850

[Print this page for your records](#)

Order Placed: May 24, 2021
Amazon.com order number: 113-5732237-6857850
Order Total: \$134.97

Shipped on May 25, 2021

Items Ordered

3 of: *Best Choice Products Foldable Umbrella Base Stand Round Plastic Patio Umbrella Pole Holder for Outdoor, Lawn, Garden, 50lbs Weight Capacity - Black*
Sold by: [BestChoiceProducts \(201,000\)](#)

Price
\$44.99

Condition: New

Shipping Address:

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

Shipping Speed:

Local Express 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: \$134.97
Shipping & Handling: \$0.00
Total before tax: \$134.97
Estimated tax to be collected: \$0.00
Grand Total: \$134.97

Visa ending in 3429: May 25, 2021: \$134.97

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

Final Details for Order #113-6895067-1253803

[Print this page for your records](#)

Order Placed: May 24, 2021
Amazon.com order number: 113-6895067-1253803
Order Total: \$244.95

Shipped on May 26, 2021

Items Ordered

1 of: Westclox 32213 Oversized Classic Wall Clock 24 Round Home & Garden Improvement
Sold by: NML Holdings (USSELLER)

Condition: New

Price
\$47.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on May 25, 2021

Items Ordered

1 of: Hedume Round Wall Clock Silent Non Ticking, 13 Inch Quality Quartz Battery Operated Easy to Read Waterproof Wall Clock for Home, Office, Classroom, School (Brown Stripes)
Sold by: hedume (USSELLER)

Condition: New

Price
\$16.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on May 25, 2021

Items Ordered

3 of: Tropishade 9 ft Wood Market Umbrella with Rust Color Polyester Cover
Sold by: Amazon.com Services LLC

Condition: New

Price
\$59.99

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Item(s) Subtotal: \$244.95

Visa | Last digits: 3429

Billing address

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

Credit Card transactions

Publix

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

CC SPREAD	2.65	F
PUBLIX HALF&HALF	2.87	F
PUBLIX CC LIGHT		
1 @ 2 FOR 4.00	2.00	F
You Saved 0.50		
PHIL CC HNEY PECAN	3.35	F
PHIL CC WIPD BERRY	3.35	F
RASP COF CK	4.99	F
DIXIE TO GO CUPLO	13.19	F
Order Total	32.40	
Sales tax	0.99	
Grand Total	33.39	
Credit Payment	33.39	
Change	0.00	

Savings Summary
Special Price Savings 0.50

Your Savings at Publix 0.50

PRES10!
Trace #: 075092
Reference #: 02/58505/5
Accl #: XXXXXXXXXX3429
Purchase VISA
Amount: \$33.39
Auth #: 016877

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

Your cashier was Theresa P.
05/10/2021 15:59 S0019 K107 1414 C0279

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

To view the status of your order, return to publix.com

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Shipping & Handling: \$0.00
Total before tax: \$244.95
Estimated tax to be collected: \$0.00
Grand Total: \$244.95

Visa ending in 3429: May 26, 2021: \$47.99
Visa ending in 3429: May 25, 2021: \$196.96

LAW OFFICES

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

ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
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
(954) 764-7279 FAX

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

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

June 30, 2021

CAMILLE E. BLANTON
CHRISTINE A. BROWN
GREGORY F. GEORGE
BRAD J. KIMBER
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)

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
06/30/2021
Account No: 80-12113M
Statement No: 169725

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
06/01/2021		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE RE: DRAFT AGENDA	0.40
06/02/2021		
SFD	REVIEW RESOLUTION APPROVING FY 2021-2022 BUDGET	0.20
SFD	REVIEW RESOLUTION IMPOSING ASSESSMENTS	0.20
SFD	CORRESPONDENCE TO COURTNEY HOGGE	0.20
06/08/2021		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENTS) FROM ERNESTO TORRES, TELEPHONE CONFERENCE WITH CHRISTINE MIELI (AMERICA'S CHOICE TITLE COMPANY) RE: NOTICE OF ASSESSMENT	0.50
06/15/2021		
GLK	TELEPHONE CONFERENCE WITH COURTNEY HOGGE; PREPARE FOR, TRAVEL AND ATTEND MEETING OF BOARD OF SUPERVISORS	2.20
06/16/2021		
GLK	REVIEW AMENITY CENTER RULES, TELEPHONE CONFERENCE WITH DANA HARDEN	0.50
06/28/2021		
MJP	REVIEW MISCELLANEOUS CORRESPONDENCE RE: RULE RE: DUMPSTER USE	0.30
06/29/2021		
GFG	PREPARE INITIAL DRAFT OF RULE CHANGE RESOLUTION REGARDING USE OF DISTRICT DUMPSTER	1.50

TISON'S LANDING CDD

TISON'S LANDING CDD

Page: 2
06/30/2021
Account No: 80-12113M
Statement No: 169725

		Hours	
06/30/2021			
MJP	REVIEW AND REVISE PROPOSED RULE REVISIONS RE: DUMPSTER USE	0.30	
	For Current Services Rendered	6.30	1,612.50

Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	3.60	\$275.00	\$990.00
SUSAN F. DELEGAL	PARTNERS	0.60	275.00	165.00
MICHAEL J. PAWELCZYK	PARTNERS	0.60	275.00	165.00
GREGORY F. GEORGE	ASSOCIATES	1.50	195.00	292.50

Previous Balance	\$1,897.50
------------------	------------

Total Current Work	1,612.50
--------------------	----------

Payments

06/30/2021	PAYMENT RECEIVED - THANK YOU	-1,897.50
------------	------------------------------	-----------

Balance Due	<u>\$1,612.50</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

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

Invoice	
Invoice Number 704470	Date 07/01/2021
Customer Number 400423	Due Date 08/01/2021

Page 1

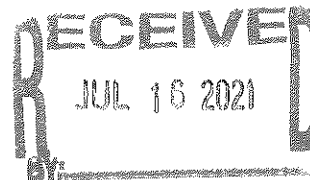
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		704470	08/01/2021
Quantity	Description	Rate	Amount	
Tison's Landing CDD, Entrance 2 - Yellow Bluff Rd, Jacksonville, FL				
1.00	Video Pulls 08/01/2021 - 08/31/2021	200.00	200.00	
1.00	Service & Maintenance 08/01/2021 - 08/31/2021	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 34507



Date	Invoice #	Description	Amount	Balance Due
07/01/2021	704470	Alarm Monitoring Services	\$230.61	\$230.61

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

Return Service Requested

Invoice	
Invoice Number 704470	Date 07/01/2021
Customer Number 400423	Due Date 08/01/2021

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

39399

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Invoice	
Invoice Number 704472	Date 07/01/2021
Customer Number 400423	Due Date 08/01/2021

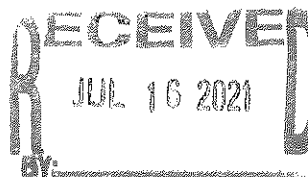
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		704472	08/01/2021
Quantity	Description	Rate	Amount	
	<i>Tison's Landing CDD, Entrance 1 - Pond Run Rd., Jacksonville, FL</i>			
1.00	Video Pulls 08/01/2021 - 08/31/2021	200.00	200.00	
1.00	Service & Maintenance 08/01/2021 - 08/31/2021	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



Date	Invoice #	Description	Amount	Balance Due
07/01/2021	704472	Alarm Monitoring Services	\$329.27	\$329.27

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

Return Service Requested

Invoice	
Invoice Number 704472	Date 07/01/2021
Customer Number 400423	Due Date 08/01/2021

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

39396

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

Invoice	
Invoice Number 704471	Date 07/01/2021
Customer Number 400423	Due Date 08/01/2021

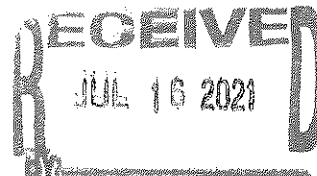
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		704471	08/01/2021
Quantity	Description		Rate	Amount
Tison's Landing CDD, Utility, Jacksonville, FL				
1.00	Service & Maintenance 08/01/2021 - 08/31/2021		138.21	138.21
1.00	Active Video Monitoring 08/01/2021 - 08/31/2021		250.00	250.00
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$388.21

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
07/01/2021	704471	Alarm Monitoring Services	\$388.21	\$388.21

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

Return Service Requested

Invoice	
Invoice Number 704471	Date 07/01/2021
Customer Number 400423	Due Date 08/01/2021

Net Due: \$388.21

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

39398

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802



Invoice

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

Invoice # 386837
Date 6/30/2021

Terms
Due Date 7/31/2021
Memo

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
M.JOHNSON - PINCH A PENNY - Pool Chemicals			66.60
M.JOHNSON - AMAZON - Pool Vacuum Bag			41.07
M.JOHNSON - LOWE'S - WrenchSet			42.78
M.JOHNSON - LOWE'S - Pool Supplies			57.95
M.JOHNSON - LOWE'S - Maint Storage Rack			276.06
M.JOHNSON - PINCH A PENNY - Pool Chemicals			137.56
Total Billable Expenses			622.02

Total \$622.02

PINCH-A-PENNY POOL-PATIO-SPA

The Perfect People For A Perfect Pool



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For Our Special Offers!

Pinch A Penny 219
731 Duval Station Road
Unit # 103
Jacksonville, FL 32210
Phone: 904-379-3621

Sales Receipt

Transaction #: 120112
Account #: 0133160960
Date: 6/11/2021 Time: 11:26:07 AM
Cashier: Nicole San Jose Register #: 1

Bill TO: Mark Johnson

Item	Description	Amount
02121309	FLOATING CHLORINE DISPE	\$14.99
	Savings 19\$1.12=\$1.12:P	
	Discount	(\$1.12)
02160307	18" ALGAE BRUSH	\$31.99
	Savings 10\$2.39=\$2.39:P	
	Discount	(\$2.39)
40410011:HFD	POOLSTONE TILE CLEANING	\$7.99
	Savings 10\$0.60=\$0.60:P	
	Discount	(\$0.60)
00921452	OXIDIZING SHOCK & SWIM	\$5.99
	Savings 13\$0.45=\$0.45:P	
	Discount	(\$0.45)
00921452	OXIDIZING SHOCK & SWIM	\$5.99
	Savings 10\$0.44=\$0.44:P	
	Discount	(\$0.44)
PQC2105001	Save \$5 For Every \$50	\$0.00

Sub Total \$61.95
Sales Tax \$4.65
Total \$66.60

ALEX Tendered \$66.60
Card: XXXXXXXXXXXX1781
Auth: 527307
Change Due \$0.00

You saved \$5.00!



Thank you for shopping
Pinch A Penny 219
We hope you'll come back soon!

**Final Details for Order #114-4068303-4328219**

Print this page for your records.

Order Placed: June 7, 2021**Amazon.com order number:** 114-4068303-4328219**Order Total:** \$41.07**Shipped on June 7, 2021****Items Ordered**1 of: *Hammer-Head HH1508 Super Fine Debris Bag*Sold by: Poolweb ([seller profile](#))

Condition: New

Price

\$38.38

Shipping Address:

mark johnson
96042 BASS LN
YULEE, FL 32097-6592
United States

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

American Express | Last digits: 1781

Item(s) Subtotal: \$38.38

Shipping & Handling: \$0.00

Billing address

mark johnson
245 RIVERSIDE AVE STE 300
JACKSONVILLE, FL 32202-4929
United States

Total before tax: \$38.38

Estimated tax to be collected: \$2.69

Grand Total: \$41.07**Credit Card transactions**

AmericanExpress ending in 1781: June 7, 2021: \$41.07

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

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LOWE'S HOME CENTERS, LLC
474283 EAST SR 200
FERNANDINA BEACH, FL 32034 (904) 277-5000

-- SALE --

SALES#: FSTLAN03 13 TRANS#: 40576573 06-01-21

747420 KBLT 24-PC COMBO WRENCH S 39.98

SUBTOTAL: 39.98
TAX: 2.80
INVOICE 40109 TOTAL: 42.78
AMEX: 42.78

AMEX: XXXXXXXXXXXX1701 AMOUNT: 42.78 AUTHCD: 888011
CHIP REFID: 164740007190 06/01/21 15:42:53
API: AMERICAN EXPRESS TUR: 0000008000
AID: A000000025010801 TSI: E800
STORE: 1647 TERMINAL: 40 06/01/21 15:42:53

OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: LAHAR BRYANT

LOVE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
*
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: WWW.LOWES.COM/SURVEY *
* YOUR ID #401893 164761 525488 *
*
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: WWW.LOWES.COM/SURVEY *

STORE: 1647 TERMINAL: 40 06/01/21 15:42:53



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

- SALE -

SALESH: FSTIANE2 13 TRANSH: 6645960 06 02-21

400106 32-0Z ZEP PROSTRNGT CRSTL	6.98
649773 CLX SCALE METAL STAIN CON	16.98
102921 AE 18-IN ALUMINUM BACK PO	15.98
316733 AE POOL AND SPA O-RING LU	3.98
2429 50-CT AQUA EZ CHLORINE TC	9.98

SUBTOTAL:	53.90
TAX:	4.05
INVOICE 06675 TOTAL:	57.95
AMEX:	57.95

AMEX: XXXXXXXXXXXX1781 AMOUNT:57.95 AUTHCD: 817750
CHIP REFID:247206018265 06/02/21 10:58:47
APL: AMERICAN EXPRESS TVR: 0000008000
AID: A000000025010801 TSI: E800
STORE: 2472 TERMINAL: 06 06/02/21 10:59:20
OF ITEMS PURCHASED: 5
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: MOHAMMAD SHIRAZY

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

SHARE YOUR FEEDBACK!
ENTER FOR A CHANCE TO BE
ONE OF FIVE \$500 WINNERS DRAWN MONTHLY!
IENTRE EN EL SORTEO MENSUAL
PARA SER UNO DE LOS CINCO GANADORES DE \$500!

ENTER BY COMPLETING A SHORT SURVEY
WITHIN ONE WEEK AT: www.lowes.com/survey
Y O U R I D #066757 247251 534031

NO PURCHASE NECESSARY TO ENTER OR WIN.
VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER.
OFFICIAL RULES & WINNERS AT: www.lowes.com/survey

STORE: 2472 TERMINAL: 06 06/02/21 10:59:20



LOWE'S HOME CENTERS, LLC
474203 EAST SR 200
FERNANDINA BEACH, FL 32034 (904) 277-5000

- SALE -

SALES#: FSTLAND3 13 TRANS#: 40576498 06-01-21

2525009 RESIN UTILITY JUMBO CAB (149.00
2525010 RESIN UTILITY JALL CAB (- 109.00

SUBTOTAL: 250.00
TAX: 10.06
INVOICE 40188 TOTAL: 276.06
ANEX: 276.06

ANEX: XXXXXXXXXXXX1701 AMOUNT: 276.06 AUTHCD: 093711
CHIP REFID: 164740007197 06/01/21 15:41:38
APL: AMERICAN EXPRESS TUR: 0000000000
ATD: A000000025010801 TSI: E800
STORE: 1647 TERMINAL: 40 06/01/21 15:41:38
OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: LAMAR BRYANT

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
* ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
* ENTER BY COMPLETING A SHORT SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* YOUR ID #401885 164791 527801 *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 1647 TERMINAL: 40 06/01/21 15:41:38

PINCH-A-PENNY POOL-PATIO-SPA

The Perfect People For A Perfect Pool



Like Us on Facebook
For Our Special Offers!

Pinch A Penny 219
731 Duval Station Road
Unit # 109
Jacksonville, FL 32210
Phone: 904-379-3621

Sales Receipt

Transaction #: 120112
Account #: 8133168960
Date: 6/3/2021 Time: 11:54:01 AM
Cashier: Brayanna Johnson Register #: 1

BILL TO: Mark Johnson

Item	Description	Amount
00961201	COMPLETE 15 LB. LARGE T	\$74.99
	Savings 10\$5.44=\$5.44:P	
	Discount	(\$5.44)
00940502	Total Alkalinity Inc PK	\$6.99
	Savings 10\$0.51=\$0.51:P	
	Discount	(\$0.51)
00920405	SPOT BUY 2 LB.	\$25.99
	Savings 13\$1.00=\$1.00:P	
	Discount	(\$1.00)
00910331	ALL IN ONE ALGAEKILLER QT	\$29.99
	Savings 10\$2.17=\$2.17:P	
	Discount	(\$2.17)
PQC2105001	Save \$5 For Every \$50	\$0.00

Sub Total \$127.96

Sales Tax \$9.60

Total \$137.56

VISA tendered \$137.56

Card: XXXXXXXXXXXX1781

Auth: 511659

Change Due \$0.00

You saved \$10.00!



* 8 1 3 3 1 6 8 9 6 8 *

Thank you for shopping
Pinch A Penny 219
We hope you'll come back soon!



Invoice

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

Invoice # 386995
Date 6/30/2021

Terms
Due Date 7/30/2021
Memo Pass thru part 2

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			1,014.17
K.JOHNSTON - GODADDY.COM - Tisons Landing			1,014.17
Total Billable Expenses			

Total \$1,014.17

Receipt

Nº 1884097877

CONTACT US 24/7 480-505-8877

DATE:
Jun 11, 2021, 9:09 AM

CUSTOMER #:
48442891

BILL TO:
Bobby Steely
245 Riverside Ave,
Suite 300,
Jacksonville, Florida 32202,
United States
Vesta Property Services, Inc.
+1.9043337075

PAYMENT:
AMEX 1393 \$1,014.17

Previous Balance \$1,014.17

Received Payment (\$1,014.17)

Balance Due (USD) \$0.00

Term	Product	Amount
1 yr	.COM Premium Domain Registration yellowblufflanding.com ¹	\$18.99
1 One time	Premium Domain Purchase One Time Fee	\$995.00
Subtotal		\$1,013.99
Taxes		\$0.00
Fees		\$0.18

Total (USD) \$1,014.17

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 6/4/2021

ENDING 7/3/2021

[illegible]

Explanation:

Signatures:

Samuel Parker

Dana Harden, Amenity Manager.

Final Details for Order #113-3640347-7033826
Print this order summary

Order Placed: June 9, 2021
Amazon.com order number: 113-3640347-7033826
Order Total: \$137.48

Shipped on June 9, 2021

Items Ordered

	Price
1 of: <i>Ylens Security Sign Safety 8x12 Tin Sign Decor Street Warning Gym Rules Return Weights Rack After Use Sanitize</i> Sold by: <i>anjooz (see profile)</i>	\$12.00
Condition: New	
1 of: <i>Zero Waste Dog Waste Roll Bags, 10 rolls of 200, Total 2,000 bags</i> Sold by: Amazon.com Services LLC	\$54.49
Condition: New	
1 of: <i>50 Thin 26 Bit Proximity Key Fobs Weigand Prox Keyfobs Compatible with ISOProx 1386 1326 H10301 Format Readers. Works with The vast Majority of Access Control Systems</i> Sold by: <i>Guyi Electronic Technology Co., Ltd. (see profile)</i>	\$70.99
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

Credit Card transactions

Item(s) Subtotal:	\$137.48
Shipping & Handling:	\$0.00

Total before tax:	\$137.48
Estimated tax to be collected:	\$0.00

Grand Total:	\$137.48

Visa ending in 3429: June 9, 2021: \$137.48

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

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amazon.com

Final Details for Order #113-6804973-5061828
Product Price: \$8.95

Order Placed: June 9, 2021
Amazon.com order number: 113-6804973-5061828
Order Total: \$8.95

Shipped on June 10, 2021

Items Ordered

	Price
1 of: <i>MapTags Sanitize Signs for Gym, Workplace, Studio, Sublimated White Aluminum, Rounded Corners, Includes Adhesive Tabs for Easy Installation (Please Sanitize All Equipment After Use, 5" x 7")</i>	\$8.95
Sold by: MapTags (View profile)	
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

Credit Card transactions

Item(s) Subtotal: \$8.95
Shipping & Handling: \$0.00
Total before tax: \$8.95
Estimated tax to be collected: \$0.00

Grand Total: \$8.95

Visa ending in 3429: June 10, 2021: \$8.95

To view the status of your order, return to [Dana S. Hardy](#).

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Self Checkout

CLUB MANAGER BRYAN NILAND

(904) 696 - 8842

JACKSONVILLE, FL

06/07/21 18:35 2913 00253 095 9095

TISONS

E 980184684	MINICINNAHOF	6.98	N
E 980338171	CREAMCHEESE	6.48	N
E 980299762	CARINACCH CF	4.48	N
E 980224102	MM CREAMER F	3.98	N
SUBTOTAL		21.92	

TOTAL 21.92

VISA TEND 21.92

Visa Credit ***** 3429 I 2

APPROVAL # 007349

AID A0000000031010

AAC A12DECJCC1C96D52

TERMINAL # BCL20813

CHANGE DUE 0.00

Visit samsclub.com to see your savings

ITEMS SOLD 4

TC# 4569 6809 8694 8609 0586



*** MEMBER COPY ***

amazon.com

Final Details for Order: 113-2034569-2554602
Print this page for your records.

Order Placed: June 9, 2021
Amazon.com order number: 113-2034569-2554602
Seller's order number: 6769139334
Order Total: \$32.99

Shipped on June 10, 2021

Items Ordered

1 of: Be Smart Get Prepared First Aid Kit, Red, 327 Piece Set, 1 Count
Sold by: Amazon.com
FSA or HSA eligible

Price
\$32.99

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment Information

Payment Method:

Visa | Last digits: 3429

Billing address

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

Item(s) Subtotal: \$32.99
Shipping & Handling: \$0.00

Total before tax: \$32.99
Estimated tax to be collected: \$0.00

Grand Total: \$32.99

FSA or HSA eligible

FSA or HSA eligible amount (includes taxes & shipping): \$32.99

Credit Card transactions

Visa ending in 3429: June 10, 2021: \$32.99

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

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Invoice #000013

Day of the Dead Event

We appreciate your business. Thank you for letting AirTatBodyArt make a lasting impression at your event!

Bill To

Tisons Landing CCD
Tisons Landing CCD
dharden@vestapropertyservices.com
904-571-5848
16529 Tisons Bluff Road
Jacksonville, FL

Invoice Details

PDF created July 30, 2021
\$500.00

Payment

Due August 29, 2021
\$500.00

Item	Quantity	Price	Amount
2hr. Airbrush artist	1	\$250.00	\$250.00
2hr. Airbrush artist	1	\$250.00	\$250.00
Subtotal			\$500.00

Total Due**\$500.00****Pay online**

To pay your invoice go to <https://gosq.me/u/axA3r44R>

Or open your camera on your mobile device, and place the code on the left within the camera's view.



Great American Alliance Insurance Company
301 E. Fourth Street, 25 S
Cincinnati, OH 45202-4201

**COMMERCIAL GENERAL LIABILITY COVERAGE FORM – CLAIMS MADE COVERAGE
SPECIFIED PROFESSIONAL LIABILITY COVERAGE FORM – CLAIMS MADE COVERAGE**

THIS POLICY IS WRITTEN ON A CLAIMS MADE COVERAGE FORM.

IT IS AGREED THAT THIS CERTIFICATE IS ISSUED TO THE CERTIFICATE HOLDER LISTED BELOW TO CERTIFY COVERAGE UNDER THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY LISTED BELOW.

INSURANCE COMPANY: GREAT AMERICAN ALLIANCE INSURANCE COMPANY NAMED INSURED: BEAUTY HEALTH & TRADE ALLIANCE CERTIFICATE HOLDER: Stacie Migliore, DBA Stacie Migliore DBA AirtatBodyart ADDRESS: 2028 Mealy Lane, Jacksonville, FL 32233 POLICY PERIOD: 07/11/2021 TO 07/11/2022 12:01 A.M. STANDARD TIME AT YOUR ADDRESS SHOWN. ENTITY: <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership or Joint Venture <input type="checkbox"/> LLC <input checked="" type="checkbox"/> Individual/Sole Proprietor	POLICY NUMBER: PLE703135 CERTIFICATE NUMBER: BWI276948
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IN RETURN FOR PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL OF THE TERMS OF THE POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

- A. Specified Products, Goods, Operations and Premises Covered:** Health and beauty related products and goods normal and incidental to the practice of those Professional Services of which the Insured is a practitioner or student practitioner; all related premises and operations of the Insured
- B. Professional Services:** Massage and Related Modalities; Animal Massage and Related Modalities; Esthetics, Cosmetology, Nail Technician, Aromatherapy, Reflexology and Energy Work Including Their Related Modalities; Face & Body Painting; Hair Stylist/Barbers; face painting
- C. Technician Covered:** Stacie Migliore

LIMITS OF INSURANCE

General and Professional Aggregate Limit (Other than Products-Completed Operations)	\$	3,000,000
Products-Completed Operations Aggregate Limit	\$	3,000,000
Personal and Advertising Injury Limit	\$	INCLUDED
General and Professional Each Occurrence Limit	\$	2,000,000
Damage to Premises Rented to You Limit	\$	300,000 Any One Premises
Medical Expense Limit	\$	5,000 Any One Person

RETROACTIVE DATE: 07/11/2017

RATE:	\$	FLAT
PREMIUM:	\$	\$57.00
BHTA FEE:	\$	\$23.00
TOTAL ANNUAL COST : (The cost is 100% earned/non refundable)	\$	\$80.00

THIS INSURANCE IS SUBJECT TO ALL THE TERMS AND CONDITIONS, INCLUDING APPLICABLE ENDORSEMENTS, OF THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY. A COPY OF THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY ACCOMPANIES THIS CERTIFICATE. ADDITIONAL COPIES WILL BE PROVIDED TO THE CERTIFICATE HOLDER IF REQUESTED BY THE CERTIFICATE HOLDER. PLEASE READ THE POLICY AND ALL ENDORSEMENTS.

NO ADMISSION OF LIABILITY MAY BE MADE EITHER VERBALLY OR IN WRITING
FULL DETAIL OF ANY INCIDENT SHOULD BE SENT IMMEDIATELY BY EMAIL TO CLAIMS@VOPINS.COM OR BY LETTER
TO VERACITY INSURANCE SOLUTIONS, LLC 260 SOUTH 2500 WEST SUITE 303, PLEASANT GROVE, UT 84062.

Administrated by



Veracity Insurance Solutions, LLC
260 South 2500 West Suite 303
Pleasant Grove Utah 84062
888-568-0548
info@insurebodywork.com

ADMINISTRATOR'S SIGNATURE:

A handwritten signature in black ink, appearing to read "Anthony Steffen", written over a horizontal line.



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 7/10/2021

Invoice # 1230039

Terms: Deposit then balance

PO#

Customer name:

Yellow Bluff Landing HOA

Event type: Dive Inn Movie Night

Billing address:

16529 Tisons Bluff Road, Jacksonville FL 32218

E-mail/ fax:

dharden@vestapropertyservices.com

Original contact person:

Dana Harden

Wk: 904-757-1547

Cell: 571-5848

At event contacts with cell:

Cell-

Event date:

Friday July 9, 2021

Hours of event:

8:30 pm till end of movie

Hours of service:

Same

Approximate set up time:

Between-7:00-7:15 pm

Location name and address:

Tisons Landing, 16529 Tisons Bluff Road, Jacksonville FL 32218

Where to set up at location: Poolside

Power within 75':

Yes

Set up-grass or pavement:

PV

Water within 75':

NA

Covered area for entertainer:

NA

Notes:

SERVICES NEEDED:

* 20' Inflatable Movie System

Reg. Rate \$ 495.00

Your Cost \$ 395.00

complete with screen, projection, DVD player, sound, onsite technician

Total Savings: \$ 100.00

50% Non Cancellation fee as noted on bottom of invoice/ agreement below

Service was completely set up and ready to start movie due to mix up of communication between board and Vesta

Your Cost \$ 197.50

Sub Total: \$ 197.50

Sales Tax: \$ -

Invoice Total: \$ 197.50

50 % Deposit required \$ -

Payments received \$ -

Current Balance \$ 197.50

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ **Date:** _____

Regular Total Cost \$745, Your Cost \$495 (\$250 Savings)

- "Optional" Interactive DJ to play 2 hours prior and do fun activities: Trivia, Scavenger Hunts, Name that Tune, Limbo, Hula Hoop, Tug of War, Sacks for Sack Races all emceed by DJ, Reg. \$395, Since same sound gear will be used from movie your discounted cost \$295 with free prizes included

Please reply you received this okay and let me know of any questions if you need to call please try my cell below as I am in and out of office with events, also let me know soon if you want to book any of the service options for Sat. 10/23 as the month of October is booking up quickly.

Feel free to visit our website link below for our many services and items from Inflatables, Water Games, Carnival Games and much more.

Many thanks and have a blessed week,

Jim Palladino

Progressive Entertainment

The All Occassion Professionals

Office- 904-645-9068

Cell- 904-716-5583

Fax- 904-645-9082

www.progressiveent.com

