

TISON'S LANDING
Community Development District

OCTOBER 6, 2021

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

September 29, 2021

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

Dear Board Members:

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

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Discussion Regarding Irrigation Repairs
- IV. Discussion on Amenity Policies and Non-Resident Facility Rentals
 - A. Consideration of Resolution 2021-07, Amending the Amenity Center Policies Relating to Dumpster Use and Non-Resident Facility Rentals
- V. Ratification of Regular Meeting Schedule for Fiscal Year 2022
- VI. Ratification of Proposal for Well Pump Repair
- VII. Discussion of Trimming Landscaping in Roundabout
- VIII. Consideration of Proposals for Trimming of Magnolia Trees
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity Manager - Memorandum
 - E. Field Operations Manager

1. Monthly Report
 2. Discussion Regarding Entry Signs
 3. Volleyball Sand & Playground Mulch Quotes
 4. Pressure Washing Quotes
- X. Supervisor Requests / Audience Comments
- XI. Approval of Consent Agenda
- A. Minutes of the August 17, 2021 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- XII. Next Scheduled Meeting – Wednesday, November 3, 2021 at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- XIII. Adjournment

THIRD ORDER OF BUSINESS



Main

STOP





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," CLARIFYING PROPER DUMPSTER USE BY RENTERS, PROVIDING FOR RENTAL OF AMENITY CENTER FACILITIES BY NON-PATRONS; 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 located at the Amenity Center by any person, including, but not limited to, any member of the Amenity Center, resident of the community, patron, guest, or visitor, without the express permission of the Amenity Manager or his/her designee, and prohibiting the accumulation or dumping of trash and debris in the dumpster area; and

WHEREAS, the District Board of Supervisors has also determined that the Amenity Center Facilities can be rented by non-patrons to provide for additional revenue to the District and the Amenity Center while promoting the benefits of the community; and

WHEREAS, the District Board has also determined that it is now necessary to adjust the fees associated with renting those certain Amenity Facilities; 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 person, including, but not limited to any member of the Amenity Center, resident of the community, patron, guest, or visitor, 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/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,” of the Club Rules is hereby amended to read as follows:

(1) Patrons and Non-Patrons may reserve certain portions of the Amenity Center for private events. Only a portion of the Amenity Center is available for rental, and with respect to Patrons, reservations must be made and approved at least 2 weeks and no more than four (4) months prior to the event. With respect to Non-Patrons, reservations must be made and approved at least six (6) weeks and no more than six (6) months prior to the event. In addition, each Patron household may rent a portion of the Amenity Center only once per quarter of the calendar year, and each Non-Patron households or organizations may rent a portion of the Amenity Center only once per six months of the calendar year. Persons interested in doing so should contact Amenity Manager regarding the anticipated date and time of the event to determine availability. Except for the Covered Pavilion at the Tennis Courts / Ballfield, please note that the balance of the Amenity Center is unavailable for private events on the following holidays:

- Easter Sunday
- Thanksgiving
- Memorial Day Weekend
- Labor Day Weekend
- 4th of July
- Christmas Eve
- Christmas Day
- New Year’s Eve
- New Year’s Day

(2) *Available Facilities:* During the Fall/Winter Season (defined as the day after Labor Day through

Memorial Day), certain areas of the Amenity Facility are available for private rental (capacity; rental fee established by rule) for up to four (4) total hours (including set-up and post-event cleanup) where the available time blocks are preset. The three (3) preset time blocks available during the Fall/Winter Season are (i) 9:00a.m. -1:00p.m, (ii) 2:00p.m. – 6:00 p.m, and (iii) 7:00 p.m. – 11:00 p.m. During the Spring /Summer Season (defined as the Tuesday following Memorial Day through Labor Day), certain areas of the Amenity Facility are available for private rental (capacity; rental fee established by rule) for up to four (4) total hours (including set-up and post-event cleanup) where the available time blocks are preset. The three (3) preset time blocks available during the Spring/Summer season are (i) 8:00a.m. -12:00p.m, (ii) 3:00p.m. – 7:00 p.m., and (iii) 7:00 p.m. – 11:00 p.m.

The following areas are available during the Fall/Winter and Spring/Summer Seasons:

- Social Room, Kitchen & Half Patio
- Covered Veranda (Half Patio Only)
- Covered Pavilion at Tennis Court / Ball Field

The pool, pool deck and side area of the covered veranda near the Amenity Center restrooms are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours.

The Patron or Non-Patron renting any portion of the Amenity Center shall be responsible for any and all damage and expenses arising from the event.

- (2) *Reservations:* Patrons and Non-Patrons interested in reserving certain areas of the Amenity Facility must submit a completed Facility Use Application to the Amenity Manager. At the time of approval, two (2) checks or money orders (NO CASH) made out to the “***Tison’s Landing Community Development District***” should be submitted to Governmental Management Services in order to reserve the desired area of the Amenity Center. Please submit all checks and completed rental application to the Amenity Manager. One (1) check should be in the amount of the rental fee, to include a service fee, and the other check should be in the amount of the deposit. Governmental Management Services will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District’s Board of Supervisors for consideration.

Additional hours are available at the per-additional hourly rate. Patrons and Non-Patrons may reserve Covered Veranda and Covered Pavilion at the Tennis Court / Ballfield by contacting the Amenity Center attendant. When not the subject of a reservation, the Covered Veranda and Covered Pavilion at the Tennis Court / Ballfield are available on a first come, first serve basis.

The rental rates as set forth below include a four (4) hour block of time. Additional hours beyond four (4) are available at the designated per hour rental fee.

- (3) *Fees and Deposits.* The rental fees and deposits for the use of the District’s recreational facilities for private social gatherings are as follows. If facility reservations are cancelled within 48 hours of the event, rental and staffing fees will be nonrefundable.

	<u>Patron Fee/Non- Patron Fee</u>	Deposit
Tison’s Landing Facility Rental Fee (4 hours)		
Social Room, Kitchen & Half Patio	<u>\$125.00/\$</u>	\$250 – Private Party (1-25 attendees)

		\$500 – Private Party (26-50 attendees)
Covered Veranda (Half Patio Only)	<u>\$75.00/\$</u>	\$100.00
Covered Pavilion at Tennis Court / Ball Field	<u>\$15.00/\$</u>	\$35.00
Additional Hourly Rental Fee (per additional hour)	<u>\$10.00/\$</u>	NA

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

Section 7. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. 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 9. 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 **6th day of October 2021**.

Attest:

**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chairman, Board of Supervisors

FIFTH 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 7, 2022 (*First Monday)
July 12, 2022 (FY23 Budget Adoption) (*Second Monday)
August 3, 2022
September 1, 2022

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Ernesto Torres
District Manager

SIXTH ORDER OF BUSINESS

East Coast Wells & Pump Service
 PO Box 860179
 St. Augustine, FL 32086-0179
 904 824-6630
 www.eastcoastwells.com
 eastcoastwells@gmail.com



Mark Johnson 09/21/21

INVOICE

DATE	INVOICE #
9/20/2021	40446

BILL TO:
 Tison's Landing Amenity Center
 c/o Vesta Property Services
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: 16529 TISONS BLUFF ROAD, JAX 32218		
	AS QUOTED: - PULLED & SET SUBMERSIBLE PUMP - REPLACED MOTOR, LIQUID END, WIRE & CAPACITORS - 6X3 FLOWING WELL HEAD IS GOOD - PIPE WAS CHECKED = GOOD	2,500.00	2,500.00
	MATERIAL: 7.5 HP MOTOR 70 GPM LIQUID END 63' - 10/3 SUB WIRE (2) START CAPACITORS	5,178.00	5,178.00

18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted	Total	\$7,678.00
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*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE. *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS. *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.	Payments/Credits	\$0.00
	Balance Due	\$7,678.00

EIGHTH ORDER OF BUSINESS



September 27, 2021

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

Dear Mark,

Thank you for the opportunity to provide a proposal for trimming of the magnolias in defined portions of the common area at Tisons Landing.

The primary objective as we understand it is to eliminate blind spots for traffic created by the density of the magnolias close to the ground. These are beautiful trees and have done well since they were originally installed.

Specifically, the work would involve trimming back the lower branches of the magnolias in the front and back entry ways to Tisons Landing only. The front area would be the inbound area from Main Street. The back would be the inbound area from Yellow Bluff Road.

The branches would be trimmed, and the debris removed as part of this proposal.

Pricing: \$ 8,300.00

Terms: Net 30 after work is completed and invoiced

Due to the inflation we are experiencing in our industry, we can only hold pricing firm for 60 days from the date of this proposal.

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

Sincerely,

Leo Dickinson
904-333-8995 cell

**P.O Box 551203 Jacksonville, FL 32255 Leo@lawnboyinc.com
904.771.1655 Phone Our Service Stands a YARD Above the Rest!**

ESTIMATE

Beautiful Blooms

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

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.

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

Thank you for the opportunity to provide this estimate.

Total

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

ESTIMATE

Beautiful Blooms

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
period. ACCEPTED (By Purchaser) _____ By: _____ Date: _____			
Beautiful Blooms Landscaping _____ By: Brian Richardson _____ Date: _____			

Thank you for the opportunity to provide this estimate.

Total

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

ESTIMATE

Beautiful Blooms

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
Sales Tax		7.50%	0.00

Thank you for the opportunity to provide this estimate.

Total	\$7,425.00
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There is a 2.75% convenience fee on all credit card charges.

ARBOR PRO

Proposal

To: 16529 Tisons Bluff Rd
From: Keith McCammon
P.O. Box 16158
Jax, Fl, 32246

Description		cost
Raise canopy of all Magnolia trees along roadway and intersections to improve vision and maintenance, clean up and haul debris.		\$ 7,425
.....		
	Total	\$ 7,425

Thank You
Keith McCammon
ISA Certified Arborist #FL0518A

NINTH ORDER OF BUSINESS

D.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 09-24-21

Submitted by: Dana Harden

SPECIAL EVENTS UPDATE:

- We are in the process of preparing for our Day of the Dead celebration on October 23 where residents will have face painting, music & Mexican food!
- Bagel mornings continue to be actively participated in with residents enjoying our fall themed food. November 15 will be our annual breakfast feast.

FOOD TRUCKS:

- We have been having a Food Trucks come every Friday. The food trucks have had a good turnout. We have been using a variety of different trucks to help appease most residents.

COMMUNITY GARAGE SALES:

Our fall community wide Yard Sale will be held October 16. Next one will be scheduled for Spring 2022.

UPCOMING EVENTS UPDATE:

- November 11 will be our Veterans Day event. We will have food trucks, vendor sales benefiting Wounded Warrior Project and several Jeep clubs from NE FL.
- December 3, 6-8 PM bring the kids for cookies & milk (or hot chocolate) to the covered back patio where they'll create a Christmas gift to take home.
- Christmas Event will be December 11.

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



E.

1.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Date of Report: 09/23/21

Submitted by: Mark Johnson

Amenity Center Dishwasher Replaced

I have replaced the dishwasher, the old one was original and was not working. To fix would have cost almost as much as new with warranty



Old



New

Replaced Post At Round About

The Post was knocked down by a vehicle who also took out the JEA light pole. I replaced pole, painted and reattached sign. JEA did come out and put up a new light pole.

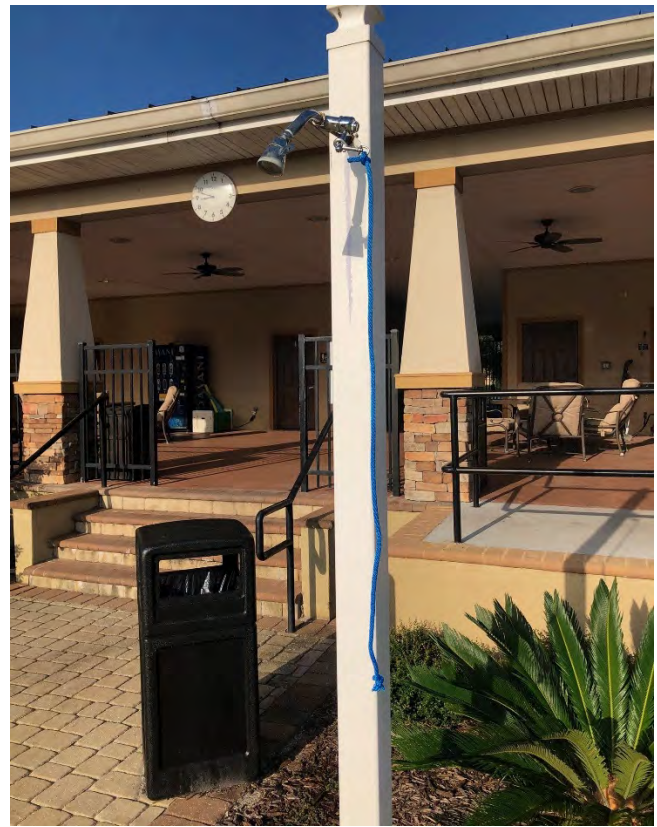


Main Pool Shower Chain Handle Broke

I replaced the chain with a new clasp and rope which should last longer.



Before



After

Gym Workout Machine

It was brought to my attention of a frayed cable on piece of equipment causing a safety hazard, this has been repaired and is now working fine.



Basketball Nets

All of the basketball nets were frayed and I have replaced all with new.



Before



After

Volleyball Net Replaced

The volleyball net was frayed, and wind torn, I replaced the net and it is now usable.



Volleyball Sand & Playground Mulch

The sand in the volleyball area is getting very low as well as the mulch in the playground, they need some more material to be added. I have obtained 2 quotes on mulch. It would save money if we had materials delivered by Liberty Landscape and have a community workday to cover labor.

Estimate 1: First Coast Mulch \$2695 (Mulch Only)

Estimate 2: Liberty Landscape \$1754.50 (This Includes Mulch, Sand and Delivery)

Community Monument Entry Signs

We were able to open up the sign at Yellow Bluff entry and found all wood frame under siding, stone was rotten and had been infested with termites. The face and posts of the structure are now down to block. We need some input as to what kind of look you would like to go with so we can obtain estimates.

Do we go back with original look?

Stucco knockdown texture?

Tile and Stone Look?

Pressure Washing Estimates Public Areas

I have obtained three estimates to pressure wash all public area sidewalks within the community. I do have the estimates available in pdf format.

Estimate 1: First Choice Solutions LLC \$3000

Estimate 2: AMG Maintenance \$3840

Estimate 3: As New Again Pressure Washing \$5000

Estimate 4: Bryant's Pressure Washing LLC \$4800

Irrigation Well Pump Amenity Center

The irrigation pump at the Amenity Center stopped working around Sept 9, I called a total of 6 repair companies all of which were too busy to come out. I obtained contact info for East Coast Wells who did come out and provide an original estimate of \$10,265. Time was of the essence here due to no rain for a week and did not want to lose the soccer field grass. This is considered an "emergency", so we decided to move forward.

They did come out and make necessary repairs and found out after removing motor from underground that all parts were not needed. The new invoice total is \$7,678, all work is complete and back to normal.

Lawn Boy Update

Lawn Boy has continued to maintain all common areas around the neighborhood in an exceptional manner.

The Lake Doctors

The Lake Doctors have been out and serviced the ponds.

Updates

- The umbrellas at the pool have been replaced (again) and now are looking good.
- I will be closing the splash pad pool towards the beginning of November in order to drain pool, to do a major clean on the bottom and to pressure wash the pavers. It should be down for one week, once a date is set, we will notify community by email.

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



3.

Quote

*** Duplicate ***

Quote expires
October 9, 2021 12:00 am



Liberty Landscape Supply - (904) 683-4316
13385 N. Main Street
Jacksonville, FL 32218

Ticket #: 102-Q2691
Ticket date: 9/9/21
Station: 102-01

Sold to: Tisons Landing Community

Ship to:

Customer #: 102-17576 Ship date: Ship-via code:
Sls rep: GARRON Location: 102 Terms: Cash On Delivery

Quantity	Item #	Description	Ship-from location	Price	Selling unit	Ext prc
9.00	23560	Crush Crete Fines This aggregate covers approx. 100-125 sq. ft. with a 2" depth		55.00	EACH	495.00
41.00	24608	Pine Mulch 3/8" Fines-Bulk This mulch will cover approximately 100-125 sq.ft. at 2 inch depth per yard		29.50	CUBIC YARD	1,209.50
5	25438	DELIVERY SPECIAL - FEB. 2021		10.00	EACH	50.00

User:	GARRON	Total line items:	3	Sale subtotal:	1,754.50
				Tax:	0.00
				Total:	1,754.50

Not all items are warranted.
For a complete copy of our warranty
please see our website
or request one in-store.

102-Q2691



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

Estimate

ADDRESS
Vesta Property management Riverside Ave Jacksonville, Fl 32298

SHIP TO
Tyson's Bluff 16529 Tisons Bluff Rd. Jacksonville, Fl 32218

ESTIMATE #	DATE
2850	09/10/2021

ACTIVITY	QTY	RATE	AMOUNT
Mulch Installation:Playground Chips Installation of IPEMA Certified chips https://www.cpsc.gov/safety-education/safety-guides/playgrounds	49	55.00	2,695.00

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

TOTAL

\$2,695.00

Accepted By

Accepted Date

4.



AMENITY
MAINTENANCE
GROUP

Quote

DATE: September 27, 2021

245 Riverside Ave Suite # #300, 32202
Ph: 904-654-6304 / Fax: 904-355-1832

TLCDD09272021

BILL TO: Tisons Landing CDD

DESCRIPTION	AMOUNT
Pressure washing of all comon area sidewalks and curbing:	
We will provide pressure cleaning to all common area sidewalks and accompanying curbing. This will equate to approximately 40,000 square feet of sidewalk and 8,000 linear feet of adjacent curbing. We will provide the chemicals and utilize our hydrant meter covering the cost of water so that the community will not incur the expense of water usage for this project. We will provide the staff and utilize the community's Pressure washing equipment	
Licensed and insured as a department of Vesta Property Services	
SUBTOTAL	\$ 3,840.00
SALES TAX	\$ -
TOTAL	\$ 3,840.00

Payment is due 30 days upon completion.
Thank you for your business!

Quote

AS NEW AGAIN PRESSURE WASHING
4144 Rogero Rd
Jacksonville FLORIDA 32277
Phone: 9048819743, 9048819743
asnewagainpw@gmail.com
EIN: 45-4416920



Vesta
mark Johnson
16529 Tison Bluff Rd
Jacksonville Fl 32218

Customer number	Document number	Page	Date	Valid to
1120	1093	1 / 1	9/1/21	11/30/21

Pressure washing

We will clean all concrete sidewalks in the common areas around the property. We will clean all side walks in front of parks of community and we will also clean all curbing of the parking lot to make sure everything looks beautiful. This also include curbing around roundabouts. Side walks in the front of the community are included as well. All concrete cleaning is followed by a chemical application to kill the mold and prolong the life of the cleaning

Total

\$5,000.00

The work will be invoiced upon completion.

Estimate

ADDRESS

Chris Johnson
Vesta Property Services

ESTIMATE # 1036

DATE 09/08/2021

EXPIRATION DATE 12/08/2021

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

Pressure Cleaning Power scrubbing of approximately 8000 linear feet of concrete sidewalk & curbs. This includes common areas, Clubhouse, Entries & Round-about.	1	4,800.00	4,800.00
---	---	----------	----------

Water is to be provided by Tisons Landing.

This estimate does not include the surfaces inside the clubhouse pool area.

TOTAL **\$4,800.00**

Accepted By

Accepted Date

ELEVENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Tuesday, August 17, 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

Also present were:

Ernesto Torres	District Manager
Gerald Knight	District Counsel
Scott Lockwood	District Engineer
Dana Harden	Amenity Manager – Vesta
Dan Fagen	Vesta Property Services

The following is a summary of the discussions and actions taken at the August 17, 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

Introduction of Architect

Ms. Adina Jarlsberg, the graphic designer and marketing coordinator for Group 4 Design, gave an overview of her firm which provides architectural and interior design services. Her firm does not procure contractors, so they do require the District have a contractor in place with a project budget built. Group 4's fees are typically 8% of the construction costs for architectural design services. Typically, a civil engineer will provide a site plan and zoning of the area to Group 4 and once they have the construction budget, Group 4 will work to provide building plans. Ms. Jarlsberg felt Group 4 may not be the best fit for the District at this time.

The Board discussed tabling looking any further into renovating the amenity facilities until building costs go down and, in the meantime, will look into recommendations of architectural firms and general contractors.

Mr. Knight noted if the Board plans to spend more than \$35,000 for architectural services, it will need to go through the RFQ process to select an architect. For the project itself, if the budget is higher than \$325,000 a contractor will need to be selected through the RFP process.

The following item was taken out of order.

SEVENTH ORDER OF BUSINESS

Staff Reports

B. District Engineer – Acceptance of the 2021 Annual Engineer’s Report

Mr. Lockwood gave an overview of the annual report noting it is required by the terms of the bond to ensure the facilities are maintained properly. The report provides that the facilities are in good condition, with minor recommendations for ongoing maintenance and ensuring there is proper access via the easements to maintain the stormwater facilities.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the 2021 annual engineer’s report was accepted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-07, Amending the Amended and Restated Policies Regarding Use of the Tison’s Landing Amenity Center to Clarify Proper Dumpster Usage

Mr. Torres reminded the Board amenity management staff brought up the issue of illegal dumping at the amenity center dumpster causing the dumpster to overflow and requiring the District to expend additional funds for unscheduled trash pickups. The resolution adds a provision to the amenity rules prohibiting use of the dumpster and allowing staff to suspend amenity privileges for any resident breaking those rules.

Mr. Kirsch stated that the wording is directed towards those renting the amenity facilities, rather than residents that are using the dumpster for everyday trash as was intended. Mr. Knight will revise the resolution and bring it back to the next meeting for consideration.

FIFTH ORDER OF BUSINESS

Discussion on Adjusting the Amenity Facility Room Rental Rate

Ms. Harden informed the Board the current non-resident user rate is \$1,800, the current rental rate is \$125 to rent the club room and back half of patio for four hours, \$75 for just the back half of the patio, and \$10 for each additional hour.

Mr. Kirsch felt the non-resident user rate was appropriate and the Board agreed to not increase in the facility rental rate for residents. The Board discussed the possibility of renting the facility to non-residents, which Mr. Knight will look into. This item will be added to the next meeting's agenda to be considered in conjunction with the revisions to the amenity rules.

SIXTH ORDER OF BUSINESS

Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022

The meeting schedule proposed was to meet monthly on the first Wednesday of each month at 6:00 p.m. Ms. Waldhauer stated that Wednesday meetings were difficult to attend. Mr. Kirsch asked that the June and July meeting dates be adjusted further away from holidays. Mr. Torres will provide a revised schedule to the Board members via email, however the next meeting date of October 6, 2021 was agreed upon.

SEVENTH ORDER OF BUSINESS

Staff Reports (Continued)

A. District Counsel

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager

1. Memorandum

Ms. Harden gave a brief overview of her memorandum, a copy of which was included in the agenda package. She noted that staff does monitor cracking and lifting of the sidewalks to ensure there are no tripping hazards.

2. Consideration of Proposal for Shade Structure

Ms. Harden informed the Board the District has spent \$400 last month in umbrellas and they have been destroyed due to the umbrellas not being put down prior to users leaving the pool. She provided an estimate for a shade structure to be installed in the pool area as an alternative for a total of \$17,395. The Board discussed the need to repair the entrance signs and the unknown cost associated with that repair. The Board gave Ms. Harden permission to remove the boards to see if there is damage underneath the boards to determine the repair costs.

3. Consideration of Proposal for Trimming of Magnolias

Ms. Harden presented a quote from Beautiful Blooms to trim the magnolia trees for a total of \$7,425. Mr. Kirsch mentioned using the remaining funds in the landscape contingency budget to pay for at least half of the total cost. Mr. Knight will prepare a small project agreement for the work.

On MOTION by Mr. Kirsch seconded by Ms. Waldhauer with Mr. Richardson abstaining from voting and Ms. Timmons in favor the proposal from Beautiful Blooms for trimming the magnolia trees was approved subject to entering into a small project agreement.

E. Field Operations Manager – Monthly Report

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

Mr. Kirsch asked that staff stay on top of obtaining registration for the pressure washing trailer and getting the trailer built to get the sidewalks cleaned.

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests / Audience Comments

Audience Comments

Ms. Graby, 16227 Stanis Court, stated you guys spoke about the entrance signs. I think things that are needed to improve we need to do first. The building has not been painted since they built it and I think it’s beginning to look a little shoddy out there.

Ms. Cathy Stepalavich, Dowing Creek, stated I’m out walking my dog everyday rain or shine and poop bags need to be replenished. We do still have some sidewalks that are

dangerous. The best way for me to stay healthy is for me to walk. Ms. Waldhauer informed Ms. Stepalavich that the sidewalks are owned by the City and provided a phone number, 630-CITY and website, www.coj.net, for her to report the issues. Ms. Timmons also informed Ms. Stepalavich pictures can be uploaded to the My Jax app. Ms. Stepalavich also stated that the trees located in the roundabout create a hazard with a line-of-sight issue. Ms. Waldhauer will contact the landscape contractor.

Mr. Dave Waldhauer, 22 Hunters Hollow Court, stated she mentioned that the rental of the room is seasonal with having a higher number of rentals in the summer and a lower number in the fall and winter. Have you considered adjusting the rate that rent the room at to make it higher in the summer and lower in the off months to encourage more people to rent to perhaps bring in more revenue? Mr. Kirsch stated it's something we probably want to look at when Gerry comes back with the opinion on the other items we talked about. Mr. Waldhauer stated in some places the magnolias are attractive, but you can't see past them and there are some places you might be able to put up convex mirrors as opposed to chopping the tree to pieces.

Mr. Daryl Scott, 180 Pond Run Lane, stated I think one way we can keep the fees lower is by competition. Throughout the meetings I've been to I see one bid most of the time. We should at least get two or three bids. While I agree with you and say they might do a good job because they live here, you have to keep transparency also. Ms. Waldhauer stated that she is a master gardener and the magnolia trimming quote was very reasonable in her opinion. She also clarified that Mr. Richardson is not the owner of Beautiful Blooms but an employee. Mr. Kirsch noted that he has always been a proponent of obtaining multiple quotes for projects if possible.

Supervisor's Requests

Ms. Timmons commended Ms. Harden on a job well done in the community.

Mr. Richardson suggested simplifying the landscaping around the entrance signs.

Ms. Waldhauer suggested painting the barbeque areas and dedicating them to veterans via plaques. She also stated that currently the rules allot for two access cards per family, and she suggested allowing the option to purchase additional key cards for older children. Next, she suggested eventually installing sport lockers in the breezeway. Lastly, she suggested installing a board in which residents could advertise their businesses.

The Board discussed access cards being used after a person has moved from the community and the need to audit the list of owners.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the June 15, 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 \$97,143.76.

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

TENTH ORDER OF BUSINESS

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

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Board of Supervisors Meeting
October 6, 2021

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$18,603	---	\$8,578	\$27,181
Accounts Receivables	\$75	---	---	\$75
Investments:				
SBA-Surplus Funds	\$161,887	---	\$130,654	\$292,541
Series 2016-1				
Reserve	---	\$149,259	---	\$149,259
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
Prepaid Expenses	\$3,035	---	---	\$3,035
TOTAL ASSETS	\$187,803	\$276,881	\$139,232	\$603,915
LIABILITIES:				
Accounts Payable	\$25,514	---	---	\$25,514
TOTAL LIABILITIES	\$25,514	\$0	\$0	\$25,514
FUND BALANCES:				
Nonspendable:				
Prepaid items and deposits	\$7,238	---	---	\$7,238
Restricted for:				
Debt service	---	\$276,881	---	\$276,881
Assigned for Captial Projects	---	---	\$139,232	\$139,232
Unassigned	\$155,050	---	---	\$155,050
TOTAL FUND BALANCES	\$162,288	\$276,881	\$139,232	\$578,401
TOTAL LIABILITIES & FUND BALANCES	\$187,803	\$276,881	\$139,232	\$603,915

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 08/31/21</u>	<u>ACTUAL THRU 08/31/21</u>	<u>VARIANCE</u>
<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	\$4,583	\$9,010	\$4,427
Interest Income	\$4,000	\$3,667	\$275	(\$3,391)
Miscellaneous Revenues	\$0	\$0	\$210	\$210
TOTAL REVENUES	<u>\$597,517</u>	<u>\$596,767</u>	<u>\$600,795</u>	<u>\$4,028</u>
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$7,000	\$8,400	(\$1,400)
FICA Taxes	\$536	\$536	\$643	(\$107)
Engineering Fees	\$3,000	\$2,750	\$1,513	\$1,237
Arbitrage Calculation	\$1,200	\$1,200	\$550	\$650
Dissemination Agent	\$1,000	\$917	\$1,017	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$13,750	\$13,869	(\$119)
Annual Audit	\$3,570	\$3,570	\$3,570	\$0
Management Fees	\$50,000	\$45,833	\$45,833	(\$0)
Computer Time	\$1,000	\$917	\$917	\$0
Telephone	\$100	\$92	\$235	(\$143)
Postage	\$1,000	\$917	\$385	\$532
Printing & Binding	\$2,000	\$1,833	\$1,962	(\$128)
Insurance	\$8,911	\$8,911	\$8,873	\$38
Legal Advertising	\$1,000	\$1,000	\$2,102	(\$1,102)
Other Current Charges	\$500	\$458	\$704	(\$246)
Website Administration	\$1,800	\$1,650	\$2,064	(\$414)
Office Supplies	\$500	\$458	\$94	\$364
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	<u>\$104,517</u>	<u>\$98,192</u>	<u>\$99,123</u>	<u>(\$931)</u>
<u>Field:</u>				
Insurance (Property)	\$12,193	\$12,193	\$13,905	(\$1,712)
Field Management & Administration (Vesta)	\$26,612	\$24,394	\$24,394	(\$0)
Amenity Manager (Vesta)	\$90,081	\$82,574	\$82,574	\$0
Security Camera Monitoring (Envera)	\$16,000	\$16,000	\$21,358	(\$5,358)
Pool Maintenance (Vesta)	\$23,540	\$21,578	\$21,578	(\$0)
Pool Repair	\$3,000	\$2,750	\$2,876	(\$126)
Pool Chemicals (Vesta)	\$8,568	\$7,854	\$8,058	(\$204)
Permit Fees	\$991	\$991	\$893	\$98
Landscape Maintenance (LawnBoy)	\$49,100	\$45,008	\$45,003	\$5
Landscape Fertilization (Agro Pro)	\$17,900	\$16,408	\$16,408	\$0
Landscape Contingency	\$7,500	\$6,875	\$2,161	\$4,714
Pest Control (Turner Pest)	\$780	\$715	\$365	\$350

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/21	ACTUAL THRU 08/31/21	VARIANCE
<i>Field: (continued)</i>				
Irrigation Maintenance	\$5,625	\$5,156	\$3,381	\$1,776
Lake Maintenance (The Lake Doctor)	\$9,540	\$8,745	\$10,295	(\$1,550)
Utilities-Electric (JEA)	\$23,000	\$21,083	\$15,342	\$5,742
Utilities-Water/Sewer/Irrigation (JEA)	\$30,000	\$27,500	\$37,012	(\$9,512)
Utilities-Cable (Comcast)	\$3,720	\$3,410	\$6,327	(\$2,917)
Refuse Service (Republic Services)	\$2,900	\$2,658	\$3,974	(\$1,316)
Repairs and Maintenance	\$40,000	\$36,667	\$5,101	\$31,566
Janitorial Maintenance (Vesta)	\$24,200	\$22,183	\$22,183	(\$0)
Janitorial Supplies (Vesta)	\$3,150	\$2,888	\$2,888	\$0
Special Events	\$17,000	\$17,000	\$19,122	(\$2,122)
Amenity Supplies	\$5,000	\$4,583	\$6,299	(\$1,716)
Contingency	\$2,000	\$2,000	\$4,825	(\$2,825)
Capital Outlay	\$5,000	\$5,000	\$5,000	\$0
Capital Reserve	\$65,600	\$65,600	\$65,600	\$0
TOTAL FIELD	\$493,000	\$461,815	\$446,923	\$14,892
TOTAL EXPENDITURES	\$597,517	\$560,007	\$546,046	\$13,962
Excess (deficiency) of revenues over (under) expenditures	\$0	\$36,760	\$54,749	\$17,989
Net change in fund balance	\$0	\$36,760	\$54,749	\$17,989
FUND BALANCE - Beginning	\$0		\$107,539	
FUND BALANCE - Ending	\$0		\$162,288	

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 08/31/21</u>	<u>ACTUAL THRU 08/31/21</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$3,000	\$2,750	\$161	(\$2,589)
Miscellaneous Revenues	\$0	\$0	\$10,776	\$10,776
Capital Reserve-Transfer In	\$70,600	\$70,600	\$70,600	\$0
TOTAL REVENUES	<u>\$73,600</u>	<u>\$73,350</u>	<u>\$81,537</u>	<u>\$8,187</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$50,000	\$45,833	\$30,329	\$15,504
Miscellaneous Services	\$800	\$733	\$383	\$350
TOTAL EXPENDITURES	<u>\$50,800</u>	<u>\$46,567</u>	<u>\$30,712</u>	<u>\$15,854</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$22,800</u>	<u>\$26,783</u>	<u>\$50,824</u>	<u>\$24,041</u>
Net change in fund balance	<u>\$22,800</u>	<u><u>\$26,783</u></u>	<u>\$50,824</u>	<u><u>\$24,041</u></u>
FUND BALANCE - Beginning	\$116,038		\$88,407	
FUND BALANCE - Ending	<u>\$138,838</u>		<u>\$139,232</u>	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016-1 & 2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended August 31, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 08/31/21</u>	<u>ACTUAL THRU 08/31/21</u>	<u>VARIANCE</u>
<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	\$3,300	\$22	(\$3,278)
TOTAL REVENUES	<u>\$386,596</u>	<u>\$386,296</u>	<u>\$388,671</u>	<u>\$2,375</u>
<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	<u>\$383,651</u>	<u>\$383,651</u>	<u>\$388,651</u>	<u>(\$5,000)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$2,945</u>	<u>\$2,645</u>	<u>\$20</u>	<u>(\$2,625)</u>
Net change in fund balance	<u>\$2,945</u>	<u>\$2,645</u>	<u>\$20</u>	<u>(\$2,625)</u>
FUND BALANCE - Beginning	\$86,468		\$276,861	
FUND BALANCE - Ending	<u>\$89,413</u>		<u>\$276,881</u>	

**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	
<hr/>		
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	
<hr/>		
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	\$2,320	\$0	\$9,010
Interest Income	\$13	\$3	\$6	\$52	\$39	\$39	\$31	\$27	\$19	\$33	\$14	\$0	\$275
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	\$2,334	\$0	\$600,795
<i>Expenditures</i>													
Supervisor Fees	\$800	\$1,000	\$0	\$1,000	\$1,000	\$1,800	\$0	\$1,000	\$1,000	\$0	\$800	\$0	\$8,400
FICA Taxes	\$61	\$77	\$0	\$77	\$77	\$138	\$0	\$77	\$77	\$0	\$61	\$0	\$643
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	\$550	\$0	\$0	\$550
Dissemination Agent	\$83	\$83	\$83	\$83	\$83	\$83	\$183	\$83	\$83	\$83	\$83	\$0	\$1,017
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	\$541	\$0	\$0	\$13,869
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	\$4,167	\$0	\$45,833
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$917
Telephone	\$0	\$0	\$0	\$45	\$0	\$63	\$51	\$51	\$0	\$0	\$25	\$0	\$235
Postage	\$8	\$127	\$110	\$0	\$0	\$0	\$106	\$22	\$0	\$0	\$13	\$0	\$385
Printing & Binding	\$210	\$148	\$110	\$81	\$153	\$165	\$89	\$851	\$36	\$115	\$5	\$0	\$1,962
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	\$97	\$0	\$2,102
Other Current Charges	\$79	\$77	\$62	\$8	\$52	\$52	\$58	\$102	\$53	\$78	\$83	\$0	\$704
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	\$5,618	\$5,417	\$0	\$99,123

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	\$2,218	\$0	\$24,394
Amenity Manager (Vesta)	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$7,507	\$0	\$82,574
Security Camera Monitoring (Envera)	\$2,656	\$614	\$4,259	\$790	\$944	\$3,867	\$1,225	\$944	\$4,043	\$1,008	\$1,008	\$0	\$21,358
Pool Maintenance (Vesta)	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$1,962	\$0	\$21,578
Pool Repair	\$0	\$594	\$850	\$0	\$0	\$0	\$478	\$0	\$99	\$0	\$855	\$0	\$2,876
Pool Chemicals (Vesta)	\$714	\$714	\$714	\$714	\$714	\$714	\$714	\$714	\$918	\$714	\$714	\$0	\$8,058
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$525	\$0	\$368	\$0	\$893
Landscape Maintenance (LawnBoy)	\$4,092	\$4,092	\$4,092	\$4,092	\$4,090	\$4,090	\$4,092	\$4,091	\$4,091	\$4,091	\$4,091	\$0	\$45,003
Landscape Fertilization (Agro Pro)	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$1,492	\$0	\$16,408
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	\$795	\$0	\$10,295
Utilities-Electric (JEA)	\$1,392	\$1,285	\$1,434	\$1,206	\$1,178	\$1,280	\$1,363	\$1,364	\$1,665	\$1,554	\$1,620	\$0	\$15,342
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	\$2,530	\$0	\$37,012
Utilities-Cable (Comcast)	\$449	\$697	\$589	\$575	\$574	\$574	\$574	\$575	\$568	\$575	\$575	\$0	\$6,327
Refuse Service (Republic Services)	\$221	\$221	\$340	\$343	\$346	\$227	\$482	\$231	\$357	\$359	\$847	\$0	\$3,974
Repairs and Maintenance	\$230	\$58	\$465	\$61	\$165	\$2,432	\$566	\$0	\$103	\$996	\$25	\$0	\$5,101
Janitorial Maintenance (Vesta)	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$2,017	\$0	\$22,183
Janitorial Supplies (Vesta)	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$263	\$0	\$2,888
Special Events	\$5,231	\$1,093	\$2,625	\$1,024	\$1,418	\$942	\$4,615	\$323	\$22	\$1,448	\$382	\$0	\$19,122
Amenity Supplies	\$1,872	\$421	\$742	\$306	\$471	\$0	\$182	\$1,551	\$498	\$244	\$12	\$0	\$6,299
Contingency	\$78	\$0	\$0	\$384	\$0	\$4,305	\$0	\$58	\$0	\$0	\$0	\$0	\$4,825
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	\$101,303	\$28,343	\$36,727	\$35,058	\$29,770	\$32,942	\$29,813	\$29,279	\$0	\$446,923
Total Expenditures	\$76,521	\$39,649	\$44,515	\$108,464	\$35,131	\$50,280	\$41,247	\$39,043	\$41,068	\$35,431	\$34,696	\$0	\$546,046

C.

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

							Current		
							ASSESSED THROUGH DUVAL COUNTY		
							\$636,235.20	\$413,321.24	\$1,049,556.44
							\$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
11/06/20	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	\$16,163.84	\$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	\$1,892.64	\$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		
							\$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
12/11/20	delinquent FY2020	\$1,785.06	(\$214.21)	\$39.98	\$29.99	\$1,929.30	\$1,117.72	\$811.58	\$1,929.30
TOTAL		\$1,785.06	(\$214.21)	\$39.98	\$29.99	\$1,929.30	\$1,117.72	\$811.58	\$1,929.30

Assessed on Roll:

	GROSS AMOUNT		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

8/1/21 - 9/22/21

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
General Fund		
8/4/2021	2847-2851	\$2,925.13
08/05/21	2852	\$60.00
08/11/21	2853-2854	\$4,637.57
08/18/21	2855-2856	\$532.04
08/24/21	2857-2860	\$12,744.47
09/07/21	2861-2865	\$16,625.26
08/28/21	2866-2867	\$660.56
09/14/21	2868-2870	\$42,538.29
09/20/21	2871 voided	\$0.00
09/22/21	2872-2878	\$10,894.60
	total	<u>\$91,617.92</u>
Capital Reserve		
09/22/21	35	\$7,678.00
	total	<u>\$7,678.00</u>
Total		<u><u>\$99,295.92</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/04/21	00030	7/25/21	84957412	202108 320-57200-41050	TV/INTERNET 8/4-9/3/21	*	452.00		
					COMCAST (AUTO PAY)			452.00	002847
8/04/21	00012	8/03/21	21-05165	202108 310-51300-48000	NOTICE MEETING	*	96.50		
					DAILY RECORD + OBSERVER LLC			96.50	002848
8/04/21	00042	7/15/21	1874	202107 320-57200-46000	A/C REPL COMPR/CAPACITOR	*	996.00		
					FLORIDA AIR SERVICE & ENGINEERING			996.00	002849
8/04/21	00077	7/16/21	0687-001	202108 320-57200-43200	WASTE 8/1-8/31/21	*	585.63		
					REPUBLIC SERVICES #687 (AUTO-PAY)			585.63	002850
8/04/21	00137	8/01/21	597107	202108 320-57200-46800	AUG 21- WATER MGMT	*	795.00		
					THE LAKE DOCTORS, INC.			795.00	002851
8/05/21	00172	8/01/21	16734	202108 320-57200-34502	AUG 21 - ALARM.COM	*	20.00		
		8/01/21	16734	202108 320-57200-34502	AUG 21 - ADC-ACCESS	*	40.00		
					ALPHA DOG AUDIO VIDEO SECURITY			60.00	002852
8/11/21	00004	8/01/21	416	202108 310-51300-34000	AUG 21- MGMT FEE	*	4,166.67		
		8/01/21	416	202108 310-51300-35100	AUG 21- IT	*	83.33		
		8/01/21	416	202108 310-51300-31200	AUG 21- DISSEMINATION	*	83.33		
		8/01/21	416	202108 310-51300-42000	AUG 21- POSTAGE	*	12.60		
		8/01/21	416	202108 310-51300-42500	AUG 21- COPIES	*	5.25		
		8/01/21	416	202108 310-51300-41000	AUG 21- TELEPHONE	*	25.19		
					GOVERNMENTAL MANAGMENT'S SERVICES			4,376.37	002853
8/11/21	00077	7/31/21	0687-001	202107 320-57200-43200	1 TIME DUMPSTER CLEANING	*	261.20		
					REPUBLIC SERVICES #687 (AUTO-PAY)			261.20	002854
8/18/21	00109	8/21/21	50077708	202108 320-57200-54000	ASCAP 10/31/21	*	368.00		
					ASCAP			368.00	002855

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/18/21	00157	7/31/21	388052	202107	320	57200	52000		DOOR HANDELS	*	42.74		
		7/31/21	388052	202107	320	57200	52000		FUEL MIX EQUP/ROUND UP	*	121.30		
VESTA PROPERTY SERVICE INC.												164.04	002856
8/24/21	00161	7/31/21	14270	202107	320	57200	46203		JUL 21- TURF/ORNAMENT	*	1,491.65		
AGROWPRO INC.												1,491.65	002857
8/24/21	00156	8/01/21	705406	202109	320	57200	34502		VIDEO MONIT 9/1-9/30/21	*	675.00		
		8/01/21	705406	202109	320	57200	34502		SV/MAINT 9/1-9/30/21	*	336.71		
		8/01/21	705406	202109	300	15500	10000		VID/SV/MAINT 10/1-11/30	*	2,023.42		
ENVERA												3,035.13	002858
8/24/21	00015	8/02/21	89708215	202107	320	57200	43000		ELECTRIC 6/28-7/28/21	*	1,554.41		
		8/02/21	89708215	202107	320	57200	43100		IRRIGATION 6/27-7/27/21	*	1,761.15		
		8/02/21	89708215	202107	320	57200	43100		SEWER 6/27-7/27/21	*	602.55		
		8/02/21	89708215	202107	320	57200	43100		WATER 6/27-7/27/21	*	208.58		
JEA (AUTO PAY)												4,126.69	002859
8/24/21	00052	8/03/21	7671	202107	320	57200	46200		JUL 21- LAWN MAINT	*	4,091.00		
LAWNBOY LAWN SERVICES, INC.												4,091.00	002860
9/07/21	00172	9/01/21	17529	202109	320	57200	34502		SEP 21- CLOUD ACCESS CONT	*	20.00		
		9/01/21	17529	202109	320	57200	34502		SEP 21- ADC ACCESS DOOR	*	40.00		
ALPHA DOG AUDIO VIDEO SECURITY												60.00	002861
9/07/21	00081	7/31/21	170107	202107	310	51300	31500		LEGAL SV THRU 7/31/21	*	541.00		
BILLING, COCHRAN, LYLES, MAURO & RAMSE												541.00	002862
9/07/21	00013	9/02/21	21645	202107	310	51300	31600		SERIES 2016 THRU 7/31/21	*	550.00		
GRAU AND ASSOCIATES												550.00	002863

TISO TISON TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/07/21	00137	9/01/21	603666	202109	320	57200	46800			*	795.00		
			SEP 21-	WATER	MGMT				THE LAKE DOCTORS, INC.			795.00	002864

9/07/21	00157	8/01/21	387728	202108	320	57200	45105			*	7,506.75		
			AUG 21-	AMENITY	MANAGER								
		8/01/21	387728	202108	320	57200	46400			*	1,961.67		
			AUG 21-	POOL	MAINT								
		8/01/21	387728	202108	320	57200	46500			*	714.00		
			AUG 21-	POOL	CHEMICALS								
		8/01/21	387728	202108	320	57200	34400			*	2,217.67		
			AUG 21-	FIELD	MGMT/ADMIN								
		8/01/21	387728	202108	320	57200	46601			*	2,016.67		
			AUG 21-	JANITORIAL	MAINT								
		8/01/21	387728	202108	320	57200	46602			*	262.50		
			AUG 21-	JANITORIAL	SUPPL								
									VESTA PROPERTY SERVICE INC.			14,679.26	002865

8/28/21	00152	8/03/21	44846100	202107	320	57200	49400			*	75.00		
									MEMBERSHIP FEE				
		8/03/21	44846100	202107	320	57200	49400			*	19.29		
									REFR FOR MOVIE NIGHT #1				
		8/03/21	44846100	202107	320	57200	49400			*	34.62		
									REFR FOR MOVIE NIGHT #2				
		8/03/21	44846100	202107	320	57200	49400			*	12.31		
									SUPPL BAGEL BREAKFAST				
		8/03/21	44846100	202107	320	57200	49400			*	80.82		
									PLATES&JUICE DONUT GIVEAW				
		8/03/21	44846100	202107	320	57200	49400			*	10.92		
									SUPPL DONUT GIVEAWAY				
		8/03/21	44846100	202107	320	57200	49400			*	198.75		
									DONUTS				
		8/03/21	44846100	202107	320	57200	52000			*	9.20		
									RECEIPTS BOOK				
		8/03/21	44846100	202107	320	57200	46000			*	25.31		
									FRESH PROD SCREENS				
		8/03/21	44846100	202107	320	57200	52000			*	70.99		
									KEY FOBS				
									WELLS FARGO CREDIT CARD (AUTO PAY)			537.21	002866

8/28/21	00030	7/28/21	84957412	202108	320	57200	41050			*	123.35		
									INTERNET 8/2-9/1/21				
									COMCAST (AUTO PAY)			123.35	002867

9/14/21	00034	9/09/21	10012155	202109	300	15500	10000			*	23,469.00		
									INSURANCE FY2022				
									EGIS INSURANCE ADVISORS, LLC			23,469.00	002868

									TISO TISON				
									TCESSNA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/14/21	00004	9/01/21	417	202109	310-51300-34000					*	4,166.67		
			SEP 21-	MGMT FEE									
9/01/21		417		202109	310-51300-35100					*	83.33		
			SEP 21-	COMPTER TIME									
9/01/21		417		202109	310-51300-31200					*	83.33		
			SEP 21-	DISSEMINATION									
9/01/21		417		202109	310-51300-51000					*	.15		
			SEP 21-	OFFICE SUPPL									
9/01/21		417		202109	310-51300-42000					*	1.80		
			SEP 21-	POSTAGE									
9/01/21		417		202109	310-51300-42500					*	54.75		
			SEP 21-	COPIES									
GOVERNMENTAL MANagements SERVICES												4,390.03	002869
9/14/21	00157	9/01/21	388456	202109	320-57200-45105					*	7,506.75		
			SEP 21-	AMENITY MANAGER									
9/01/21		388456		202109	320-57200-46400					*	1,961.67		
			SEP 21-	POOL MAINT									
9/01/21		388456		202109	320-57200-46500					*	714.00		
			SEP 21-	POOL CHEMICALS									
9/01/21		388456		202109	320-57200-34400					*	2,217.67		
			SEP 21-	FIELD MANAGER/ADM									
9/01/21		388456		202109	320-57200-46601					*	2,016.67		
			SEP 21-	JANITORIAL MAINT									
9/01/21		388456		202109	320-57200-46602					*	262.50		
			SEP 21-	JANITORAL SUPPL									
VESTA PROPERTY SERVICE INC.												14,679.26	002870
9/20/21	00153	9/20/21	09202021	202109	310-51300-49000					*	184.70		
			REPL CK# 50237	8/17/21									
9/20/21		09202021		202109	310-51300-49000					*	184.70		
			REPL CK# 50223	3/31/21									
9/20/21		09202021		202109	310-51300-49000					V	184.70-		
			REPL CK# 50237	8/17/21									
9/20/21		09202021		202109	310-51300-49000					V	184.70-		
			REPL CK# 50223	3/31/21									
LINDA WALDHAUER												.00	002871
9/22/21	00161	8/31/21	14381	202108	320-57200-46203					*	1,491.65		
			AUG 21-	COMM TURF/ORNAMEN									
AGROWPRO INC.												1,491.65	002872
9/22/21	00030	8/25/21	84957412	202109	320-57200-41050					*	452.00		
			TV/INTERNET	9/4-10/3/21									
8/28/21		84957412		202109	320-57200-41050					*	123.35		
			INTERNET	9/2-10/1/21									
COMCAST (AUTO PAY)												575.35	002873
TISO TISON													
TCESSNA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/22/21	00084	9/13/21 40374	202109 320-57200-46000	REPL PUMP MOTOR	*	305.00		
							EAST COAST WELLS & PUMP SERVICE INC	305.00 002874
9/22/21	00015	9/03/21 89708215	202108 320-57200-43000	ELECTRIC 7/27-8/26/21	*	1,619.58		
		9/03/21 89708215	202108 320-57200-43100	IRRIGATION 7/27-8/26/21	*	1,625.57		
		9/03/21 89708215	202108 320-57200-43100	SEWER 7/27-8/26/21	*	674.95		
		9/03/21 89708215	202108 320-57200-43100	WATER 7/27-8/26/21	*	229.65		
							JEA (AUTO PAY)	4,149.75 002875
9/22/21	00052	8/01/21 7706	202108 320-57200-46200	AUG 21- LAWN MAINT	*	4,091.00		
							LAWNBOY LAWN SERVICES, INC.	4,091.00 002876
9/22/21	00077	8/16/21 0687-001	202109 320-57200-43200	WASTE 9/1-9/30/21	*	270.04		
							REPUBLIC SERVICES #687 (AUTO-PAY)	270.04 002877
9/22/21	00157	8/31/21 389180	202108 320-57200-52000	HOSE HANDLE	*	11.81		
							VESTA PROPERTY SERVICE INC.	11.81 002878
						TOTAL FOR BANK A	91,617.92	
						TOTAL FOR REGISTER	91,617.92	

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/22/21	00020	9/20/21 40446	202109 600-53800-60000 7.5 HP MOTOR PUMP	EAST COAST WELLS & PUMP SERVICE	*	7,678.00	7,678.00 000035
TOTAL FOR BANK C						7,678.00	
TOTAL FOR REGISTER						7,678.00	

TISO TISON

TCESSNA

Hello Tison's Landing,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 10329 TISON'S BLUFF RD, JACKSONVILLE, FL, 32218-0000		
Previous balance		\$451.84
EFT Payment - thank you	Jul 17	-\$451.84
Balance forward		\$0.00
Regular monthly charges	Page 3	\$447.25
Taxes, fees and other charges	Page 3	\$4.75
New charges		\$452.00
Amount due		\$452.00

← 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

Thanks for paying by Automatic Payment
 Your electronic payment of \$452.00 will be applied on Aug 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 **Aug 16, 2021**
Please pay \$452.00

Electronic payment will be applied Aug 16, 2021

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300452003

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		\$4.75
Other charges		\$4.75
Federal Universal Service Fund	\$3.16	
Regulatory Cost Recovery	\$1.59	

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

Universal Service Fund: 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 July 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.

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.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

August 3, 2021

Date

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

Payment Due Upon Receipt

Serial #	21-05165D	PO/File #		\$96.50
	Notice of Board of Supervisors Meeting			Amount Due
				Amount Paid
	Tison's Landing Community Development District			\$96.50
				Payment Due
Case Number				
Publication Dates	8/3			
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.

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

DEVELOPMENT DISTRICT

Notice is hereby given that the Tison's Landing Community Development District ("District") is scheduled to hold a Board of Supervisors meeting on Tuesday, August 17, 2021 at 6:00 p.m. at the Yellow Bluff Amenity Center located at 16529 Tisons Bluff Road, Jacksonville, Florida. During the meeting, the Board is expected to consider and discuss various proposals, staff reports, and any other business which may lawfully and properly come before the Board. This Notice is given in accordance with the requirements of Sections 189.417 and 120.54(5)(b)2, Florida Statutes.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. An electronic copy of the agenda for the meeting may be obtained by visiting the District's website at www.TisonsLandingCDD.com. Any person requiring special accommodations to attend the meeting because of a disability or physical impairment or who may need assistance to attend the meeting telephonically should contact the District Office at (904) 940-5850 ext. 403 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

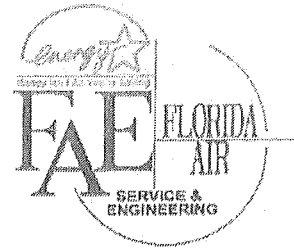
Each person who decides to appeal any action taken at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres
District Manager

Aug. 3 00 (21-05165D)

Florida Air Service & Engineering LLC

159 Hidden Road, Suite 308
Ponte Vedra, FL 32081 US
+1 9048229696
accounting@floridairae.com



INVOICE

BILL TO
GMS TISONS BLUFF
16529 TISONS BLUFF RD
JACKSONVILLE, FL 32218

INVOICE 1874
DATE 07/15/2021
TERMS Net 30
DUE DATE 08/14/2021

PROJECT ADDRESS
TISONS BLUFF

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
07/15/2021	Service	DIAGNOSTIC FEE: NO COOL- FOUND THAT UNIT HAD A BAD COMPRESSOR AND CAPACITOR	1	115.00	115.00
07/15/2021	Service	REPLACED COMPRESSOR AND CAPACITOR	1	881.00	881.00
BALANCE DUE					\$996.00

*Approved 8-3-21
Dana Anderson*



8619 Western Way
 Jacksonville FL 32256-036060
Customer Service (904) 731-2456
 RepublicServices.com/Support

Account Number 3-0687-0002027
Invoice Number 0687-001153305
Invoice Date July 16, 2021
Previous Balance \$358.61
Payments/Adjustments -\$358.61
Current Invoice Charges \$585.63

Important Information
 Your next invoice may reflect a rate adjustment. Please contact us with any questions.

Total Amount Due \$585.63	Payment Due Date August 05, 2021
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PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/06	5555555	-\$358.61

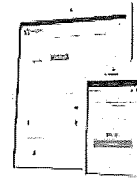
CURRENT INVOICE CHARGES

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 07/07		1.0000	\$79.90	\$79.90
Non-Scheduled Service 07/16	Dana Harden	1.0000	\$143.06	\$143.06
Receipt Number 27177				
Pickup Service 08/01-08/31			\$138.78	\$138.78
Container Refresh 08/01-08/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$129.81
Total Franchise - Local				\$85.08
CURRENT INVOICE CHARGES				\$585.63

320 572 43200

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 \$585.63
Payment Due Date August 05, 2021
Account Number 3-0687-0002027
Invoice Number 0687-001153305

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.

IMPORTANT INFORMATION

(Continued from Page 1)

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.

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	

INVOICE



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

Invoice #	597107
Account #	724857
Invoice Date	8/1/2021
Due Date	8/11/2021
Rep	MAS

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

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

Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description	Amount	
	Monthly Water Management Service	795.00	
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

320 572 46800

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 #	597107
Account #	724857
Date	8/1/2021

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 <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa <input type="checkbox"/> American Express Card # _____ Card Verification # _____ Exp. Date # _____ Print Name _____ Billing Address: <input type="checkbox"/> Check box if same as above _____ Signature _____

Alpha Dog Security

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

INVOICE

Invoice Number Invoice Date
16734 **08/01/2021**

Customer Number Terms
10313-3 **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

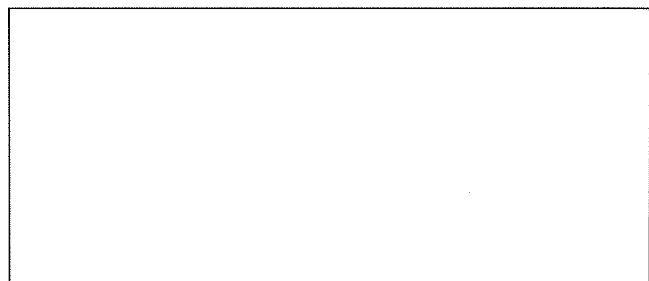
CUSTOMER NAME	CUST NO	PO NUMBER	INVOICE DATE	TERMS
Tison's Landing CDD	10313-3		08/01/2021	Due On Receipt

Description	Rate	Quantity	Amount
<i>Tison's Landing CDD: 16529 Tisons Bluff Rd - Jacksonville, FL 32218</i>			
Alarm.com Cloud Access Control	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon x 4doors	\$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
08/04/2021	16734	Contracted Services	\$60.00	\$60.00

Alpha Dog Audio Video Security

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



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

Invoice

Invoice #: 416
Invoice Date: 8/1/21
Due Date: 8/1/21
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2021		4,166.67	4,166.67
Information Technology - August 2021		83.33	83.33
Dissemination Agent Services - August 2021		83.33	83.33
Postage		12.60	12.60
Copies		5.25	5.25
Telephone		25.19	25.19
Total			\$4,376.37
Payments/Credits			\$0.00
Balance Due			\$4,376.37



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 3-0687-0019211
Invoice Number 0687-001158371
Invoice Date July 31, 2021
Past Due on 07/31/21 \$261.20
Payments/Adjustments \$0.00
Current Invoice Charges \$226.36

Total Amount Due	Payment Due Date
\$487.56	Past Due

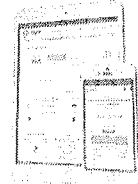
CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Cdd Offices 16529 Tisons Bluff Rd CSA A217434955 Jacksonville, FL				
1 Ind Recycle Cont 20 Yd, On Call Service				
Minimum Lift Fee 07/31		1.0000	\$150.00	\$150.00
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$54.61
Total County Sales Tax				\$3.15
Total State Sales Tax				\$12.65
CURRENT INVOICE CHARGES, Due by August 20, 2021				\$226.36

Please pay \$261.20
Dana Haller

Simple account access at your fingertips.

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



Past Due	30 Days	60 Days	90+ Days
	\$261.20	\$0.00	\$0.00



8619 Western Way
Jacksonville FL 32256-036060

Please Return This
Portion With Payment

Total Amount Due \$487.56
Payment Due Date Past Due
Account Number 3-0687-0019211
Invoice Number 0687-001158371

Return Service Requested

Total Enclosed

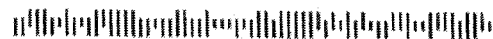
[Empty box for Total Enclosed amount]

For Billing Address Changes,
Check Box and Complete Required

Make Checks Payable To:



06022747
R157
CDD OFFICES
SHANNON THOMAS
16529 TISONS BLUFF RD
JACKSONVILLE FL 32218-8908



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

30687001921100000011583710000226360000487565



PO BOX 331608, Attn: Account Services
 Nashville, TN 37203-7515
 Attn: Account Services
 Phone: 1-800-505-4052
 Fax: 1-770-805-3475
 Email: glcs@ascap.com

Invoice/Statement of Account as of: 08/21/2021
 (All Open Transactions)

Ernesto Torres
 District Manager
 Governmental Management Services
 475 West Town Place, Suite 114
 St Augustine, FL 32092

Re: Tison's Landing Community Development Di
 Governmental Management Services
 16529 Tison's Bluff Road
 Jacksonville, FL 32218

*If You Have Already Made Payment, Please Disregard This Invoice.
 In Case Of Error In Amount Of Bill Or Payment, Contract Terms Shall Govern.*

ACCOUNT NO.	BILLING DATE	CURRENT	PAST DUE	BALANCE DUE
500777087	08/21/2021	\$0.00	\$368.00	\$368.00

CONTRACT RATE
\$363.00

Charges per applicable Operating Policy and Rate Schedule "copies available on request".

ASCAP REFERENCE NO.	TRANSACTION DATE	CHECK NO.	EXPLANATION OF CHARGES & CREDITS	FOR THE PERIOD	ORIGINAL AMOUNT	CURRENT AMOUNT
192000366433	10/19/2020	-	Lic Fee Adj: CPI (Dr)	01/01/2020 to 10/31/2020	\$5.00	\$5.00
100005573496	10/20/2020	-	License Fee	11/01/2020 to 12/31/2020	\$60.50	\$60.50
100005573497	10/20/2020	-	License Fee	01/01/2021 to 10/31/2021	\$302.50	\$302.50

IMLA

Your account is seriously past due. We must now consider other steps to protect our members rights.
 Securely manage your account on line at www.ascap.com/mylicense

320 572 54000

TEAR ON THE DOTTED LINE

PLEASE PLACE YOUR CUSTOMER ACCOUNT NO. ON ALL CHECKS AND CORRESPONDENCE. PLEASE MAKE CHECK PAYABLE TO

"ASCAP".

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



ACCOUNT NO.	BALANCE DUE	AMOUNT PAID
500777087	\$368.00	\$

95007770878000036800

Name, Address, Telephone Changes

Licencee: _____

Premise: _____

Street: _____

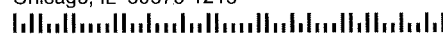
City, State, Zip: _____

Contact: _____

Telephone: _____

IMLA

ASCAP
 21678 Network Place
 Chicago, IL 60673-1216





Invoice

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

Invoice # 388052
Date 7/31/2021

Terms

Due Date 8/31/2021

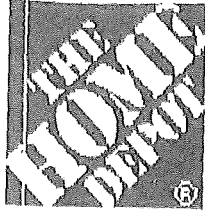
Memo

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 - Door Handles			42.74
M.JOHNSON - LOWE'S - fuel mix equipment/round up			121.30
Total Billable Expenses			164.04

Total \$164.04



How doers
get more done.

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

6921 00051 26545 07/22/21 03:33 PM
SALE SELF CHECKOUT

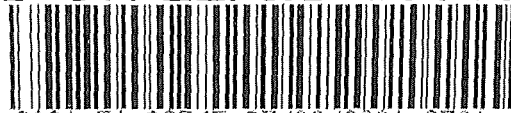
050134991040 NAPLES PASSA <A>
DEFIANT NAPLES PASSAGE LEVER ABZ
2@19.97 39.94

SUBTOTAL 39.94
SALES TAX 2.80
TOTAL \$42.74

XXXXXXXXXXXX1781 AMEX USD\$ 42.74

AUTH CODE 864136/9512733 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

6921 07/22/21 03:33 PM



6921 51 26545 07/22/2021 6761

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	10/20/2021

DID WE NAIL IT?

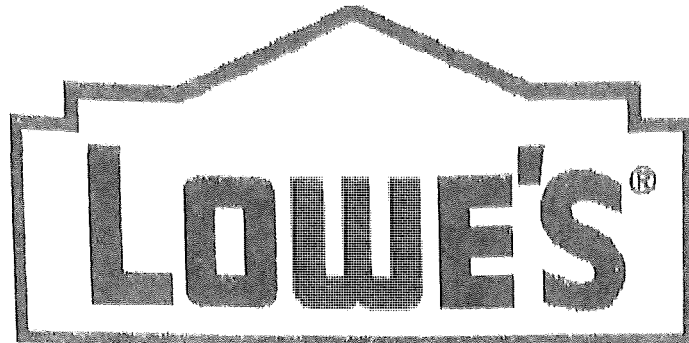
Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 60300 53430
PASSWORD: 21372 53379

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.



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

- SALE -

SALES#: FSTLAN03 13 TRANS#: 40245402 07-02-21

200906 SPEC 18-OZ PRO WASP/HORNE	4.48
188579 PS 16 FL OZ EZ-POUR PRM 2	7.98
644853 TRUFUEL 110-FL OZ MIX 50:	19.98
647590 TRUFUEL 110-FL OZ 4-CYCLE	19.98
2533 RUP 1.25-GAL Q/W REFILL	0.00
642891 RUP 1.33-GAL Q/W SURE SHO	24.98
1554663 SCOTTS BONUS S FL 50 5M (	28.48
200961 SPEC 10-LB TRIAZ INSECT K	7.48

SUBTOTAL:	113.36
TAX:	7.94
INVOICE 40554 TOTAL:	121.30
AMEX:	121.30

AMEX: XXXXXXXXXXXX1781 AMOUNT:121.30 AUTHCD: 811434
CHIP REFID:164740009991 07/02/21 13:03:22
APL: AMERICAN EXPRESS TVR: 0000008000
AID: A000000025010801 TSI: E800

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14270	07/31/2021	\$1,491.65	08/30/2021	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



Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 08/02/21

TOTAL SUMMARY OF CHARGES

Electric	320 5+2 43000	\$	1,554.41
Irrigation	1 1 43100		1,761.15
Sewer	4		602.55
Water	4		208.58

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

Total New Charges: \$ 4,126.69



JEA's Board of Directors will hold a rate hearing at the Aug. 24 meeting to consider an electric base rate increase and a fuel rate decrease. If approved there would be virtually no change in your monthly bill.



JEA's Board of Directors will hold a rate hearing at the Aug. 24 meeting to consider a water/wastewater capacity fee increase and an increase in the water consumption charge for large commercial meters 10" or greater. For more information, visit jea.com.

Do not pay. AutoPay will process your payment on 08/24/21.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$4,351.95	-\$4,351.95	\$0.00	\$4,126.69	\$4,126.69

**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: 08/02/21

Do not pay. AutoPay will process your payment on 08/24/21.

0007921

I=00000000



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

1/1 327301/3885834 0007921 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: 08/02/21	Cycle: 04
--	---------------------------------	-------------------------------	---------------------

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:	Consumption	Days Billed	Reading Type
15635 TISONS BLUFFRD	I	119.01	Irrigation 1 - Commercial	06/27/21 - 07/27/21	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	67370623	5304	24000 GAL	30	Regular	
		Tier 2 Consumption (> 14 kgal @ \$3.96) 39.59						
		Environmental Charge 8.88						
		City of Jacksonville Franchise Fee 3.47						
15681 TISONS BLUFFRD	I	101.17	Irrigation 1 - Commercial	06/27/21 - 07/27/21	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	67370625	4175	20000 GAL	30	Regular	
		Tier 2 Consumption (> 14 kgal @ \$3.96) 23.75						
		Environmental Charge 7.40						
		City of Jacksonville Franchise Fee 2.95						
16123 TISONS BLUFFRD	I	19.47	Irrigation 1 - Commercial	06/22/21 - 07/22/21	Commercial Irrigation Service			
Detail		Basic Monthly Charge 18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:		City of Jacksonville Franchise Fee 0.57	83726295	975	0 GAL	30	Regular	
16151 DOWING CREEK DR	I	87.79	Irrigation 1 - Commercial	06/27/21 - 07/27/21	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	74534584	1698	17000 GAL	30	Regular	
		Tier 2 Consumption (> 14 kgal @ \$3.96) 11.87						
		Environmental Charge 6.29						
		City of Jacksonville Franchise Fee 2.56						
16211 DOWING CREEK DR	I	190.36	Irrigation 1 - Commercial	06/27/21 - 07/27/21	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	74458033	6084	40000 GAL	30	Regular	
		Tier 2 Consumption (> 14 kgal @ \$3.96) 102.95						
		Environmental Charge 14.80						
		City of Jacksonville Franchise Fee 5.54						
16303 HUNTERS HOLLOW TL	I	208.20	Irrigation 1 - Commercial	06/27/21 - 07/27/21	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	67370633	4687	44000 GAL	30	Regular	
		Tier 2 Consumption (> 14 kgal @ \$3.96) 118.79						
		Environmental Charge 16.28						
		City of Jacksonville Franchise Fee 6.06						

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16316 MAGNOLIA GROVE WY	I	252.80	Irrigation 1 - Commercial	06/30/21 - 07/30/21	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	67370626	6267	54000 GAL 30 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	158.39			
	Environmental Charge	19.98			
	City of Jacksonville Franchise Fee	7.36			
16331 TISONS BLUFRD	I	110.09	Irrigation 1 - Commercial	06/27/21 - 07/27/21	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	67370634	5259	22000 GAL 30 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	31.67			
	Environmental Charge	8.14			
	City of Jacksonville Franchise Fee	3.21			
16343 TISONS BLUFRD	I	199.28	Irrigation 1 - Commercial	06/27/21 - 07/27/21	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	67370632	8309	42000 GAL 30 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	127.93	Irrigation 1 - Commercial	06/30/21 - 07/30/21	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	67370624	4155	26000 GAL 30 Regular
	Tier 2 Consumption (> 14 kgal @ \$3.96)	47.51			
	Environmental Charge	9.62			
	City of Jacksonville Franchise Fee	3.73			
16365 N MAIN ST APTSG01	E	64.50	Commercial - Electric	06/28/21 - 07/28/21	General Service
Detail	Basic Monthly Charge	9.25	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:	Energy Charge (\$0.06447 per kWh)	34.23	24074025	14444	531 KWH 30 Regular
	Fuel Cost	17.25			
	Environmental Charge	0.33			
	City of Jacksonville Franchise Fee	1.83			
	Gross Receipts Tax	1.61			
16529 TISONS BLUFRD	E	1,489.91	Commercial - Electric	06/28/21 - 07/28/21	General Service
Detail	Basic Monthly Charge	9.25	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:	Energy Charge (\$0.06447 per kWh)	925.60	22968209	58614	14357 KWH 30 Regular
	Fuel Cost	466.60	22968209	33.67	33.67 KW 30 Regular
	Environmental Charge	8.90			
	City of Jacksonville Franchise Fee	42.31			
	Gross Receipts Tax	37.25			
16529 TISONS BLUFRD	S	602.55	Commercial - Water/Sewer	06/27/21 - 07/27/21	Commercial Sewer Service
Detail	Basic Monthly Charge	105.75	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:	Sewer Usage Charge	451.50	87650993	1230	75000 GAL 30 Regular
	Environmental Charge	27.75			
	City of Jacksonville Franchise Fee	17.55			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16529 TISONS BLUFFRD	W	208.58	Commercial - Water/Sewer	06/27/21 - 07/27/21	Commercial Water Service
Detail		Basic Monthly Charge	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
Charges:		Water Consumption Charge	87650993	1230	75000 GAL 30 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			
261 BRADFORD LAKE CR	I	208.20	Irrigation 1 - Commercial	06/27/21 - 07/27/21	Commercial Irigation Service
Detail		Basic Monthly Charge	<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)	81523391	3497	44000 GAL 30 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
79 BRADFORD LAKE CR	I	136.85	Irrigation 1 - Commercial	06/27/21 - 07/27/21	Commercial Irigation Service
Detail		Basic Monthly Charge	<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)	83974232	1513	28000 GAL 30 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			

LawnBoy Lawn Services

PO Box 551203
 Jacksonville, FL 32255

Invoice

Date	Invoice #
8/3/2021	7671

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	9/2/2021	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installation for monthly services-July, 2021	4,091.00		4,091.00
		320 sq ft · 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

APPROVED

INVOICE

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

Mark Johnson 9/1/21

Invoice Number	Invoice Date
17529	09/01/2021
Customer Number	Terms
10313-3	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

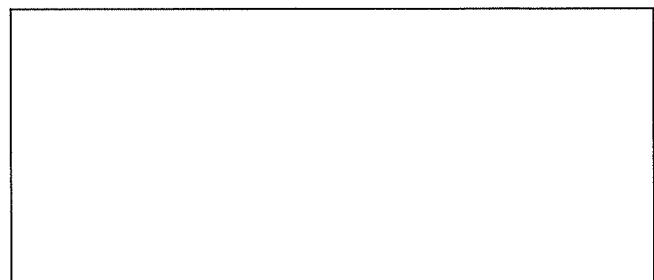
CUSTOMER NAME	CUST NO	PO NUMBER	INVOICE DATE	TERMS
Tison's Landing CDD	10313-3		09/01/2021	Due On Receipt

Description	Rate	Quantity	Amount
<i>Tison's Landing CDD: 16529 Tisons Bluff Rd - Jacksonville, FL 32218</i>			
Alarm.com Cloud Access Control	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon x 4doors	\$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
09/01/2021	17529	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
(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

July 31, 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

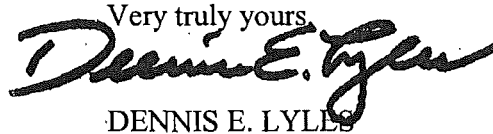
Re: Tison's Landing CDD
Our File No.: 80.12113

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
 07/31/2021
 Account No: 80-12113M
 Statement No: 170107

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

		<u>Fees</u>	Hours	
07/01/2021	GFG	REVISE INITIAL DRAFT OF RULE CHANGE RESOLUTION RE: DUMPSTER USE	0.60	
07/06/2021	MJP	FINAL REVISIONS TO DRAFT DUMPSTER RULE AMENDMENT	0.20	
	MJP	CORRESPONDENCE TO DANA HARDEN AND ERNESTO TORRES WITH ATTACHMENT	0.30	
07/07/2021	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM ERNESTO TORRES	0.20	
	MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM DANA HARDEN	0.10	
07/19/2021	MJP	REVIEW PENDING AND APPROVED LEGISLATION FROM 2021 LEGISLATIVE SESSION PERTAINING TO SPECIAL DISTRICTS, PUBLIC RECORDS AND MISCELLANEOUS LOCAL GOVERNMENT PROVISIONS (CUMULATIVE TIME ENTRY FOR ENTIRE LEGISLATIVE SESSION)	0.20	
	GFG	FURTHER REVIEW AND RESEARCH RE: APPROVED LEGISLATION; REVISE AND FINALIZE MEMORANDUM TO DISTRICT MANAGER (CUMULATIVE TIME ENTRY FOR ENTIRE LEGISLATIVE SESSION)	0.20	
07/23/2021	GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM DANA HARDEN, TELEPHONE CONFERENCE WITH DANA HARDEN RE: LETTER FROM CORVEL (INSURANCE COMPANY)	0.40	
		For Current Services Rendered	2.20	541.00

TISON'S LANDING CDD

Page: 2

07/31/2021

Account No:

80-12113M

Statement No:

170107

TISON'S LANDING CDD

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
GERALD L. KNIGHT	PARTNERS	0.40	\$275.00	\$110.00
MICHAEL J. PAWELCZYK	PARTNERS	1.00	275.00	275.00
GREGORY F. GEORGE	ASSOCIATES	0.80	195.00	156.00
Previous Balance				\$1,612.50
Total Current Work				541.00
<u>Payments</u>				
08/02/2021	PAYMENT RECEIVED - THANK YOU			-1,612.50
Balance Due				<u>\$541.00</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



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

APPROVED

Mark Johnson 9/1/21

INVOICE

Invoice #	603666
Account #	724857
Invoice Date	9/1/2021
Due Date	9/11/2021
Rep	MAS

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

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

Purchase Order Number		Terms	Invoice Date Reflects Month of Service Provided
		NET 10 DAYS	
Item	Description	Amount	
	Monthly Water Management Service	795.00	
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 #	603666
Account #	724857
Date	9/1/2021

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 # 387728
Date 8/1/2021
Terms
Due Date 8/25/2021
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

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 7/2/2021
 ENDING 8/3/2021

DATE	DESCRIPTION	GL	GL Description	RETAILER	TOTAL
7/2/2021	Membership Fee	320.57200.49400	Special Events	Wells Fargo	\$ 75.00
7/6/2021	Refreshments for Movie Night #1	320.57200.49400	Special Events	Winn-Dixie	\$ 19.29
7/9/2021	Refreshments for Movie Night #2	320.57200.49400	Special Events	Winn-Dixie	\$ 34.62
7/9/2021	Supplies for bagel breakfast	320.57200.49400	Special Events	Dollar General	\$ 12.31
7/15/2021	Plates & juice for donut giveaway	320.57200.49400	Special Events	Sam's Club	\$ 80.82
7/16/2021	Supplies for donut giveaway	320.57200.49400	Special Events	Publix	\$ 10.92
7/17/2021	Donuts	320.57200.49400	Special Events	Krispy Kreme	\$ 198.75
7/23/2021	Receipt Book	320.57200.52000	Amenity Supplies	Amazon	\$ 9.20
7/24/2021	Fresh Product Screens	320.57200.46000	Maint & Repairs	Amazon	\$ 25.31
7/26/2021	Key Fobs	320.57200.52000	Amenity Supplies	Amazon	\$ 70.99
					\$537.21

Explanation:
 Signature:



Dana Harden, Amenity Manager



Self Checkout

CLUB MANAGER BRYAN NILAND

(904) 696 - 8842

JACKSONVILLE, FL

07/15/21 14:02 5895 08253 096 9096

TISONS

	877179	12 OZ CUP	15.48	E
	980270017	6INCH PLATE	11.34	E
	980270017	6INCH PLATE	11.34	E
	966014	12/16 OZ LI	19.38	E
E	980252718	MM RASP LEMF	3.48	E
E	980252718	MM RASP LEMF	3.48	E
E	980252718	MM RASP LEMF	3.48	E
E	450108	ORANGE JUICF	4.28	N
E	450108	ORANGE JUICF	4.28	N
E	450108	ORANGE JUICF	4.28	N
		SUBTOTAL	80.82	

TOTAL 80.82

VISA TEND 80.82

Visa Credit ***** 3429 I 2

APPROVAL # 015871

AID A0000000031010

AAC AE773A9AE1EF8BAB

TERMINAL # SC010410

CHANGE DUE 0.00

Visit samsclub.com to see your savings

ITEMS SOLD 10

TC# 1390 4779 6172 6419 3984



*** MEMBER COPY ***

amazon.com

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Order Placed: July 23, 2021
Amazon.com order number: 113-2924226-9441055
Order Total: \$70.99

Shipped on July 24, 2021

Items Ordered	Price
1 of: 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 Sold by: Guyi Electronic Technology Co., Ltd. (seller profile)	\$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

Item(s) Subtotal: \$70.99
Shipping & Handling: \$0.00

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

Total before tax: \$70.99
Estimated tax to be collected: \$0.00

Grand Total: \$70.99

Credit Card transactions

Visa ending in 3429: July 24, 2021; \$70.99

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

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Order Placed: July 23, 2021
Amazon.com order number: 113-3223023-3449031
Order Total: \$9.20

Shipped on July 23, 2021

Items Ordered	Price
1 of: <i>Adams Money and Rent Receipt Book, 2-Part Carbonless, 7-5/8" x 11", Spiral Bound, 200 Sets per Book, 4 Receipts per Page (SC1182), White/Canary</i> Sold by: MyOfficeInnovations (seller profile)	\$9.20
Condition: New	

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

Shipping Speed:
Two-Day Shipping

Payment information

Payment Method:
Visa | Last digits: 3429

Item(s) Subtotal: \$9.20
Shipping & Handling: \$0.00

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

Total before tax: \$9.20
Estimated tax to be collected: \$0.00

Grand Total: \$9.20

Credit Card transactions

Visa ending in 3429: July 23, 2021: \$9.20

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amazon.com

Final Details for Order #113-7212137 07/23/21
[Print this page for your records.](#)

Order Placed: July 23, 2021
Amazon.com order number: 113-7212137-3273024
Order Total: \$25.31

Shipped on July 23, 2021

Items Ordered	Price
1 of: <i>Fresh Products 3WDS60SAP Wave 3D Urinal Deodorizer Screen, Red, Spiced Apple Fragrance, 10 Per Box</i>	\$25.31
Sold by: MyOfficeInnovations (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

Item(s) Subtotal: \$25.31
Shipping & Handling: \$0.00

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

Total before tax: \$25.31
Estimated tax to be collected: \$0.00

Grand Total: \$25.31

Credit Card transactions

Visa ending in 3429: July 23, 2021: \$25.31

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

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Fundraising/Advance Order Ticket

Pickup

Order Number: 1256804

Customer/Organization: Tisons Landing
Address: 16529 Tisons Bluff Road Jacksonville FL 32218
Phone: 904-571-5848

Date To Pickup: 7/17/2021 Time To Pickup: 7:30:00AM

Person Picking Up Order:
Order Placed By:
Date Ordered: Time Ordered:
Fax: This Order is Not Tax Exempt

Special Instructions:

PLU	Description	Qty	Price	Extended Price
19006	Fundraising Glazed 4.50	15	\$4.50	\$67.50
19051	Fund Chocolate iced \$5.25	10	\$5.25	\$52.50
19066	Fund Glazed Kreme filled \$5.25	5	\$5.25	\$26.25
19071	Fund Glazed Lemon filled \$5.25	5	\$5.25	\$26.25
19076	Fund Glazed Raspberry filled \$5.25	5	\$5.25	\$26.25
Totals:		40		\$198.75

Tax: _____

Total: _____

Customer Signature: _____
By signing, I confirm full receipt of the items listed above in the quantities as indicated.

Contact us at Krispy Kreme Doughnut Corporation
810 Cassat Ave
Jacksonville FL 32205

Phone:
Fax:

Winn-Dixie

It's a Winn Win

www.winndixie.com

2 @ 8.99
GOLDFISH PC 17.98 F

2 @ 1.60
RC GOLDFISH 3.00-F
PF GF MICKEY BULK PC 8.99 F
RC PF GF MICKE (7.49) 1.50-F
DANISH WEDDING 3.99 F

2 @ 4.99
RC CHIPS AHOY COOKIESPC 9.98 F
CHIPS AHOY C (.00) 4.99-F

2 @ 4.99
RC FS CHIPS AHOY CHEWYPC 9.98 F
FS CHIPS AHOY (.00) 4.99-F

PHONE # ###-###-4384

RC Assoc 5% Disc 1.82-
TAX 0.00
**** BALANCE 34.62

Visa Credit *****3429
APPROVAL CODE 009935 SEQ # 57870
AID A0000000031010
VISA 34.62
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 8
07/09/21 02:57pm 12 5 109

YOUR CASHIER TODAY WAS ISABELLE

Rewards Savings 14.48
1.82

Publix

Duval Station
731 Duval Station Rd.
Jacksonville, FL 32215
Store Manager: Ryan Meissner
904-696-3093

PUBLIX COCOA W/MM
6 @ 1.09 6.54 F

PUBLIX COCOA MILK
2 @ 2.19 4.38 F

Order Total 10.92
Sales Tax 0.00
Grand Total 10.92
Credit Payment 10.92
Change 0.00

PRESTO!
Trace #: 07/05/20
Reference #: 00117927839
Acct #: *****3429
Pin Code: VISA
Amount: 10.92
Auth #: 010866

Winn-Dixie

It's a Winn Win

www.winndixie.com

3 @ 2.49
HAWAIIAN PUNCH PC 7.47 B

3 @ 0.49
RC HAWAIIAN PUNCH 1.47-B
PF GF MICKEY BULK PC 8.99 F
RC PF GF MICKE (7.49) 1.50-F
GOLDFISH PC 8.99 F
RC GOLDFISH (7.49) 1.50-F

PHONE # ###-###-4384

RC Assoc 10% Disc 2.10-T
TAX 0.41
**** BALANCE 19.29

Visa Credit *****3429
APPROVAL CODE 006090 SEQ # 32003
AID A0000000031010
VISA 19.29
CHANGE 0.00
TOTAL NUMBER OF ITEMS SOLD = 5
07/06/21 03:15pm 12 3 144

YOUR CASHIER TODAY WAS Lauren F.

Rewards Savings 4.47
3.10

DOLLAR GENERAL STORE #13746
13807 MAIN STREET
JACKSONVILLE, FL 32218-2706
(904) 345-0931

ANS PKT T WHITE H 5.50 S
011919613977-320

TABLE COVER POWDER B 0.60 S
011179338832-140

TABLE COVER POWDER B 0.60 S
011179338832-140

BLUE TABLECOVER 1.00 S
011179227839-140

BLUE TABLECOVER 1.00 S
011179227839-140

BLUE TABLECOVER 1.00 S
011179227839-140

ARTSKILLS YARN GRAY 1.75 S
672125067321-140

SUBTOTAL 511.45
Tax 50.86
TOTAL SALE 512.31
Visa 512.31
*****3429
EXPIRY: **/** CHIP
AUTH# 009841
REFERENCE# 000000004375
AID# A0000000031010

ITEMS 7
2021-07-09 15:12:48 13746 02 4184

890655093132039016815920419412104511311565

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance		
EFT # POND RUN LN, MAIN GATE, JACKSONVILLE, FL, 32216-3902		
Previous balance		\$123.35
EFT Payment - thank you	Jul 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

← 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 Aug 19, 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

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

Account number **8495 74 120 3534627**

Automatic payment **Aug 19, 2021**

Please pay \$123.35

Electronic payment will be applied Aug 19, 2021

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

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Attn: M. Gifford.

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Online

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By App

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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 Internet	\$18.45

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.

INVOICE



Customer	Tisons Landing Community Development District
Acct #	295
Date	09/09/2021
Customer Service	Kristina Rudez
Page	1 of 1

Tisons Landing Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Payment Information	
Invoice Summary	\$ 23,469.00
Payment Amount	
Payment for:	Invoice#14225
100121553	

Thank You

Please detach and return with payment



Customer: Tisons Landing Community Development District

Invoice	Effective	Transaction	Description	Amount
14225	10/01/2021	Renew policy	Policy #100121553 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Renew policy Due Date: 9/9/2021	23,469.00

Total
\$ 23,469.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453*

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/09/2021

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

Invoice

Invoice #: 417
Invoice Date: 9/1/21
Due Date: 9/1/21
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2021		4,166.67	4,166.67
Information Technology - September 2021		83.33	83.33
Dissemination Agent Services - September 2021		83.33	83.33
Office Supplies		0.15	0.15
Postage		1.80	1.80
Copies		54.75	54.75
Total			\$4,390.03
Payments/Credits			\$0.00
Balance Due			\$4,390.03



Invoice

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

Invoice # 388456
Date 9/1/2021
Terms
Due Date 9/15/2021
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

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

Invoice
APPROVED



Mark Johnson 08/31/21

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
14381	08/31/2021	\$1,491.65	09/30/2021	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

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		\$452.00
EFT Payment - thank you	Aug 17	-\$452.00
Balance forward		\$0.00
Regular monthly charges	Page 3	\$447.25
Taxes, fees and other charges	Page 3	\$4.75
New charges		\$452.00

Amount due \$452.00

Thanks for paying by Automatic Payment

Your electronic payment of \$452.00 will be applied on Sep 16, 2021.

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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 **Sep 16, 2021**

Please pay \$452.00

Electronic payment will be applied Sep 16, 2021

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300452003

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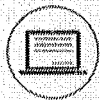


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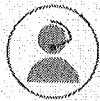
Call today for a FREE account review at 877-564-0318.

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Attn: M. Gifford.

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Online

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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 Business Video. Includes \$15.00 Service Discount	\$59.95
Business Internet 150	\$249.95
Static IP - 5	\$24.95
Voice Line Business Voice.	\$39.95

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

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

Taxes, fees and other charges \$4.75

Other charges	\$4.75
Federal Universal Service Fund	\$3.16
Regulatory Cost Recovery	\$1.59

What's included?



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



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)757-1547

Visit business.comcast.com/myaccount for more details

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

Additional information

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

Effective 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.

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 4 POND RUN RD, MAIN GATE, JACKSONVILLE, FL, 32218-9952		
Previous balance		\$123.35
EFT Payment - thank you	Aug 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

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 Sep 19, 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

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

Account number **8495 74 120 3534627**

Automatic payment **Sep 19, 2021**

Please pay \$123.35

Electronic payment will be applied Sep 19, 2021

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120353462700123356

Download the Comcast Business App

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

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

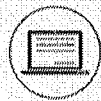


Faster speeds. More solutions. Bigger savings.

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

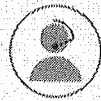
Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App




In-Store

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

Regular monthly charges		\$123.35
Comcast Business		\$104.90
Packaged services		\$94.95
Business Internet 35	\$94.95	
Discounts		-\$10.00
Automatic Payments Discount Including Paperless Billing	-\$10.00	
Comcast Business services		\$19.95
Static IP - 1	\$19.95	
Equipment & services		\$18.45
Equipment Fee Internet.	\$18.45	

What's included?

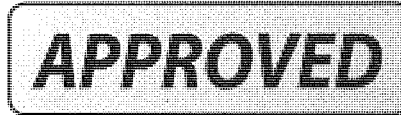
 **Internet:** Fast, reliable internet on our Gig-speed network

Visit business.comcast.com/myaccount for more details

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

East Coast Wells & Pump Service
 PO Box 860179
 St. Augustine, FL 32086-0179
 904 824-6630
 www.eastcoastwells.com
 eastcoastwells@gmail.com

INVOICE



Mark Johnson 09/14/21

DATE	INVOICE #
9/13/2021	40374

BILL TO:
 Tison's Landing Amenity Center
 c/o Vesta Property Services
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: 16529 TISONS BLUFF ROAD, JAX 32218		
	SERVICE CALL: - TROUBLESHOT - CHECKED AMPS & VOLTS ON MOTOR - NEEDS TO REPLACE PUMP, MOTOR & CONTROL BOX - PROVIDED QUOTE	80.00	80.00
1.5	LABOR PER HOUR	150.00	225.00

18% APR will be applied to any invoice not paid in full within 30 days. Visa or Mastercard Accepted	Total	\$305.00
*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE. *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS. *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.	Payments/Credits	\$0.00
	Balance Due	\$305.00



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

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04 Bill Date: 09/03/21

TOTAL SUMMARY OF CHARGES

Electric	520 592 4300	\$	1,619.58
Irrigation	43100		1,625.57
Sewer			674.95
Water			229.65

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

Total New Charges: \$ 4,149.75



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.

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Do not pay. AutoPay will process your payment on 09/27/21.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$4,126.69	-\$4,126.69	\$0.00	\$4,149.75	\$4,149.75

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: 09/03/21

Do not pay. AutoPay will process your payment on 09/27/21.

0000003

I=00000000



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

BILLING AND PAYMENT OPTIONS

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

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

MyBudget: With MyBudget, your bill is based on a rolling 1.2-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: 09/03/21	Cycle: 04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
15635 TISONS BLUFFRD	I	119.01	Irrigation 1 - Commercial	07/27/21 - 08/26/21	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370623	5328
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
					<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
					24000 GAL 30 Regular
15681 TISONS BLUFFRD	I	96.71	Irrigation 1 - Commercial	07/27/21 - 08/26/21	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		67370625	4194
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
					<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
					19000 GAL 30 Regular
16123 TISONS BLUFFRD	I	26.60	Irrigation 1 - Commercial	07/22/21 - 09/01/21	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		City of Jacksonville Franchise Fee		83726295	975
				83726295	0
					<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
					0 GAL 41 Regular
					0 GAL 0 Regular
16151 DOWING CREEK DR	I	87.79	Irrigation 1 - Commercial	07/27/21 - 08/26/21	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74534584	1715
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
					<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
					17000 GAL 30 Regular
16211 DOWING CREEK DR	I	194.82	Irrigation 1 - Commercial	07/27/21 - 08/26/21	Commercial Irrigation Service
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		74458033	6125
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
					<u>Consumption</u> <u>Days Billed</u> <u>Reading Type</u>
					41000 GAL 30 Regular

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
16303 HUNTERS HOLLOW TL	I	203.74	Irrigation 1 - Commercial	07/27/21 - 08/26/21	Commercial Irigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370633	4730	43000 GAL 30 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16316 MAGNOLIA GROVE WY	I	119.01	Irrigation 1 - Commercial	07/30/21 - 09/03/21	Commercial Irigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370626	6291	24000 GAL 35 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16331 TISONS BLUFF RD	I	101.17	Irrigation 1 - Commercial	07/27/21 - 08/26/21	Commercial Irigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370634	5279	20000 GAL 30 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16343 TISONS BLUFF RD	I	194.82	Irrigation 1 - Commercial	07/27/21 - 08/26/21	Commercial Irigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370632	8350	41000 GAL 30 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16356 MAGNOLIA GROVE WY APT IR01	I	132.39	Irrigation 1 - Commercial	07/30/21 - 08/30/21	Commercial Irigation Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)	67370624	4182	27000 GAL 31 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
16365 N MAIN ST APT SG01	E	66.06	Commercial - Electric	07/28/21 - 08/27/21	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.06447 per kWh)	24074025	14990	546 KWH 30 Regular
		Fuel Cost			
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			
16529 TISONS BLUFF RD	E	1,553.52	Commercial - Electric	07/28/21 - 08/27/21	General Service
Detail		Basic Monthly Charge	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Charges:		Energy Charge (\$0.06447 per kWh)	22968209	73588	14974 KWH 30 Regular
		Fuel Cost	22968209	37.20	37.20 KW 30 Regular
		Environmental Charge			
		City of Jacksonville Franchise Fee			
		Gross Receipts Tax			

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16529 TISONS BLUFFRD	S	674.95	Commercial - Water/Sewer	07/27/21 - 08/26/21	Commercial Sewer Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		105.75		87650993	1316	86000 GAL	30	Regular
		Sewer Usage Charge						
		517.72						
		Environmental Charge						
		31.82						
		City of Jacksonville Franchise Fee						
		19.66						
16529 TISONS BLUFFRD	W	229.65	Commercial - Water/Sewer	07/27/21 - 08/26/21	Commercial Water Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		63.00		87650993	1316	86000 GAL	30	Regular
		Water Consumption Charge						
		128.14						
		Environmental Charge						
		31.82						
		City of Jacksonville Franchise Fee						
		6.69						
261 BRADFORD LAKE CR	I	208.20	Irrigation 1 - Commercial	07/27/21 - 08/26/21	Commercial Irigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		18.90		81523391	3541	44000 GAL	30	Regular
		Tier 1 Consumption (1-14 kgal @ \$3.44)						
		48.17						
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		118.79						
		Environmental Charge						
		16.28						
		City of Jacksonville Franchise Fee						
		6.06						
79 BRADFORD LAKE CR	I	141.31	Irrigation 1 - Commercial	07/27/21 - 08/26/21	Commercial Irigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		18.90		83974232	1542	29000 GAL	30	Regular
		Tier 1 Consumption (1-14 kgal @ \$3.44)						
		48.17						
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		59.39						
		Environmental Charge						
		10.73						
		City of Jacksonville Franchise Fee						
		4.12						

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LawnBoy Lawn Services

PO Box 551203
Jacksonville, FL 32255



Mark Johnson 9/1/21

Invoice

Date	Invoice #
9/1/2021	7706

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	10/1/2021	CC Duval Property, ...

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services - August 2021	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



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 0687-001160629
Invoice Date August 16, 2021
Previous Balance \$585.63
Payments/Adjustments -\$585.63
Current Invoice Charges \$270.04

Total Amount Due \$270.04	Payment Due Date September 05, 2021
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PAYMENTS/ADJUSTMENTS

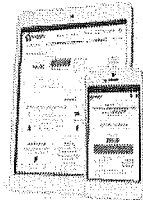
Description	Reference	Amount
Payment - Thank You 08/05	5555555	-\$585.63

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50 Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 09/01-09/30			\$161.66	\$161.66
Container Refresh 09/01-09/30		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$60.15
Total Franchise - Local				\$39.23
CURRENT INVOICE CHARGES				\$270.04

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 \$270.04
Payment Due Date September 05, 2021
Account Number 3-0687-0002027
Invoice Number 0687-001160629

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	



Invoice

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

Invoice # 389180
Date 8/31/2021
Terms
Due Date 9/30/2021
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			
T.HARDEN - LOWE'S - Hose handle			11.81
Total Billable Expenses			11.81

Total \$11.81



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

- SALE -

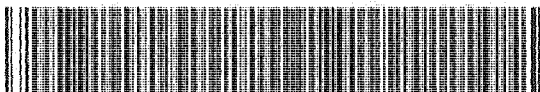
SALE#: FSTLANE1 13 TRANS#: 7971447 08-14-21

867967 3/4-IN QTR TRN HOSE BIBB 10.98

SUBTOTAL: 10.98
TAX: 0.83
INVOICE 07171 TOTAL: 11.81
AMEX: 11.81

AMEX: XXXXXXXXXXX1963 AMOUNT: 11.81 AUTHCD: 853125
CHIP REFID: 247207023552 08/14/21 16:03:58
APL: AMERICAN EXPRESS TVR: 000008000
AID: A00000025010801 ISI: E800
STORE: 2472 TERMINAL: 07 08/14/21 16:04:07

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

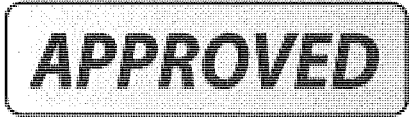
STORE MANAGER: JOSEPH WARD

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 O U R I D #071712 247222 260124 *
* *
* 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 08/14/21 16:04:07

East Coast Wells & Pump Service
 PO Box 860179
 St. Augustine, FL 32086-0179
 904 824-6630
 www.eastcoastwells.com
 eastcoastwells@gmail.com



Mark Johnson 09/21/21

INVOICE

DATE	INVOICE #
9/20/2021	40446

BILL TO:
 Tison's Landing Amenity Center
 c/o Vesta Property Services
 14530 Cherry Lake Drive East
 Jacksonville, FL 32258

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: 16529 TISONS BLUFF ROAD, JAX 32218		
	AS QUOTED: - PULLED & SET SUBMERSIBLE PUMP - REPLACED MOTOR, LIQUID END, WIRE & CAPACITORS - 6X3 FLOWING WELL HEAD IS GOOD - PIPE WAS CHECKED = GOOD	2,500.00	2,500.00
	MATERIAL: 7.5 HP MOTOR 70 GPM LIQUID END 63' - 10/3 SUB WIRE (2) START CAPACITORS	5,178.00	5,178.00

18% APR will be applied to any invoice not paid in full within 30 days.
 Visa or Mastercard Accepted

Total \$7,678.00

*ALL PUMPS CARRY A ONE YEAR MANUFACTURER'S WARRANTY. PARTS & LABOR ARE PROVIDED FREE OF CHARGE FOR A 30 DAY PERIOD FOLLOWING INSTALLATION. LABOR IS NOT COVERED UNDER WARRANTY AFTER THE FIRST 30 DAYS AND WILL BE BILLED AT THE CURRENT BUSINESS RATE.
 *ALL DISCREPANCIES MUST BE REPORTED WITHIN 10 DAYS.
 *REASONABLE COLLECTION & ATTORNEY'S FEES WILL BE ASSESSED TO ALL ACCOUNTS PLACED FOR COLLECTION.

Payments/Credits \$0.00

Balance Due \$7,678.00