

TISON'S LANDING
Community Development District

FEBRUARY 8, 2022

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

February 1, 2022

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

Dear Board Members:

The Tison's Landing Community Development District Board of Supervisors Meeting is scheduled for Tuesday, February 8, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218.
Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Acceptance of the Fiscal Year 2021 Audit Report
- IV. Discussion of Amenity Rules Relating to the Number of Facility Access Cards Issued to Residents and Non-Resident Members
- V. Discussion on Interior and Exterior Colors for Amenity Center and Gazebos
- VI. Discussion on Can Light Fixtures for Outside Patio and New Door Hardware
- VII. Consideration of Pool Chemical Provider
- VIII. Consideration of Entry Monument Landscape Plan / Renderings
- IX. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager – Report

- X. Supervisor Requests / Audience Comments
- XI. Approval of Consent Agenda
 - A. Minutes of the January 5, 2022 Meeting
 - B. Financial Statements
 - C. Check Register
- XII. Next Scheduled Meeting – Monday, March 14, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- XIII. Adjournment

THIRD ORDER OF BUSINESS

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 4, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

January 4, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tison's Landing Community Development District, Duval County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,717,555.
- The change in the District's total net position in comparison with the prior fiscal year was (\$84,251), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$525,180, an increase of \$52,372 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, assigned for capital reserves, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020
Assets, excluding capital assets	\$ 545,204	\$ 503,219
Capital assets, net of depreciation	10,749,069	11,109,970
Total assets	11,294,273	11,613,189
Deferred outflows of resources	21,145	22,481
Liabilities, excluding long-term liabilities	85,832	318,599
Long-term liabilities	4,512,031	4,515,265
Total liabilities	4,597,863	4,833,864
Net Position		
Net investment in capital assets	6,258,183	6,587,818
Restricted	211,075	18,042
Unrestricted	248,297	195,946
Total net position	\$ 6,717,555	\$ 6,801,806

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 979,949	\$ 910,969
Interest revenue	23	-
General revenues		
Miscellaneous	20,011	6,427
Unrestricted investment earnings	454	7,691
Total revenues	<u>1,000,437</u>	<u>925,087</u>
Expenses:		
General government	110,732	111,384
Physical environment	472,917	426,087
Culture/recreation	336,666	379,401
Interest on long-term debt	164,373	170,076
Total expenses	<u>1,084,688</u>	<u>1,086,948</u>
Change in net position	<u>(84,251)</u>	<u>(161,861)</u>
Net position - beginning	<u>6,801,806</u>	<u>6,963,667</u>
Net position - ending	<u>\$ 6,717,555</u>	<u>\$ 6,801,806</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,084,688. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous revenue. The increase in revenues over the prior fiscal year is primarily due to an increase in assessments and miscellaneous revenue. In total, expenses decreased slightly from the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$15,520,600 invested in capital assets. In the government-wide financial statements, depreciation of \$4,771,531 has been taken, which resulted in a net book value of \$10,749,069. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$4,540,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tison's Landing Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 15,994
Investments	222,558
Assessments receivable	75
Deposits and prepaids	29,694
Restricted assets:	
Investments	276,883
Capital assets:	
Nondepreciable	5,607,329
Depreciable, net	5,141,740
Total assets	<u>11,294,273</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	21,145
Total deferred outflows of resources	<u>21,145</u>
 LIABILITIES	
Accounts payable	20,024
Accrued interest payable	65,808
Non-current liabilities:	
Due within one year	220,000
Due in more than one year	4,292,031
Total liabilities	<u>4,597,863</u>
 NET POSITION	
Net investment in capital assets	6,258,183
Restricted for debt service	211,075
Unrestricted	248,297
Total net position	<u>\$ 6,717,555</u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense)</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Revenue and Changes in Net Position</u>
<u>Primary government:</u>				<u>Governmental Activities</u>
Governmental activities:				
General government	\$ 110,732	\$ 110,732	\$ -	\$ -
Physical environment	472,917	280,723	-	(192,194)
Culture/recreation	336,666	199,845	-	(136,821)
Interest on long-term debt	164,373	388,649	23	224,299
Total governmental activities	1,084,688	979,949	23	(104,716)
General revenues:				
Miscellaneous				20,011
Unrestricted investment earnings				454
Total general revenues				20,465
Change in net position				(84,251)
Net position - beginning				6,801,806
Net position - ending				\$ 6,717,555

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	\$ 15,994	\$ -	\$ 15,994
Investments	222,558	276,883	499,441
Accounts receivable	75	-	75
Deposits and prepaids	29,694	-	29,694
Total assets	<u>\$ 268,321</u>	<u>\$ 276,883</u>	<u>\$ 545,204</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 20,024	\$ -	\$ 20,024
Total liabilities	<u>20,024</u>	<u>-</u>	<u>20,024</u>
Fund balances:			
Nonspendable:			
Prepaids and deposits	29,694	-	29,694
Restricted for:			
Debt service	-	276,883	276,883
Assigned to:			
Capital reserves	130,663	-	130,663
Unassigned	87,940	-	87,940
Total fund balances	<u>248,297</u>	<u>276,883</u>	<u>525,180</u>
Total liabilities and fund balances	<u>\$ 268,321</u>	<u>\$ 276,883</u>	<u>\$ 545,204</u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds	\$	525,180
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	15,520,600		
Accumulated depreciation	<u>(4,771,531)</u>		10,749,069

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(65,808)		
Deferred amount on refunding	21,145		
Bonds payable	<u>(4,512,031)</u>		<u>(4,556,694)</u>
Net position of governmental activities		<u>\$</u>	<u>6,717,555</u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 591,300	\$ 388,649	\$ 979,949
Interest revenue	454	23	477
Miscellaneous revenues	20,011	-	20,011
Total revenues	611,765	388,672	1,000,437
EXPENDITURES			
Current:			
General government	110,732	-	110,732
Physical environment	283,304	-	283,304
Culture/recreation	127,371	-	127,371
Debt Service:			
Principal	-	225,000	225,000
Interest	-	163,651	163,651
Capital outlay	38,007	-	38,007
Total expenditures	559,414	388,651	948,065
Excess (deficiency) of revenues over (under) expenditures	52,351	21	52,372
Fund balances - beginning	195,946	276,862	472,808
Fund balances - ending	\$ 248,297	\$ 276,883	\$ 525,180

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 52,372
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(363,580)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	225,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as	
Loss on disposal of fixed assets	(4,999)
Amortization of deferred amount on refunding	(1,336)
Amortization of original issue discount/premium	(1,766)
Change in accrued interest	2,380
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	<u>7,678</u>
Change in net position of governmental activities	<u>\$ (84,251)</u>

See notes to the financial statements

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Tison's Landing Community Development District ("District") was established by Ordinance 2005-841 enacted by the City Council of Jacksonville, Florida, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes, effective August 23, 2005. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the “Uniform Method of Collection” under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30
Buildings and improvements	25
Equipment	10

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized cost	Credit Risk	Maturities
First American Government Oblig Fd Cl V	\$ 276,883	S&P AAAM	Weighted average of the fund portfolio: 14 days
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	222,558	S&P AAAM	Weighted average of the fund portfolio: 48 days
	<u>\$ 499,441</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2021, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 5,607,329	\$ -	\$ -	\$ 5,607,329
Total capital assets, not being depreciated	5,607,329	-	-	5,607,329
Capital assets, being depreciated				
Buildings	3,909,381	-	-	3,909,381
Infrastructure	5,688,380	-	-	5,688,380
Equipment	314,572	7,678	6,740	315,510
Total capital assets, being depreciated	9,912,333	7,678	6,740	9,913,271
Less accumulated depreciation for:				
Buildings	2,027,761	138,385	-	2,166,146
Infrastructure	2,253,265	189,613	-	2,442,878
Equipment	128,666	35,582	1,741	162,507
Total accumulated depreciation	4,409,692	363,580	1,741	4,771,531
Total capital assets, being depreciated, net	5,502,641	(355,902)	4,999	5,141,740
Governmental activities capital assets, net	\$ 11,109,970	\$ (355,902)	\$ 4,999	\$ 10,749,069

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 189,613
Culture/recreation	173,967
	<u>\$ 363,580</u>

NOTE 6 – LONG TERM LIABILITIES

Series 2016

On August 1, 2016, the District issued \$4,520,000 of Senior Special Assessment Revenue Refunding and Improvement Bonds, Series 2016A-1, with interest rates of 2% to 3.125% and \$1,135,000 of Subordinate Special Assessment Revenue Refunding and Improvement Bonds, Series 2016A-2, with a fixed interest rate of 4.7%. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017 through May 1, 2037.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 4,765,000	\$ -	\$ 225,000	\$ 4,540,000	\$ 220,000
Less: Original Issuance Discount	(29,735)	-	(1,766)	(27,969)	-
Total	<u>\$ 4,735,265</u>	<u>\$ -</u>	<u>\$ 223,234</u>	<u>\$ 4,512,031</u>	<u>\$ 220,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 220,000	\$ 157,936	\$ 377,936
2023	225,000	152,456	377,456
2024	235,000	146,506	381,506
2025	240,000	139,831	379,831
2026	245,000	132,646	377,646
2027-2031	1,365,000	532,971	1,897,971
2032-2036	1,640,000	263,313	1,903,313
2037	370,000	14,200	384,200
Total	<u>\$ 4,540,000</u>	<u>\$ 1,539,859</u>	<u>\$ 6,079,859</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 – CLAIMS & CONTINGENCIES

In January 2021, a claim was submitted to the District regarding injuries sustained while using the District's amenity center gym. The claim has been forwarded to the District's insurance carrier and is currently under investigation by the adjuster.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 588,517	\$ 591,300	\$ 2,783
Interest	4,000	454	(3,546)
Miscellaneous income	5,000	20,011	15,011
Total revenues	<u>597,517</u>	<u>611,765</u>	<u>14,248</u>
EXPENDITURES			
Current:			
General government	104,517	110,732	(6,215)
Physical environment	287,849	283,304	4,545
Culture/recreation	200,151	127,371	72,780
Capital outlay	5,000	38,007	(33,007)
Total expenditures	<u>597,517</u>	<u>559,414</u>	<u>38,103</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	52,351	<u>\$ 52,351</u>
Fund balance - beginning		<u>195,946</u>	
Fund balance - ending		<u>\$ 248,297</u>	

See notes to required supplementary information

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

Element	Comments
Number of district employees compensated at 9/30/2021	4
Number of independent contractors compensated in September 2021	21
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$7,757
Independent contractor compensation for FYE 9/30/2021	\$557,640
Construction projects to begin on or after October 1; (>\$65K)	NONE
Budget variance report	See page 23 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$935.64
	Debt service - \$417.64 - 946.48
Special assessments collected FYE 9/30/2021	\$1,008,896.00
Outstanding Bonds:	
Series 2016, due May 1, 2037,	see Note 6 for details



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
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www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 4, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

January 4, 2022



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

We have examined Tison's Landing Community Development District, Duval County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tison's Landing Community Development District, Duval County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

January 4, 2022



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Tison's Landing Community Development District
Duval County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tison's Landing Community Development District, Duval County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated January 4, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 4, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tison's Landing Community Development District, Duval County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tison's Landing Community Development District, Duval County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

January 4, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2020-01: Budget

Current Status: Matter was resolved in the current year.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SIXTH ORDER OF BUSINESS



1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Tison Landing CDD

Attn M Johnson -Management
Re:electrical repairs -16529 Tison Bluff Rd
1 13 22

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

>labor and materials to replace 47 -8" can lights with LED lenses at the front and rear patios of the amenities center bldg
>clean up job and haul away debris

Total price -\$9,220.00

Approved _____ print _____
904 402 6561
Scott Haines
904 402 6561

Beaches Electrical Service Inc.

214 Cokesbury Ct.

Green Cove Springs, FL 32043

US

(904)629-3182

beacheselectricalserviceinc@gmail.com

<https://beacheselectricalserviceinc.com>

Proposal

**ADDRESS**

Tisons Landing CDD
 16529 Tisons Bluff Rd.
 Jacksonville., FL 32218

SHIP TO

Tisons Landing CDD
 16529 Tisons Bluff Rd.
 Jacksonville., FL 32218

PROPOSAL #	DATE	
2527	01/22/2022	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	16 Electrical & Lighting	Swap out exiting 8" fluorescent recess trims with LED retrofit trims	47	145.00	6,815.00
	16 Electrical & Lighting	Add 1 120 volt GFI receptacle at the tennis gazebo	1	250.00	250.00
	16 Electrical & Lighting	Add 1 120 volt GFI receptacle at the volleyball gazebo	1	2,250.00	2,250.00

Payment is due upon completion.

TOTAL**\$9,315.00**

Total includes materials, labor and tax. 1 year warranty

Accepted By

Accepted Date

VISIT OUR WEBSITE
<https://beacheselectricalserviceinc.com>

(904) 629-3182 MAIN
 (904) 406-0603 FAX

NINTH ORDER OF BUSINESS

D.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 01-25-22

Submitted by: Dana Harden

SPECIAL EVENTS UPDATE:

- February 5 will be our Adult Couples Valentine's Day dinner. We have a live band, The Willow Sisters, a photo booth, and food will be catered by Olive Garden.
- Bagel mornings continue to be actively participated in with residents enjoying the different days. Saturday mornings have been our largest attendance.
- Residents have enjoyed the new website and the ability to reserve the clubhouse online and check dates.

FOOD TRUCKS:

- We have been having a Food Trucks come every Friday. The food trucks have had a good turnout. Residents are happy with the ability to order ahead and have it ready when they arrive.

UPCOMING EVENTS UPDATE:

- Paint night will be held on February 10. Residents can get artsy at the amenity center as they paint a Valentine themed canvas.
- March 14 we will celebrate Pi Day with pies at the amenity center.
- March 19 will be our annual Easter Celebration.
- Spring garage sales will be held on April 9.

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



E.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Date of Report: 01/25/22

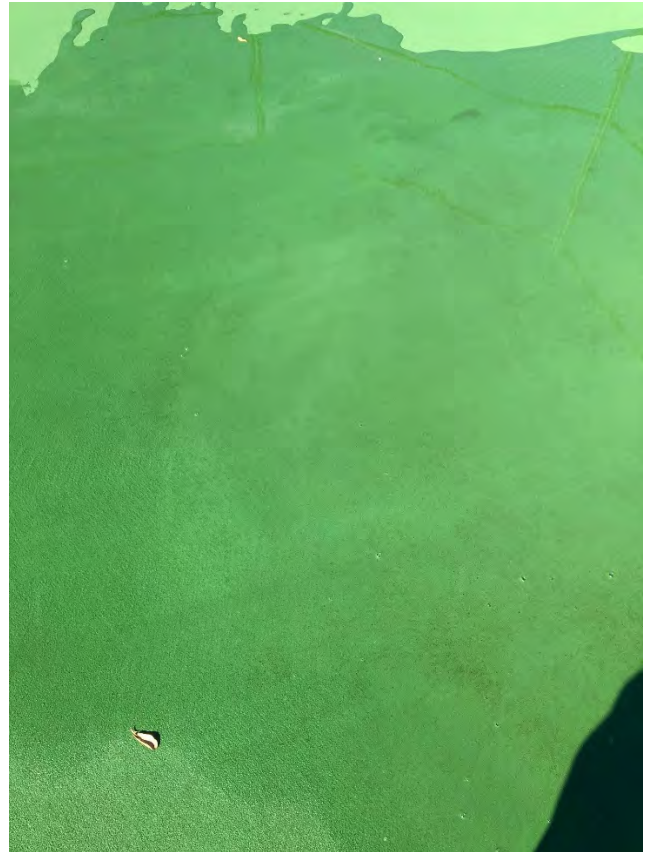
Submitted by: Mark Johnson

Amenity Center Tennis Courts

I had identified some spots on courts that had mold spots, I cleaned spots and now looking back to new again.



Before



After

Amenity Center Social Hall

I have repainted all baseboards and trim inside social hall, new door stops and had tile and grout cleaned.



Before



After



Life Rings at Pool

I have replaced the life rings at pool to give us a fresher clean look.



Before



After

Tether Ball relocated

I have relocated the tether ball to inside the fence line of the playground.



Lawn Boy Update

Lawn Boy has continued to keep the grounds in great shape, they have identified some broken irrigation heads and made necessary repairs.

The Lake Doctors

The Lake Doctors have been out for regular lake maintenance.

Agrowpro

Has been out and treated for regular service

Updates

- Parking Lot light has been repaired and working normally.
- Monument Sign installation is complete and stone work is estimated to be done by Feb 15.
- Elliptical machines have been repaired and are now working properly.
- Pressure washing of pool deck has started

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



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, January 5, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

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

The following is a summary of the discussions and actions taken at the January 5, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Proposals for Painting of
the Exterior of the Amenity Facilities**

Mr. Torres informed the Board that he reviewed the capital reserve study for the CDD, and it has the painting of the amenity facilities scheduled for 2023 to 2024 at an estimated cost of \$5,000, which is undervalued. He also noted the current balance of the capital reserve fund is \$110,000 and once the amount budgeted for this year is transferred it will increase to \$155,000.

Mr. Johnson gave an overview of the proposals received from Ace Painting & Maintenance, Inc. and Halls Quality Painting totaling \$39,750 and \$49,525 respectively. He noted his preference of Ace Painting & Maintenance, Inc. as they provide a 10-year warranty on the exterior of the building and a 5-year warranty on the roof. He noted neither company would warranty the painting of the floor of the breezeway and back patio due to normal wear and tear. A third proposal will be submitted to Mr. Johnson next week and Shark Coatings will be providing a quote on a hard floor surface. The Board opted to discuss the paint colors at the February meeting and made the following motion to approve Ace Painting's proposal for painting of all areas except the floor. Mr. Knight will draft a formal agreement for the project.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the proposal from Ace Painting & Maintenance, Inc. excluding painting of the floor for a total of \$38,250 was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Amenity Manager - Report

Ms. Harden gave the Board an overview of her report, a copy of which was included in the agenda package. She introduced the new lifestyle website, www.yellowblufflanding.com, and gave a brief overview of information that can be found on the website such as HOA information, community event dates, clubhouse rental information, amenity center forms and community rules. She noted she's waiting for the app to be finalized before she directs the residents to the website.

Ms. Henninger joined the meeting at this time.

E. Field Operations Manager - Report

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

FIFTH ORDER OF BUSINESS**Supervisor Requests / Audience Comments**

There were no audience comments.

Supervisor Requests

Mr. Richardson suggested the Board look at improving the landscaping around the entry monuments and islands with something that looks cleaner and requires less maintenance. He offered to provide a rendering for the board to consider.

Ms. Waldhauer suggested the Board look at increasing the number of access cards allowed per family. Discussion on this item will be added to the February agenda.

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

- A. Minutes of the December 7, 2021 Meeting**
- B. Financial Statements**
- C. Check Register**

Mr. Torres gave a brief overview of the financials noting the check register totals \$93,287.92.

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

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Tuesday,
February 8, 2022 at 6:00 p.m. at the Yellow
Bluff Amenity Center**

EIGHTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing

Community Development District

Unaudited Financial Statements
as of
December 31, 2021

Board of Supervisors Meeting
February 8, 2022

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET

December 31, 2021

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$34,800	---	\$10,350	\$45,149
Accounts Receivable	\$125		---	\$125
Due From Other Funds	---	\$10,467	---	\$10,467
Investments:				
SBA-Surplus Funds	\$581,943	---	\$99,695	\$681,638
Series 2016-1				
Reserve	---	\$149,263	---	\$149,263
Revenue	---	\$363,425	---	\$363,425
Prepayment	---	\$0	---	\$0
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,223	---	\$42,223
Prepayment	---	\$890	---	\$890
Deposits	\$4,202	---	---	\$4,202
Prepaid Expenses	\$948	---	---	\$948
TOTAL ASSETS	<u>\$622,019</u>	<u>\$566,271</u>	<u>\$110,044</u>	<u>\$1,298,334</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$19,049	---	---	\$19,049
Accrued Expenditures	\$948	---	---	\$948
Due to other Funds	\$10,467	---	---	\$10,467
TOTAL LIABILITIES	<u>\$30,464</u>	<u>\$0</u>	<u>\$0</u>	<u>\$30,464</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$5,151	---	---	\$5,151
Restricted for:				
Debt service	---	\$566,271	---	\$566,271
Assigned for Capital Projects			\$110,044	\$110,044
Unassigned	\$586,404	---	---	\$586,404
TOTAL FUND BALANCES	<u>\$591,555</u>	<u>\$566,271</u>	<u>\$110,044</u>	<u>\$1,267,870</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$622,019</u>	<u>\$566,271</u>	<u>\$110,044</u>	<u>\$1,298,334</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$648,742	\$634,161	\$634,161	\$0
Clubhouse Income	\$2,000	\$500	\$3,690	\$3,190
HOA Revenues	\$1,500	\$375	\$0	(\$375)
Interest Income	\$200	\$50	\$48	(\$2)
Miscellaneous Revenues	\$0	\$0	\$104	\$104
TOTAL REVENUES	\$652,442	\$635,086	\$638,003	\$2,918
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$3,000	\$2,600	\$400
FICA Taxes	\$536	\$230	\$199	\$31
Engineering Fees	\$3,000	\$750	\$0	\$750
Architecture Services	\$25,000	\$6,250	\$0	\$6,250
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$250	\$350	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$3,750	\$5,160	(\$1,410)
Annual Audit	\$3,600	\$2,500	\$2,500	\$0
Management Fees	\$50,000	\$12,500	\$12,500	(\$0)
Computer Time/information Technology	\$1,200	\$300	\$300	\$0
Telephone	\$100	\$25	\$84	(\$59)
Postage	\$1,000	\$250	\$8	\$242
Printing & Binding	\$2,000	\$500	\$51	\$449
Insurance	\$9,317	\$9,317	\$9,080	\$237
Legal Advertising	\$1,000	\$250	\$680	(\$430)
Other Current Charges	\$1,000	\$250	\$273	(\$23)
Website Administration	\$1,200	\$300	\$300	\$0
Website Lifestyle	\$3,000	\$1,750	\$1,750	\$0
Office Supplies	\$500	\$125	\$6	\$119
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$133,053	\$48,697	\$42,234	\$6,463
<u>Field:</u>				
Insurance (Property)	\$14,600	\$14,600	\$14,389	\$211
Field Management & Administration (Vesta)	\$28,608	\$7,152	\$7,152	\$0
Security Camera Monitoring (Envera)	\$23,463	\$8,083	\$8,083	\$0
Landscape Maintenance (LawnBoy)	\$49,100	\$12,275	\$12,273	\$2
Landscape Mulch	\$15,000	\$2,553	\$2,553	\$0
Landscape Fertilization (Agro Pro)	\$17,900	\$4,475	\$4,475	\$0
Landscape Contingency	\$7,500	\$1,875	\$200	\$1,675

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<u>Field: (continued)</u>				
Irrigation Maintenance	\$5,625	\$1,406	\$1,324	\$83
Lake Maintenance (The Lake Doctor)	\$10,840	\$2,412	\$2,412	\$0
Utilities-Cable (Comcast)	\$1,680	\$420	\$370	\$50
Utilities-Electric (JEA)	\$1,200	\$300	\$238	\$62
Utilities-Irrigation (JEA)	\$32,000	\$8,000	\$5,511	\$2,489
Refuse Service (Republic Services)	\$4,200	\$1,050	\$2,369	(\$1,319)
Repairs and Maintenance	\$20,000	\$5,000	\$3,608	\$1,392
Contingency	\$1,000	\$1,000	\$1,709	(\$709)
Capital Outlay	\$5,000	\$0	\$0	\$0
Capital Reserve	\$40,000	\$0	\$0	\$0
TOTAL FIELD	\$277,716	\$70,601	\$66,664	\$3,936
<u>Amenity</u>				
Amenity Manager (Vesta)	\$92,783	\$23,196	\$23,196	(\$0)
Pool Maintenance (Vesta)	\$27,332	\$6,833	\$6,833	\$0
Pool Repair	\$3,000	\$750	\$9	\$741
Pool Chemicals (Vesta)	\$9,211	\$2,303	\$2,303	\$0
Permit Fees	\$600	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$5,520	\$1,380	\$1,355	\$25
Utilities-Electric (JEA)	\$18,800	\$4,700	\$3,940	\$760
Utilities-Water/Sewer (JEA)	\$10,000	\$2,500	\$2,144	\$356
Repairs and Maintenance	\$17,000	\$4,250	\$1,213	\$3,037
Janitorial Maintenance (Vesta)	\$28,041	\$7,010	\$7,010	\$0
Janitorial Supplies (Vesta)	\$3,386	\$847	\$847	(\$0)
Special Events	\$20,000	\$4,770	\$4,770	\$0
Amenity Supplies	\$5,000	\$1,250	\$695	\$555
Contingency	\$1,000	\$250	\$0	\$250
TOTAL AMENITY	\$241,673	\$60,038	\$54,315	\$5,723
TOTAL EXPENDITURES	\$652,442	\$179,335	\$163,213	\$16,122
Excess (deficiency) of revenues over (under) expenditures	\$0	\$455,750	\$474,790	\$19,040
Net change in fund balance	\$0	\$455,750	\$474,790	\$19,040
FUND BALANCE - Beginning	\$0		\$116,765	
FUND BALANCE - Ending	\$0		\$591,555	

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/21</u>	<u>ACTUAL THRU 12/31/21</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$25	\$32	\$7
Capital Reserve-Transfer In	\$45,000	\$0	\$0	\$0
TOTAL REVENUES	<u>\$45,100</u>	<u>\$25</u>	<u>\$32</u>	<u>\$7</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$100,000	\$8,333	\$21,398	(\$13,064)
Miscellaneous Services	\$800	\$200	\$123	\$77
TOTAL EXPENDITURES	<u>\$100,800</u>	<u>\$8,533</u>	<u>\$21,521</u>	<u>(\$12,987)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$55,700)</u>	<u>(\$8,508)</u>	<u>(\$21,489)</u>	<u>(\$12,981)</u>
Net change in fund balance	<u>(\$55,700)</u>	<u>(\$8,508)</u>	<u>(\$21,489)</u>	<u>(\$12,981)</u>
FUND BALANCE - Beginning	\$119,409		\$131,533	
FUND BALANCE - Ending	<u>\$63,709</u>		<u>\$110,044</u>	

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$373,351	\$373,351	\$0
Interest Income	\$0	\$0	\$6	\$6
TOTAL REVENUES	\$382,996	\$373,351	\$373,357	\$6
<u>EXPENDITURES</u>				
<u>Series 2016-1</u>				
Interest - 11/01	\$57,701	\$57,701	\$57,701	\$0
Special Call -11/01	\$0	\$0	\$5,000	(\$5,000)
Interest - 05/01	\$57,701	\$0	\$0	\$0
Principal - 05/01	\$180,000	\$0	\$0	\$0
<u>Series 2016-2</u>				
Interest - 11/01	\$21,268	\$21,268	\$21,268	\$0
Interest - 05/01	\$21,268	\$0	\$0	\$0
Principal - 05/01	\$40,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$377,936	\$78,968	\$83,968	(\$5,000)
Excess (deficiency) of revenues over (under) expenditures	\$5,060	\$294,383	\$289,389	(\$4,994)
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In / (Out)	\$0	\$0	\$0	\$0
Total Other Financing Sources/(Uses)	\$0	\$0	\$0	\$0
Net change in fund balance	\$5,060	\$294,383	\$289,389	(\$4,994)
FUND BALANCE - Beginning	\$80,981		\$276,882	
FUND BALANCE - Ending	\$86,041		\$566,271	

**TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2022**

Series 2016A-1, Senior Special Assessment Revenue Refunding and Improvement Bonds		
Interest Rate:	2.000%	
Maturity Date:	5/1/2022	\$180,000.00
Interest Rate:	2.200%	
Maturity Date:	5/1/2023	\$185,000.00
Interest Rate:	2.400%	
Maturity Date:	5/1/2024	\$190,000.00
Interest Rate:	2.600%	
Maturity Date:	5/1/2025	\$195,000.00
Interest Rate:	2.875%	
Maturity Date:	5/1/2026	\$200,000.00
Interest Rate:	3.000%	
Maturity Date:	5/1/2027	\$205,000.00
Interest Rate:	3.125%	
Maturity Date:	5/1/2028	\$210,000.00
Interest Rate:	3.375%	
Maturity Date:	5/1/2029 - 5/1/2032	\$925,000.00
Interest Rate:	3.600%	
Maturity Date:	5/1/2033 - 5/1/2037	\$1,345,000.00
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2021		\$3,635,000.00
	May 1, 2022 (Mandatory)	\$0.00
Current Bonds Outstanding		\$3,635,000.00
Series 2016A-2, Subordinate Special Assessment Revenue Refunding and Improvement Bonds		
Interest Rate:	4.700%	
Maturity Date:	5/1/2037	
Reserve Fund Requirement:	50% Max Annual Debt Service	
Bonds outstanding - 09/30/2021		\$905,000.00
	May 1, 2022 (Mandatory)	\$0.00
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 2022

OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEP 2022	TOTAL
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Revenues

Maintenance Assessments - Tax Roll	\$0	\$22,951	\$611,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$634,161
Clubhouse Income	\$0	\$1,660	\$2,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,690
HOA Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$5	\$3	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48
Miscellaneous Revenues	\$0	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104

Total Revenues

\$5	\$24,718	\$613,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$638,003
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Administrative:

Supervisor Fees	\$1,000	\$800	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
FICA Taxes	\$77	\$61	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$199
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Architecture Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage Rebate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$183	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350
Trustee Fees	\$0	\$3,717	\$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	\$2,500
Attorney Fees	\$2,778	\$1,714	\$669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,160
Annual Audit	\$0	\$1,000	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Management Fees	\$4,167	\$4,167	\$4,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,500
Computer Time/information Technology	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
Telephone	\$9	\$0	\$76	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84
Postage	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Printing & Binding	\$17	\$9	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51
Insurance	\$9,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,080
Legal Advertising	\$207	\$377	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$680
Other Current Charges	\$112	\$103	\$57	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$273
Website Administration	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
Website Lifestyle	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
Office Supplies	\$0	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

TOTAL ADMINISTRATIVE

\$22,078	\$12,232	\$7,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,234
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Tison's Landing
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2022

OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEP 2022	TOTAL
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FIELD:

Insurance (Property)	\$14,389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,389
Field Management & Administration (Vesta)	\$2,384	\$2,384	\$2,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,152
Security Camera Monitoring (Envera)	\$2,083	\$1,956	\$4,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,083
Landscape Maintenance (LawnBoy)	\$4,091	\$4,091	\$4,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,273
Landscape Mulch	\$1,755	\$798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,553
Landscape Fertilization (Agro Pro)	\$1,492	\$1,492	\$1,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,475
Landscape Contingency	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Irrigation Maintenance	\$0	\$1,324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,324
Lake Maintenance (The Lake Doctor)	\$804	\$804	\$804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,412
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$370
Utilities-Electric (JEA)	\$48	\$87	\$102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238
Utilities-Irrigation (JEA)	\$1,763	\$1,941	\$1,807	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,511
Refuse Service (Republic Services)	\$1,474	\$619	\$276	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,369
Repairs and Maintenance	\$1,787	\$1,131	\$690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,608
Contingency	\$1,500	\$209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,709
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL FIELD	\$33,893	\$16,959	\$15,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,664

Amenity

Amenity Manager (Vesta)	\$7,732	\$7,732	\$7,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,196
Pool Maintenance (Vesta)	\$2,278	\$2,278	\$2,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,833
Pool Repair	\$0	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
Pool Chemicals (Vesta)	\$768	\$768	\$768	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,303
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$452	\$452	\$452	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,355
Utilities-Electric (JEA)	\$1,312	\$1,293	\$1,335	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,940
Utilities-Water/Sewer (JEA)	\$692	\$718	\$735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,144
Repairs and Maintenance	\$0	\$149	\$1,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,213

Tison's Landing
Community Development District
General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2022

	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEP 2022	TOTAL
Amenity (continued)													
Janitorial Maintenance (Vesta)	\$2,337	\$2,337	\$2,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,010
Janitorial Supplies (Vesta)	\$282	\$282	\$282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$847
Special Events	\$2,899	\$762	\$1,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,770
Amenity Supplies	\$491	\$175	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$695
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AMENITY	\$19,243	\$16,954	\$18,119	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,315
Total Expenditures	\$75,215	\$46,144	\$41,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163,213
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$75,210)	(\$21,426)	\$571,607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$474,790

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts Duval County
Fiscal Year 2022

ASSESSED THROUGH DUVAL COUNTY

gross	\$701,345.20	\$412,903.60	\$1,114,248.80
net	\$648,742.00	\$381,935.83	\$1,030,677.83
	62.94%	37.06%	100.00%

DATE	DESCRIPTION	AMOUNT	DISCOUNTS/P ENALTIES	Commssion	Prop Appraiser	NET RECEIPTS	General Fund - O&M	Debt Service Fund - Series 2016-1 & 2	Total
11/10/21	10/01-10/31/21	\$1,395.79	\$73.27	\$26.85	\$19.44	\$1,276.23	\$803.30	\$472.93	\$1,276.23
11/19/21	11/01-11/15/21	\$37,982.38	\$1,519.31	\$740.20	\$536.01	\$35,186.86	\$22,147.78	\$13,039.08	\$35,186.86
12/06/21	11/16-11/21/21	\$99,469.28	\$3,978.76	\$1,938.46	\$1,403.71	\$92,148.35	\$58,001.16	\$34,147.19	\$92,148.35
12/08/21	11/23-11/30/21	\$137,704.12	\$5,508.14	\$2,683.58	\$1,943.28	\$127,569.12	\$80,296.13	\$47,272.99	\$127,569.12
12/09/21	11/22-11/22/21	\$780,532.08	\$31,221.45	\$15,211.00	\$11,014.87	\$723,084.76	\$455,132.96	\$267,951.80	\$723,084.76
12/22/21	12/01-12/16/21	\$30,486.72	\$1,215.68	\$594.20	\$430.28	\$28,246.56	\$17,779.30	\$10,467.26	\$28,246.56
TOTAL		\$1,087,570.37	\$43,516.61	\$21,194.29	\$15,347.59	\$1,007,511.88	\$634,160.63	\$373,351.25	\$1,007,511.88

YTD Collected %	97.61%	97.61%	97.61%
YTD Outstanding	\$16,793.19	\$9,886.14	\$26,679.33
YTD Gross collected	\$684,552.01	\$403,017.46	\$1,087,569.47
-Discount/Penalties	\$27,390.76	\$16,125.81	\$43,516.57
-Commission	\$13,340.37	\$7,853.90	\$21,194.27
-Prop Appraiser	\$9,660.27	\$5,687.31	\$15,347.58
YTD Net collected	\$634,160.60	\$373,350.44	\$1,007,511.04

Assessed on Roll:

GROSS AMOUNT			ASSESSMENTS		AMOUNT
ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.	
O & M	\$701,345	62.94%	\$634,161	(\$634,161)	\$0.00
DS	\$412,904	37.06%	\$373,351	(\$373,351)	\$0.00
001.300.20700.10200 V#38					
TOTAL	\$1,114,249	100.00%	\$1,007,513	(\$1,007,513)	\$0.00

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	AMOUNT
12/17/2021	2942	\$362,883.99
1/14/2022	2960	\$10,467.26
TOTAL		\$373,351.25
Amount due:		\$0.00

C.

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

12/25/21 - 1/25/22

<u>Date</u>	<u>Check Numbers</u>	<u>Amount</u>
General Fund		
12/31/2021	2862	(\$541.00)
12/25/2021	2944-2946	\$17,386.96
12/28/2021	2947	\$1,716.00
1/5/2022	2948-2956	\$7,470.86
1/12/2022	2957-2958	\$4,550.00
1/14/2022	2960	\$10,467.26
1/25/2022	2961-2968	\$28,818.74
	total	<u>\$69,868.82</u>
Capital Reserve		
01/19/22	39	\$3,825.00
01/25/22	40	\$5,700.00
	total	<u>\$9,525.00</u>
Total		<u><u>\$79,393.82</u></u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/31/21	00081	7/31/21 170107	202112 310-51300-31500	LEGAL SV THRU 7/31/21	V	541.00-	
BILLING, COCHRAN, LYLES, MAURO & RAMSE							541.00-002862
12/25/21	00157	11/01/21 391055	202111 320-57200-45105	NOV 21- AMENITY MANAGER	*	7,731.95	
		11/01/21 391055	202111 320-57200-46400	NOV 21- POOL MAINT	*	2,277.63	
		11/01/21 391055	202111 320-57200-46500	NOV 21- POOL CHEMICALS	*	767.55	
		11/01/21 391055	202111 320-53800-34400	NOV 21- FIELD MGMT/ADMIN	*	2,383.99	
		11/01/21 391055	202111 320-57200-46601	NOV 21- JANITORIAL MAINT	*	2,336.75	
		11/01/21 391055	202111 320-57200-46602	NOV 21- JANITORIAL SUPL	*	282.19	
		11/30/21 393227	202111 320-53800-46000	PROT BOOTS/ACID	*	80.14	
		11/30/21 393227	202111 320-53800-46000	UTILITY LIGHTS/MULIT USE	*	73.77	
		11/30/21 393227	202111 320-53800-46000	TARP AND GAS CAN	*	65.85	
		11/30/21 393227	202111 320-53800-46000	REELS/STACK PRESS WASH	*	520.67	
		11/30/21 393227	202111 320-53800-46000	GALO GUN CARTRIDGES	*	30.40	
		11/30/21 393227	202111 320-53800-46000	WATERING CAN	*	29.07	
		11/30/21 393227	202111 320-57200-52000	GALO GUN FOR A/C DRAIN LI	*	28.84	
		11/30/21 393227	202111 320-53800-46000	TELESCOPING HANDLE	*	26.42	
		11/30/21 393227	202111 320-53800-46000	FUEL PRESS WASH GATE	*	24.58	
VESTA PROPERTY SERVICE INC.							16,659.80 002944
12/25/21	00030	11/25/21 84957412	202112 320-57200-41050	TV/INTERNET 12/4-1/3/22	*	451.58	
COMCAST (AUTO PAY)							451.58 002945
12/25/21	00077	11/16/21 0687-001	202112 320-53800-43200	WASTE 12/1-12/31/21	*	275.58	
REPUBLIC SERVICES #687 (AUTO PAY)							275.58 002946
12/28/21	00152	12/03/21 44846100	202111 320-57200-52000	REPL LETTERS FOR SIGNS	*	119.37	

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/03/21		44846100	202111 320-57200-46000	FOOD FOR VOLONTEERS	*	95.71	
12/03/21		44846100	202111 320-53800-46204	MULCH	*	798.00	
12/03/21		44846100	202111 320-57200-46000	FOOD FOR VOLONTEERS	*	52.91	
12/03/21		44846100	202111 320-57200-49400	CHRISTMAS SUPPLIES	*	74.18	
12/03/21		44846100	202111 320-57200-49400	CHRISTMAS SUPPLIES	*	80.57	
12/03/21		44846100	202111 320-57200-49400	CHRISTMAS SUPPLIES	*	77.45	
12/03/21		44846100	202111 320-57200-49400	PHOTO BCKDROP/STAND	*	148.74	
12/03/21		44846100	202111 320-57200-49400	ELF CUSTOME	*	19.34	
12/03/21		44846100	202111 320-57200-49400	LAMINATING SHEETS	*	15.04	
12/03/21		44846100	202111 320-57200-49400	CHRISTMAS LIGHT	*	117.74	
12/03/21		44846100	202111 320-57200-49400	CHRISTMAS DECOR	*	134.74	
12/03/21		44846100	202111 320-57200-49400	CHRISTMAS DECOR	*	94.60	
12/03/21		44846100	202111 300-36900-10000	WF CASH BACK	*	104.33-	
12/20/21		12202021	202112 320-57200-49400	AMAZON REFUND	*	8.06-	
WELLS FARGO CREDIT CARD (AUTO PAY)							1,716.00 002947
1/05/22	00172	1/01/22 20686	202201 320-53800-34502	ACC SOOR/CONTR 1/1-1/31	*	60.00	
ALPHA DOG AUDIO VIDEO SECURITY							60.00 002948
1/05/22	00081	11/30/21 172443	202111 310-51300-31500	LEGAL SV THRU 11/30/21	*	1,713.50	
BILLING, COCHRAN, LYLES, MAURO & RAMSE							1,713.50 002949
1/05/22	00012	12/27/21 21-08703	202112 310-51300-48000	NOTICE BOARD MEETING	*	96.50	
DAILY RECORD + OBSERVER LLC							96.50 002950
1/05/22	00013	1/03/22 21836	202201 310-51300-32200	AUDIT FY 2021	*	500.00	
GRAU AND ASSOCIATES							500.00 002951
TISO TISON				TCESSNA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/25/22	00030	12/25/21 84957412	202201 320-57200-41050	TV/INTERNET 1/4-2/3/22	*	464.51	
		12/28/21 84957412	202201 320-53800-41050	MAIN GATE 1/2-2/1/22	*	123.35	
				COMCAST (AUTO PAY)			587.86 002963
1/25/22	00169	1/03/22 710807	202202 320-57200-34502	ENTR2 VIDEO 2/1-2/28/22	*	230.61	
		1/03/22 710808	202202 320-57200-34502	UTILIY VIDEO 2/1-2/28/22	*	388.21	
		1/03/22 710809	202202 320-57200-34502	ENTR1 VIDEO 2/1-2/28/22	*	329.27	
				ENVERA HIDDEN EYES LLC			948.09 002964
1/25/22	00015	1/03/22 89708215	202112 320-53800-43000	ELECTRIC 11/28-12/28/21	*	102.17	
		1/03/22 89708215	202112 320-57200-43000	ELECTRIC 11/28-12/28/21	*	1,334.55	
		1/03/22 89708215	202112 320-53800-43100	IRRIGAION 11/28-12/28/21	*	1,807.15	
		1/03/22 89708215	202112 320-57200-43100	SEWER 11/28-12/28/21	*	543.31	
		1/03/22 89708215	202112 320-57200-43100	WATER 11/28-12/28/21	*	191.33	
				JEA (AUTO PAY)			3,978.51 002965
1/25/22	00052	1/09/22 7847	202112 320-53800-46200	DEC 21- LAWN MAINT	*	4,091.00	
				LAWNBOY LAWN SERVICES, INC.			4,091.00 002966
1/25/22	00082	1/12/22 17275A	202201 320-57200-46000	UPPER CONTROL ASSY	*	351.15	
				SOUTHEAST FITNESS REPAIR			351.15 002967
1/25/22	00157	12/31/21 394438	202112 320-53800-46000	ELECTRICAL SCREWDRIVER	*	76.21	
		12/31/21 394438	202112 320-53800-46000	CIRCLE K FUEL FOR BLOWER	*	14.76	
		12/31/21 394438	202112 320-53800-46000	QUICK CONNECT EXTENSION	*	63.73	
		12/31/21 394438	202112 320-53800-46000	BATTERIES /EXTENSION CORD	*	94.05	
		12/31/21 394438	202112 320-53800-46000	GFI RECEPTACLE	*	131.67	
		1/01/22 393329	202201 320-57200-45105	JAN 22- AMENTIY MANAGER	*	7,731.95	

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/01/22	393329	JAN 22-	202201 320-57200-46400	POOL MAINT	*	2,277.63	
1/01/22	393329	JAN 22-	202201 320-57200-46500	POOL CHEMICALS	*	767.55	
1/01/22	393329	JAN 22-	202201 320-53800-34400	FIELD MGMT/ADMIN	*	2,383.99	
1/01/22	393329	JAN 22-	202201 320-57200-46601	JANITORIAL MAINT	*	2,336.75	
1/01/22	393329	JAN 22-	202201 320-57200-46602	JANITORIAL SUPPL	*	282.19	
VESTA PROPERTY SERVICE INC.							16,160.48 002968
TOTAL FOR BANK A						69,868.82	
TOTAL FOR REGISTER						69,868.82	

TISO TISON

TCESSNA



Invoice

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

Invoice # 393227
Date 11/30/2021

Terms
Due Date 12/31/2021
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 - Home Depot - protective boots/acid			80.14
M.JOHNSON - Home Depot - Utility Lights/Multi use sprayer			73.77
M.JOHNSON - Lowes - Tarp and Gas Can			65.85
M.JOHNSON - POWER EQUIPMENT - Reels and stack for pressure wash trailer			520.67
M.JOHNSON - Amazon - Galo Gun Cartridges			30.40
M.JOHNSON - Amazon - Watering Can			29.07
M.JOHNSON - Amazon - Galo Gun for A/C drain line			28.84
M.JOHNSON - Amazon - telescoping handle			26.42
M.JOHNSON - Gate - Fuel for pressure washing			24.58
Total Billable Expenses			879.74

Total \$879.74



How doers
get more done™

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

6921 00061 67373 11/08/21 03:16 PM
SALE SELF CHECKOUT

045242514359 13IN1MTISDVR <A> 18.97
MKE 13-IN-1 MULTI-TIP SWDVR
856705003460 SZ 11 WH BOO <A> 21.97
SIZE 11 WHT PVC BOOTS
059647911613 MURTC ACID <A>
MURIATIC ACID 2 GALLONS 33.96
2@16.98

SUBTOTAL 74.90
SALES TAX 5.24
TOTAL \$80.14

XXXXXXXXXXXX1781 AMEX USD\$ 80.14
AUTH CODE 804002/0612059 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

6921 11/08/21 03:16 PM



6921 61 67373 11/08/2021 5886

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 02/06/2022

DID WE NAIL IT?

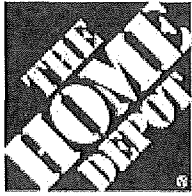
Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Online en español

www.homedepot.com/survey

User ID: H89 141956 135096
PASSWORD: 21558 135035

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



**How doers
get more done.**

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

6921 00052 30354 11/17/21 07:22 AM
SALE SELF CHECKOUT

820909903611 3PACK 600LM <A>	14.88
3PACK 600LM COMPACT UTILITY LIGHTS	
846781003126 PC 50:1 FUEL <A>	4.97
POWERCARE 50:1 PRE-MIXED FUEL 32OZ	
841688005068 SCOTTSSPRAYR <A>	21.97
SCOTTS MULTI USE SPRAYER 2GAL	
059647120015 SMT BLH 81 <A>	3.18
SMART APC BLEACH 81OZ	
040235751285 30 SEC GAL <A>	9.97
30 SECONDS O/DR 128OZ	
075919015834 MA MP PRSR W <A>	13.97
MOLD ARMOR PW APC 128OZ	

SUBTOTAL	68.94
SALES TAX	4.83
TOTAL	\$73.77

XXXXXXXXXXXX1781 AMEX
USD\$ 73.77
AUTH CODE 803298/1520090 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

6921 11/17/21 07:22 AM



6921 52 30354 11/17/2021 3829

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	02/15/2022

DID WE NAIL IT?

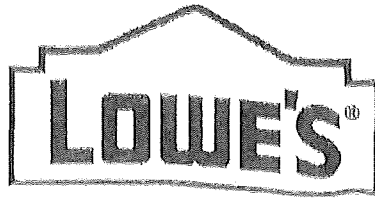
Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 67918 61049
PASSWORD: 21567 60997

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#: FSTLW04 13 TRANS#: 26953392 11-03-21

1051381 5GAL GAS CAN SUPPLER CARD 24.98
1262879 10X12 CARD TARP 5-MIL 36.56
2 0 18.28

SUBTOTAL: 61.54
TAX: 4.31
INVOICE 26576 TOTAL: 65.85
ANEX: 65.85

ANEX: XXXXXXXXXXXX1781 AMOUNT:65.85 AUTHCD: 813287

CHIP REFID:164726006065 11/03/21 11:29:52

APL: AMERICAN EXPRESS TUR: 0000008000

AID: A000000025010801 TSI: E800

STORE: 1647 TERMINAL: 26 11/03/21 11:29:52

OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: LAHAR BRYANT

LOWE'S PRICE PROMISE
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* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

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

* ENTRE EN EL SORTEO MENSUAL *

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

* *

* ENTER BY COMPLETING A SHORT SURVEY *

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

* YOUR ID #265769 164703 079719 *

* *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

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

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

STORE: 1647 TERMINAL: 26 11/03/21 11:29:52



Pressure Washers Direct
969 Veterans Parkway Suite C
Bolingbrook, IL 60490
(866) 618-9274

Order Number

PWD3020656

Bill To:

Mark Johnson
245 Riverside Ave
300
Jacksonville, FL 32202
US

Ship To:

Mark Johnson
Vesta Property Services
96042 Bass Ln
YULEE, FL 32097
US

Billing Number: 8133168968

Paid By: CyberSource

PO Number: Brandon

Purchased: November 2, 2021 at 6:45am

E-Mail: mjohnson@vestapropertyservices.com

Products:	Model	Price	Total
2 General Pump 5000 PSI Steel Hose Reel w/ A-Frame & Stainless Steel Swivel 150' x 3/8"	DHRA50150	\$199.99	\$399.98
1 General Pump Hose Reel Stacking Kit for Models: DHRA50150, DHRA50300 & DHRA50450 (Hose Reel Not Included)	2100437	\$52.99	\$52.99

Sub-Total:	\$452.97
Shipping:	\$35.99
FL Sales Tax: (Estimate)	\$31.71
Total:	\$520.67

**Final Details for Order #114-5051938-3449065**

Print this page for your records.

Order Placed: November 2, 2021

Amazon.com order number: 114-5051938-3449065

Seller's order number: S024103357

Order Total: \$30.40

Shipped on November 3, 2021

Items Ordered

1 of: CO2 Cartridges, PK12

Sold by: GoTOKNOW ([seller profile](#))

Condition: New

Price

\$28.41

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

American Express | Last digits: 1781

Item(s) Subtotal: \$28.41

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$28.41

Estimated tax to be collected: \$1.99

Grand Total: \$30.40

Credit Card transactions

AmericanExpress ending in 1781: November 3, 2021: \$30.40

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

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**Final Details for Order #111-6966525-9511438**

Print this page for your records.

Order Placed: November 2, 2021

Amazon.com order number: 111-6966525-9511438

Seller's order number: 5866405

Order Total: \$29.07

Shipped on November 2, 2021

Items Ordered

1 of: *Bloem JW82PROMO-42 Watering Can, 2 Gallon, Living Green*

Sold by: Esbenshades Garden Center ([seller profile](#))

Condition: New

Price

\$27.17

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information**Payment Method:**

American Express | Last digits: 1781

Item(s) Subtotal: \$27.17

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$27.17

Estimated tax to be collected: \$1.90

Grand Total: \$29.07

Credit Card transactions

AmericanExpress ending in 1781: November 2, 2021: \$29.07

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

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**Final Details for Order #114-3293491-2418669**

Print this page for your records.

Order Placed: November 2, 2021**Amazon.com order number:** 114-3293491-2418669**Order Total: \$28.84****Shipped on November 4, 2021****Items Ordered**

1 of: *RedRock Threaded CO2 Cartridge Gallo Drain Gun Blaster Cleaner for A/C
Condensate Lines with Drain Hose - Air Conditioner Cleaner Blaster Opener Kit*
Sold by: Number 1 In Service ([seller profile](#))

Price

\$26.95

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Shipping

Payment information**Payment Method:**

American Express | Last digits: 1781

Item(s) Subtotal: \$26.95

Shipping & Handling: \$7.13

Free Shipping: -\$7.13

Billing address

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

Total before tax: \$26.95

Estimated tax to be collected: \$1.89

Grand Total: \$28.84**Credit Card transactions**

AmericanExpress ending in 1781: November 4, 2021: \$28.84

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

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**Final Details for Order #111-8144190-4031420**

Print this page for your records.

Order Placed: November 2, 2021**Amazon.com order number:** 111-8144190-4031420**Seller's order number:** 5373104**Order Total:** \$26.42**Shipped on November 3, 2021****Items Ordered**1 of: *Mr. LongArm 3208 Pro-Pole Extension Pole 4-to-8 Foot*Sold by: Southfork Homecenter ([seller profile](#))

Condition: New

Price

\$24.69

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information**Payment Method:**

American Express | Last digits: 1781

Item(s) Subtotal: \$24.69

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$24.69

Estimated tax to be collected: \$1.73

Grand Total: \$26.42**Credit Card transactions**

AmericanExpress ending in 1781: November 3, 2021: \$26.42

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

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Welcome to GATE
Store 1214
463779 SR 200 East
Yulee FL 32097
(904) 225-5606

Receipt #24278
11/09/2021
07:19

Pump Gallons Price
18 7.541 \$ 3.259
Product: Regular
TOTAL FUEL \$ 24.58

SALE - Card Swiped
TOTAL SALE \$ 24.58

AMEX Acct#

*****1781

Refer #102029787

Batch #3205

Sequence #675456

Approval #803174

SALE

American Express

Card Num : (C)

XXXXXXXXXXXX1781

Chip Read

USD\$ 24.58

AMERICAN EXPRES

Thank you for
choosing GATE!



Invoice

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

Invoice # 391055
Date 11/1/2021
Terms
Due Date 11/17/2021
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	7,731.95	7,731.95
Pool maintenance	1	2,277.63	2,277.63
Pool chemicals	1	767.55	767.55
Field management and administration	1	2,383.99	2,383.99
Janitorial maintenance	1	2,336.75	2,336.75
Janitorial supplies	1	282.19	282.19

Total \$15,780.06

Hello Landing Tison's,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 16529 TISON'S BLUFF RD, JACKSONVILLE, FL, 32218-0000		
Previous balance		\$451.58
EFT Payment - thank you	Nov 17	-\$451.58
Balance forward		\$0.00
Regular monthly charges	Page 3	\$447.25
Taxes, fees and other charges	Page 3	\$4.33
New charges		\$451.58
Amount due		\$451.58

! Thanks for paying by Automatic Payment

Your electronic payment of \$451.58 will be applied on Dec 16, 2021.

Need help?

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

Your bill explained

- Please see the Important Information enclosed with this bill about price changes to services in your area, effective January 01, 2022.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

320 572 41050

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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST
BUSINESS**

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 0906133**

Automatic payment **Dec 16, 2021**

Please pay \$451.58

Electronic payment will be applied Dec 16, 2021

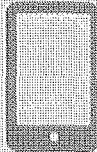
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300451583

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

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



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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.

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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



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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 Business Video. Includes \$16.00 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 \$4.33

Other charges	\$4.33
Federal Universal Service Fund	\$2.79
Regulatory Cost Recovery	\$1.54

What's included?


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



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)757-1547

Visit business.comcast.com/myaccount for more details

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

Additional information

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

Effective December 31, 2021, NBC Sports Network (NBCSN) will cease operations.

TV Programming Update: Effective November 16, 2021, G4 HD will be added to Extra and Entertainment. An X1 TV Box or compatible customer-owned equipment and HD Technology Fee are required to view G4 HD.

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.

Important information regarding Comcast Business services and pricing

Effective January 1, 2022

Dear Comcast Business customer:

At Comcast Business, we are proud of our investments in our network, technology, and people to provide services to help keep your business prepared for what's next. As we continue to make these investments to bring you exceptional performance and reliability, we continue to make efforts to control costs in this challenging economic environment. Even so, our costs have increased for programming, technology, and service improvements. From time to time, we must pass along cost increases to our customers.

We are writing to inform you of upcoming price changes. The following changes will occur on January 1, 2022. Your Broadcast TV Fee and Regional Sports Fee will increase from \$27.90 to \$34.90 per month. Prices do not include applicable taxes and other fees.



Important information regarding Comcast Business services and pricing

Effective January 1, 2022

Comcast Business Internet

Service Tier	Current Monthly Service Charge		New Monthly Service Charge Effective 1/1/2022:
Comcast Business Internet 150	\$249.95	>	\$254.95
Comcast Business Internet 300	\$349.95	>	\$354.95
Comcast Business Internet 500	\$399.95	>	\$404.95

Comcast Business Voice and Comcast Business TV

Service	Current Monthly Service Charge		New Monthly Service Charge Effective 1/1/2022:
Comcast Business Voice Full Featured line 1	\$59.95	>	\$64.45
Comcast Business Voice Full Featured lines 2 and 3	\$39.95	>	\$44.45
Comcast Business Voice Full Featured lines 4 and higher	\$24.95	>	\$29.45
Directory Listing Management Fee	\$2.00	>	\$3.00
TV Basic	\$29.95	>	\$37.95

The monthly lease fee for Internet and Voice equipment will increase to \$19.95.

To learn more about Comcast Business fees, please visit business.comcast.com/understand-your-bill or call us at 800-391-3000.

Thank you for being a valued Comcast Business customer.

Sincerely,

Comcast Business



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 0687-001182208
Invoice Date November 16, 2021
Previous Balance \$619.08
Payments/Adjustments -\$619.08
Current Invoice Charges \$275.58

Total Amount Due \$275.58	Payment Due Date December 06, 2021
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 11/05	5555555	-\$619.08

CURRENT INVOICE CHARGES

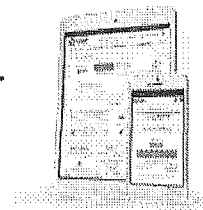
Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50				
Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 12/01-12/31			\$161.66	\$161.66
Container Refresh 12/01-12/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$64.88
Total Franchise - Local				\$40.04
CURRENT INVOICE CHARGES				\$275.58

538

432

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RepublicServices.com today.



8619 Western Way
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due \$275.58
Payment Due Date December 06, 2021
Account Number 3-0687-0002027
Invoice Number 0687-001182208



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	

BEGINNING	11/3/2021
ENDING	12/3/2021

Explanation: _____
Signature: Dana Harden Dana Harden, Amenity Manager

From: MyWhiteboards.com
Sent: Friday, November 12, 2021 3:58 PM
To: yellowbluffmanager@gmsnf.com
Subject: order MyWhiteboards-120912 from MyWhiteboards.com



MyWhiteboards.com

Order status update

Hello again, Tison's.

We've updated your order! Please see the table below for more information.

[View order status](#)

Order #120912

Tuesday, November 09, 2021

NAME	CODE	QTY	PRICE
<u>Helvetica Plastic Letters & Numbers in Boxed Sets: Helvetica Plastic Letters & Numbers in Boxed Sets 3 Inch</u> (Shipped) Fedex Tracking Number: 285941518266	UV-HBS-52311	1	93.75
Subtotal			93.75
Shipping			17.29
Tax			8.33
Grand Total			119.37

SHIPS TO

Dana Harden
Tisons Landing CDD
16578 Yellow Bluff Rd
Jacksonville, FL 32226
US United States
9045715848

BILL TO

Tison's CDD
5385 Nobb Hill RD
Sunrise, FL 33351
US United States
9045715848
yellowbluffmanager@gmsnf.com

The Basic Stuff:

Your Customer #: 79262844
Your Order #: 79262844

The Important Stuff:

Order Date: 11/14/2021
Shipping Date: 11/15/2021
Shipped **VESTA PROPERTY SERVICES**
To: Dana Harden
16578 Yellow Bluff Rd
Jacksonville, FL
322261159
dharden@vestapropertyservices.com
Billed To: **VESTA PROPERTY SERVICES**
Dana Harden
16578 Yellow Bluff Rd
Jacksonville, FL
32226



The Fun Stuff:

You may also view your order online here.

Item#	Item Name	Ordered	Shipped	Unit Price	Subtotal
13910267	PERSONALIZED ANGEL ORNAMENT	3	3	11.17	33.51
13902680	PUPPY PERSONALIZED ORNAMENTS	3	3	16.18	48.54
Order Subtotal:					\$82.05
Shipments: 1					
Charges: \$0.00					
Sales Tax: \$5.40					

Discounts: 10.00

Order Total: \$77.45

The Fun Stuff:

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

Item#	Item Name	Availability	Qty	Unit Price	Subtotal
957022	GINGERBREAD HOLDING COOKIE ORNAMENT	IN-STOCK	4	15.28	61.12
43076	RESIN CHARACTER SNOWFLAKE NAME ORNAMENT	IN-STOCK	1	17.88	17.88

Order Subtotal: \$79.00

Shipments: 1
Charges: \$0.00

Sales Tax: \$5.18

Certificates:
Discounts: 10.00

Order Total: \$74.18

See important sales tax information regarding the tax you may owe directly to your state. [More Info](#)

If you qualify for tax-exempt status, please email or mail us your tax-exempt certificate or your resale certificate for the states to which your order will be shipped.

Email Address: taxexempt@oriental.com

Mailing Address: Oriental Trading Company, Inc.

Attn: Financial Services

4206 S. 108th St.

Omaha, NE 68137

As soon as your items have been carefully packaged and ready for delivery, we will send you an email confirmation (maybe multiple emails if your order requires multiple packages).

The Basic Stuff:

Your Customer #: 79262844
Your Order #: 79262844

The Important Stuff:

Order Date: 11/14/2021
Shipping Date: 11/15/2021
Shipped **VESTA PROPERTY SERVICES**
To: Dana Harden
16578 Yellow Bluff Rd
Jacksonville, FL
322261159
dharden@vestapropertyservices.com
Billed To: **VESTA PROPERTY SERVICES**
Dana Harden
16578 Yellow Bluff Rd
Jacksonville, FL
32226



The Fun Stuff:

You may also view your order online here.

Item#	Item Name	Ordered	Shipped	Unit Price	Subtotal
4/4922	RESIN SNOWMEN SNOWFLAKE ORNAMENTS	5	5	16.99	84.95
Order Subtotal: \$84.95					
Shipments: 1					
Charges: \$0.00					
Sales Tax: \$5.62					
Certificates:					

Discounts: -10.00
Order Total: \$80.57

amazon.com

Final Details for Order #113-4296874-1564219

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

Order Placed: November 20, 2021

Amazon.com order number: 113-4296874-1564219

Order Total: \$148.74

Shipped on November 20, 2021

Items Ordered

1 of: *Original HP 935 Cyan, Magenta, Yellow Ink Cartridges (3-pack) | Works with HP OfficeJet 6810; OfficeJet Pro 6230, 6830 Series | N9H65FN*
Sold by: Amazon.com Services LLC

Price

\$46.39

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on November 20, 2021

Items Ordered

1 of: *Neewer Photo Studio Backdrop Support System, 10ft/3m Wide 7ft/2.1m High Adjustable Background Stand with 4 Crossbars, 6 Backdrop Clamps, 2 Sandbags, and Carrying Bag for Portrait & Studio Photography*
Sold by: Global_omo ([seller profile](#))

Price

\$54.99

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on November 20, 2021

Items Ordered

1 of: *SJOLOON Christmas Backdrop Balls White Wood Floor Photography Backdrop Christmas Backdrops for Photography Photo Backdrops Studio Background 10383(8x8FT)*
Sold by: Tuwang ([seller profile](#))

Price

\$36.99

Condition: New

12/16/21, 1:56 PM

Amazon.com - Order 113-4296874-1564219

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: \$138.37

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$138.37

Estimated tax to be collected: \$10.37

Grand Total: \$148.74

Credit Card transactions

Visa ending in 3429: November 20, 2021: \$148.74

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

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amazon.com

Final Details for Order #113-7448082-2446638

Print this page for your records.

Order Placed: November 20, 2021
Amazon.com order number: 113-7448082-2446638
Seller's order number: 3958837
Order Total: \$19.34

Shipped on November 21, 2021

Items Ordered

1 of: *Christmas Elf Fabric Apron | Party Costume*
Sold by: Party City Inc ([seller profile](#))

Condition: New

Price

\$17.99

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 3429

Billing address

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

Item(s) Subtotal: \$17.99
Shipping & Handling: \$0.00

Total before tax: \$17.99
Estimated tax to be collected: \$1.35

Grand Total: \$19.34

Credit Card transactions

Visa ending in 3429: November 21, 2021: \$19.34

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

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amazon.com

Final Details for Order #113-8854615-7752227

Print this page for your records.

Order Placed: November 20, 2021

Amazon.com order number: 113-8854615-7752227

Order Total: \$15.04

Shipped on November 22, 2021

Items Ordered

Price

1 of: *Scotch Thermal Laminating Pouches, 100-Pack, 8.9 x 11.4 Inches, Letter Size Sheets (TP3854-100)* \$13.99

Sold by: Amazon.com Services LLC

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: \$13.99

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$13.99

Estimated tax to be collected: \$1.05

Grand Total: \$15.04

Credit Card transactions

Visa ending in 3429: November 22, 2021: \$15.04

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

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

12/01/21 08:21:56
CUSTOMER COPY

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

ZOPC H&S WINGS NB	14.99	T
8PC FR CHK LEG/TH	7.99	T
You Saved	0.50	
PBX DELI TEA SWT G	2.99	T F
DELI TEA GINS D GA	2.99	T F
DELI LEMONADE GAL	2.99	T F
CHIX TNDR WHL SUB	6.99	T
You Saved	2.50	
TURKEY WHL SUB HOT	8.49	T
CHIX TNDR WHL SUB	6.99	T
You Saved	2.50	
TURKEY WHL SUB HOT	8.49	T
CHIX TNDR WHL SUB	6.99	T
You Saved	2.50	
ASST COOKIES 2 DOZ	2.99	F
You Saved	1.00	
CHOC OVERLOAD CAKE	6.59	F
TIRAMISU BAR CK	10.99	F
Order Total	90.47	
Sales Tax	5.24	
Grand Total	95.71	
Credit	95.71	
Change	0.00	

Savings Summary

```
Special Price Savings          9.00
*****
*      Your Savings at Publix      *
*              7.00                *
*                               *****
*                               "*****"
```

DELIVERY TICKET

"We've Got You Covered"

Phone: 904-78MULCH
904-786-8524
Fax: 904-781-8384

Back to front
Decoded to back
to the left

Sale

10/10/00 00:00
WIS

Total: \$ 798.00

Entry Method: Manual

12/12/21

Inv #: 000002

Approved: Online

MS Code: ZIP MATCH 7

INV2 Code: MATCH A

Refused Ref to: Refuse

10/22/00
Asor Code: 02857
Batch#: 316601

Customer: East
10966 East
CHICKPEA HATCH 100

32254

Ship To:

16529 Tison Blair Rd

Contact #

5715848

sperson

WIK

PO #:

Terms:

Approx. Time:

Monday 7:00

DESCRIPTION	UNIT PRICE	AMOUNT
round chips	34.00	748.00
Blue		50.00

Subtotal	798.00
TAX	0.00
TOTAL	798.00

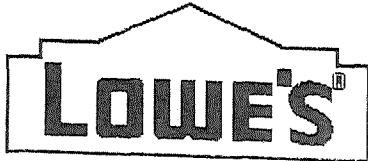
Absolutely no refunds. All work guaranteed. \$30.00 returned check charge.
Check ☐ Cash ☐ Charge ☐

Customer Signature X

We are not responsible for damage to property by normal delivery. Please ensure you are present for delivery.

WHITE COPY - OFFICE

YELLOW COPY - CUSTOMER



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

- SALE -

SALES#: S24722PQ 3774087 TRANS#: 11363080 12-01-21

69213 1LB UNDERLAY NAIL 1-1/4 I	4.98
1021370 CORRUGATED BLANK-14X18	16.44
3 @ 5.48	
70296 BC 15-FT 16-GA BROWN CORD	51.74
13 @ 3.98	
1353213 COMMAND OUTDOOR METAL HOO	13.98
77350 SHARPIE HGNH 44 JUMBO BLK	3.98
213691 SCTCH 2-INX800-IN CTG TPE	3.48
SUBTOTAL:	94.60
TAX:	0.00
INVOICE 11080 TOTAL:	94.60
VISA:	94.60

VISA: XXXXXXXXXXXX3429 AMOUNT:94.60 AUTHCD: 001333

CHIP REFID:247211051477 12/01/21 13:23:48

APL: Visa Credit TUR: 0080008000

ATD: A0000000031010 TSI: E800

STORE: 2472 TERMTHAL: 11 12/01/21 13:24:40

OF ITEMS PURCHASED: 20

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

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

- SALE -

SALES#: S16470UL 3669537 TRANS#: 10362725 12-01-21

165137 HL 100-CT MINI LIGHT SET	8.94
3 @ 2.98	
877331 MYTOUCHSMART PLUG-IN DDR	79.44
3 @ 26.48	
220871 11-IN BLACK CABLE TIES 20	6.56
2 @ 3.28	
70296 BC 15-FT 16-GA BROWN CORD	39.80
10 @ 3.98	

SUBTOTAL: 134.74

TAX: 0.00

INVOICE 10239 TOTAL: 134.74

VISA: 134.74

VISA: XXXXXXXXXXXX3429 AMOUNT: 134.74 AUTHCD: 001568

CHIP REFID: 164710067265 12/01/21 07:43:57

CUSTOMER CODE: 0

APL: Visa Credit TUR: 0080008000

AID: A0000000031010 TSI: E800

STORE: 1647 TERMINAL: 10 12/01/21 07:45:25

OF ITEMS PURCHASED: 18

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S
FOR DETAILS ON OUR RETURN POLICY, VISIT

Thank You For Choosing
Papa Johns
Restaurant #3232
731 Duval Station Rd #121
Jacksonville, FL 32218
(904) 757-2929

Name: Dayna Harden
Address: CARRYOUT CUSTOMER
JACKSONVILLE FL 32218

SALE

Order #: 0004

Web / Carryout

11/12/2021

10:06 AM

Lane: 2

Card Type: Visa

Entry Mode: C

Account #: xxxx3429

Authorization #: 012280

Reference #: 542349

Batch ID: 886

Subtotal: 44.95

Tax: 3.15

Total: 48.10

Tip: 4.81

Visa: 52.91

Additional Tender Amt: 0.00

APPROVED

PAPA REWARDS

Papa Dough Redeemed 0.00

Offers Redeemed 0.00

TOTAL Papa Rewards Discount 0.00

Corporate: You will earn 44

Alpha Dog Security

110 Cumberland Park Dr
Suite 106
Saint Augustine, FL 32095
9042574295

APPROVED

Mark Johnson 01/03/22

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

INVOICE

Invoice Number

20686

Invoice Date

1/1/2022

Customer Number

10313

Terms

Due On Receipt

CUSTOMER NAME	CUST NO	PO NUMBER	INVOICE DATE	TERMS
Governmental Management	10313		1/1/2022	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: 01/01/2022 - 01/31/2022	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon x 4doors: 01/01/2022 - 01/31/2022	\$40.00	1.00	\$40.00
		Subtotal	\$60.00
		Taxes	\$0.00
		Total	\$60.00
		Payments/Credits	\$0.00
		Net Due	\$60.00

320 538 34502

As Of	Invoice No	Description	Amount	Net Due
01/01/2022	20686	Contracted Services	\$60.00	\$60.00

Alpha Dog Audio Video Security

110 Cumberland Park Dr
Suite 106
Saint Augustine, FL 32095
9042574295

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

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)

November 30, 2021

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

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

Dear Rich:

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

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

Very truly yours,



DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

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

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

Page: 1
11/30/2021
Account No: 80-12113M
Statement No: 172443

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

	<u>Fees</u>	Hours
11/02/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE	0.20
MJP	REVISE TREE TRIMMING AGREEMENT	0.10
11/03/2021		
MJP	CORRESPONDENCE TO ERNESTO TORRES AND COURTNEY HOGGE WITH ATTACHMENT	0.30
GLK	PREPARE FOR, TRAVEL TO, AND ATTEND MEETING OF BOARD OF SUPERVISORS	1.50
11/05/2021		
DEL	PREPARATION OF DEPARTMENT OF ECONOMIC OPPORTUNITY UPDATE FORM AND CORRESPONDENCE TO DISTRICT MANAGER	0.40
11/09/2021		
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM MARK JOHNSON RE: PROPOSALS FOR RECONSTRUCTION OF MONUMENT SIGNS	0.40
11/15/2021		
GFG	PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT WITH MATTHEW BROADUS ADVERTISING	1.00
11/16/2021		
MJP	REVISIONS TO SMALL PROJECT AGREEMENT MONUMENT SIGNS RENOVATION AND REPAIRS	0.60
GFG	PREPARE INITIAL DRAFT OF SMALL PROJECT AGREEMENT WITH ALL WEATHER CONTRACTORS	1.00
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENTS) FROM MARK JOHNSON	0.40
11/17/2021		
GFG	CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENTS	0.30

TISON'S LANDING CDD

Page: 2

11/30/2021

Account No: 80-12113M

Statement No: 172443

TISON'S LANDING CDD

Hours

11/23/2021					
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH MULTIPLE (X4) ATTACHMENTS	0.30			
11/29/2021					
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.20			
MJP	CORRESPONDENCE TO COURTNEY HOGGE	0.20			
	For Current Services Rendered	6.90			1,713.50

Recapitulation

<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.40	\$275.00	\$110.00
GERALD L. KNIGHT	PARTNERS	2.30	275.00	632.50
MICHAEL J. PAWELCZYK	PARTNERS	1.90	275.00	522.50
GREGORY F. GEORGE	ASSOCIATES	2.30	195.00	448.50

Previous Balance	\$2,777.50
------------------	------------

Total Current Work	1,713.50
--------------------	----------

Payments

11/30/2021	PAYMENT RECEIVED - THANK YOU	-2,777.50
------------	------------------------------	-----------

Balance Due	<u>\$1,713.50</u>
-------------	-------------------

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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

December 27, 2021

Date

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

Payment Due Upon Receipt

Serial #	21-08703D	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	12/27			
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.

**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 Wednesday, January 5, 2022 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
Dec. 27 00 (21-08703D)

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 21836
Date 01/03/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.



PC#: 0248
14925 N MAIN ST
JACKSONVILLE, FL 32218 1716
TELEPHONE: 904-383-3777

SUNBELT RENTALS, INC.
Salesman: 024800 NORTH JACKSONVILLE H

Typed By: EJONES

Job Site:

HARDEN, LCAM, DANA
16529 TISONS BLUFF ROAD
TISONS LANDING COMMUNITY
JACKSONVILLE, FL 32218
C#: 904-571-5848 J#: 904-571-5848

reimburse

RENTAL OUT



Contract #.. 121029697
Contract dt. 12/17/21
Date out.... 12/17/21 7:00 AM
Est return.. 12/17/21 5:00 PM
Job Loc.... DANA HARDEN, LCAM;16529 TISONS B
Job No..... 1-SKID
P.O. #..... N/R
Ordered By.. HARDEN, LCAM, DANA
NET 30

Customer: FL H240161758340
HARDEN, LCAM, DANA
16529 TISONS BLUFF ROAD
TISONS LANDING COMMUNITY
JACKSONVILLE, FL 32218

For operations in Florida: Prima facie evidence of intent to defraud: Failure to return rental property or equipment upon expiration of rental period and failure to pay all amounts due (including costs for damage to the property or Equipment) are evidence of abandonment or refusal to redeliver the property, punishable in accordance with Section 812.155, Florida Statutes.

QTY	EQUIPMENT #	Min	Day	Week	4 Week	Amount
1.00	12' LIFT BED TANDEM AXLE TRAIL 10015089 Make: EZ RAMP Model: EZ1265TS Ser #: 1P9UT1228KN343034	50.00	50.00	355.00	780.00	50.00
1.00	12' LIFT BED TRAILER, EZ RAMP, EZ1265TS, 7430# CAPC, SURG, 65"W, 12', STEL 1000-1499LB SKIDSTEER 262.50 262.50 847.50 1976.25	262.50	262.50	847.50	1976.25	262.50
	969510 Make: BOBCAT Model: S450 Ser #: AUVB13165 SKIDSTEER 1350LB, BOBCAT, S450, DSL, SLD, ALRM HR OUT: 974.711 #CPU248					
2.00	LOAD BINDER	5.00	5.00	20.00	56.00	10.00
2.00	LOAD CHAINS	5.00	5.00	20.00	56.00	10.00
1.00	SKIDSTEER LOADER BUCKET					N/C

Rental Sub-total: 332.50

SALES ITEMS:

Qty	Item number	Unit	Price	
1	ENVIRONMENTAL	EA	6.110	6.11
	ENVIRONMENTAL/HAZMAT FEE 2133XXX0000			

PAYMENT HISTORY

DATE	TYPE	REF #	AUTH #	TRANS TYPE	AMOUNT	APPLIED
12/13/21	Pay On Return					
12/17/21	VISA	**9179	102134	CHARGED	338.61	

Rate your rental experience www.sunbeltrentals.com/survey

IF THE EQUIPMENT DOES NOT WORK
PROPERLY, NOTIFY THE OFFICE AT ONCE

MULTIPLE SHIFTS OR
OVERTIME RATES MAY APPLY

CUSTOMER IS RESPONSIBLE FOR
REFUELING, DAMAGES AND REPAIRS

- The total charges are an estimate based on the estimated rental period and other information provided by Customer.
- Customer assumes all risks associated with the Equipment during the Rental Period, including injury and damage to persons, property and the Equipment.
- Customer is responsible for and shall only permit properly trained, Authorized Individuals to use the Equipment.
- If the Equipment does not operate properly, is not suitable for Customer's intended use, does not have operating and safety instructions or Customer has any questions regarding use of the Equipment, Customer shall not use the Equipment and shall contact Sunbelt immediately.
- Equipment misuse or using damaged or malfunctioning Equipment may result in serious bodily injury or death and Customer agrees that Customer (i) assumes all risk associated thereunder, and (ii) indemnifies Sunbelt Entities for all claims or damages as a result of misuse or use of damaged or malfunctioning Equipment.
- Customer has received, read, understands and agrees to the estimated charges and all the terms on this page, plus all sections on the reverse side of this Contract ("Sections"), including Release and Indemnification in Section B and Environmental Fee in Section 16, which can also be found at www.sunbeltrentals.com/rentalcontract. *Delivery/Pickup Surcharge fee explanation is available at www.sunbeltrentals.com/surcharge.
- Customer must contact Sunbelt to request pickup of Equipment, retain the Pick Up Number given by Sunbelt and will be responsible for Equipment until actually retrieved by Sunbelt.
- Customer waives its right to a jury trial in any dispute as set forth in Section 19.
- At the election of Sunbelt or Customer, Customer agrees to submit every dispute to arbitration and waives any right to bring a class action as set forth in Section 20.

Customer is declining Rental Protection plan (see reverse side for details) _____ (Customer initials)

Continued on the next page...



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 0687-001189943
Invoice Date December 16, 2021
Previous Balance \$275.58
Payments/Adjustments -\$275.58
Current Invoice Charges \$275.42

Total Amount Due \$275.42	Payment Due Date January 05, 2022
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

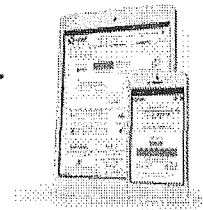
Description	Reference	Amount
Payment - Thank You 12/06	5555555	-\$275.58

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50				
Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 01/01-01/31			\$161.66	\$161.66
Container Refresh 01/01-01/31		1.0000	\$9.00	\$9.00
Total Fuel/Environmental Recovery Fee				\$64.75
Total Franchise - Local				\$40.01
CURRENT INVOICE CHARGES				\$275.42

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 \$275.42
Payment Due Date January 05, 2022
Account Number 3-0687-0002027
Invoice Number 0687-001189943



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	

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 17182A

Facility Name:	TISON'S LANDING AMENITY CENTER
Facility Address:	16529 TISONS BLUFF ROAD JACKSONVILLE, Florida 32218
Billing Address:	16529 TISONS BLUFF ROAD JACKSONVILLE, Florida 32218
Contact & Phone:	
Reason for call:	PRECOR ELL S/N (BASE) ATYAG20170031 (CONSOLE)AXLWG14170033 - DISPLAY FACE. PER RP PRECOR TM S/N (BASE) AGNBG21140024 (CONSOLE)AJYBG17170009 - DISPLAY FACE. PER RP MARK 813-316-8968

Date: 22-Dec-2021

Payment is due within 30 days of
invoice date.

APPROVED

Mark Johnson 12/30/21

Description	Part #	Part Cost	QTY	Total
TRAVEL 1 - 60 MILES: TRAVEL 1 - 60 MILES		0.00	0.00	0.00
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	52.00	1.00	52.00
LABOR PER HOUR 1 TECH: LABOR PER HOUR 1 TECH		60.00	1.75	105.00
PRECOR - AZBJF TM - DISPLAY FACE: PRECOR - AZBJF TM - DISPLAY FACE	302748150	312.45	1.00	312.45
Comments:			<i>Parts Total</i>	469.45
			<i>Tax</i>	0.00
			<i>Balance</i>	469.45

Technician: FRANK HARDY


Thank you for your business.

INVOICE

Shannon Thomas
The Writing Sheep Calligraphy
11665 Aaron Rd
Jacksonville, FL 32218

Date: 12/18/2021
INVOICE # TISONS12182021

To Tisons Landing CDD
c/o Dana Harden
200 Business Park Circle, Suite 101
St. Augustine, FL 32095
904-747-0181
Customer ID TISONS

Qty	Description	Unit Price	Line Total
2 hours	Tisons Landing CDD Christmas Event Personalized Calligraphy Christmas Ornaments Booth 2 hours (12/18/21 3pm-5pm) Unlimited Ornaments	150.00/hour	300.00
1	Customized Graphic Design Event Flyer	0.00	0.00
			
Subtotal			300.00
Sales Tax			0.00
Total			300.00

Make all checks payable to Shannon Thomas

Thank you for your business!

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



EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Copy of Previously

Invoice Date:
Direct Inquiries To:
Phone:

09/24/2021
STACEY JOHNSON
407-835-3805

TISONS LANDING CDD
ATTN DISTRICT MANAGER
475 W TOWN PL SUITE 114
ST AUGUSTINE FL 32092

TISON'S LANDING SERIES 2016A-1 & A-2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$3,717.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

TISON'S LANDING SERIES 2016A-1 & A-2

Invoice Number: 6272071
Account Number: 259761000
Current Due: \$3,717.38

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 259761000
Invoice # 6272071
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
Copy of Previously Printed Invoice

Invoice Number: 6272071
Invoice Date: 09/24/2021

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

TISON'S LANDING SERIES 2016A-1 & A-2

Accounts Included	259761000	259761001	259761002	259761003	259761004	259761005
In This Relationship:	259761006	259761007	259761008	259761009		

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
Subtotal Administration Fees - In Advance 09/01/2021 - 08/31/2022				\$3,450.00
Incidental Expenses	3,450.00	0.0775		\$267.38
Subtotal Incidental Expenses				\$267.38
TOTAL AMOUNT DUE				\$3,717.38



INVOICE

Customer	Tisons Landing Community Development District
Acct #	295
Date	01/07/2022
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	\$ 100.00
Payment Amount	
Payment for:	Invoice#15159
106856591	

Thank You

Please detach and return with payment

Customer: Tisons Landing Community Development District

Invoice	Effective	Transaction	Description	Amount
15159	01/18/2022	Renew policy	Policy #106856591 01/18/2022-01/18/2023 Travelers Casualty & Surety Co of America Surety Bond -City of Jax - Renew policy Due Date: 1/7/2022	100.00
				Total
				\$ 100.00

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
PO Box 234021 PO Box 84021
Chicago, IL 60689-4002

(321)233-9939

sclimer@egisadvisors.com

Date

01/07/2022

NEED HELP WITH YOUR BUSINESS LICENSE?

Are you tired of license renewal applications? Do you think your time is better spent building your business than doing paperwork? If so, visit [The License Company](#) and find out how they can assist with the license renewal process.



DBL Surety LLC - dblsuretybonds.com - (888) 572-6637

*We strive to offer same day service for all of our clients. However, there may be certain instances where your request needs special attention or updated information which may delay the processing time. Generally, those requests which are unable to be processed the same day are processed within 24 hours.

Notice: Please note that coverage cannot be bound, altered, or canceled using an electronic message. Any change to your surety bond or insurance policy must be confirmed in writing by an authorized representative of DBL Surety LLC. This communication/transmission is intended only for the use of the addressee(s) named above and may contain information that is privileged and confidential. Access to this e-mail by anyone else is unauthorized. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, use or copying of this communication is strictly prohibited. If you received this transmission in error, please immediately alert the sender by reply e-mail and delete this message and any attachments.

gross	\$701,345.20	\$412,903.60	\$1,114,248.80
net	\$648,742.00	\$381,935.83	\$1,030,677.83
ASSESSED THROUGH DUVAL COUNTY			
	62.94%	37.06%	100.00%

ASSESSED THROUGH DUVAL COUNTY		
62.94%	37.06%	100.0
001.36300.10000	022.36300.10000	

GROSS PERCENT COLLECTED	97.61%	97.61%	97.61%
GROSS REMAINING TO COLLECT	\$16,793.19	\$9,885.14	\$26,679.33
Gross YTD collected	\$684,552.01	\$403,017.46	\$1,087,569.47
Discount/Penalties	\$27,390.76	\$16,125.81	\$43,516.57
Commission	\$13,340.37	\$7,853.90	\$21,194.27
Prop Appraiser	\$9,680.27	\$5,687.31	\$15,347.58
Net YTD collected	\$634,160.60	\$373,350.44	\$1,007,511.04

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENT COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$701,345.20	62.9433%	\$634,161.44	(\$634,161.44)	\$0.00
DEBT SERVIC	\$412,903.60	37.0567%	\$373,351.25	(\$362,883.99)	\$10,467.26
TOTAL	\$1,114,248.80	100.00%	#####	(\$997,045.43)	\$10,467.26

DATE	CHECK #	AMOUNT
12/17/2021	2942	\$362,883.99
TOTAL		<u>\$362,883.99</u>
Amount due:		<u>\$10,467.26</u>

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

Invoice



APPROVED

Mark Johnson 01/03/22

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
14824	12/31/2021	\$1,491.65	01/30/2022	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

320 538 46203

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
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

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

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)

December 31, 2021

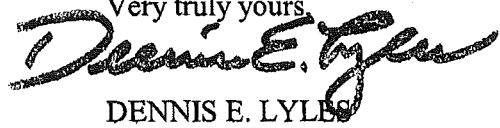
Mr. Richard Hans
Tison's Landing CDD
Governmental Management Services
5385 North Nob Hill Road
Sunrise, Florida 33351

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

Dear Rich:

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

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

Very truly yours,

DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

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

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

Page: 1
12/31/2021
Account No: 80-12113M
Statement No: 172950

Attn: MR. RICHARD P. HANS

TISON'S LANDING CDD

Fees

		Hours
12/07/2021		
GLK	TELEPHONE CONFERENCE WITH ERNESTO TORRES; PREPARE FOR, TRAVEL AND ATTEND MEETING OF BOARD OF SUPERVISORS	1.20
12/08/2021		
MJP	CORRESPONDENCE TO ERNESTO TORRES AND COURTNEY HOGGE	0.20
12/09/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE WITH ATTACHMENT	0.20
12/13/2021		
MJP	PREPARE MASTER SET OF RULES IN ACCORD WITH RESOLUTION 2022-01	0.40
12/16/2021		
MJP	CORRESPONDENCE TO ERNESTO TORRES WITH MULTIPLE ATTACHMENTS	0.30
12/17/2021		
DEL	RECEIPT AND REVIEW CORRESPONDENCE FROM DISTRICT AUDITOR WITH ATTACHMENT	0.30
12/21/2021		
MJP	CORRESPONDENCE TO ERNESTO TORRES AND COURTNEY HOGGE	0.20
12/23/2021		
MJP	RECEIPT AND REVIEW OF CORRESPONDENCE FROM COURTNEY HOGGE AND REPLY THERETO	0.30
12/29/2021		
GLK	TELEPHONE CONFERENCE WITH CHANDRA WATERS (AEGIS INSURANCE), REVIEW PROPOSED AUDIT	

TISON'S LANDING CDD

Page: 2
12/31/2021
Account No: 80-12113M
Statement No: 172950

TISON'S LANDING CDD

		Hours	
	RESPONSE LETTER	0.40	
DEL	REVIEW OF FILE, CONFERENCE WITH STAFF AND PREPARATION OF AUDIT RESPONSE TO GRAU & ASSOCIATES	0.60	
GLK	RECEIVE AND REVIEW CORRESPONDENCE (WITH ATTACHMENT) FROM COURTNEY HOGGE RE: AGENDA FOR JANUARY 5, 2022 CDD BOARD MEETING	0.30	
	For Current Services Rendered	4.40	1,210.00

Recapitulation				
<u>Timekeeper</u>	<u>Title</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
DENNIS E. LYLES	PARTNERS	0.90	\$275.00	\$247.50
GERALD L. KNIGHT	PARTNERS	1.90	275.00	522.50
MICHAEL J. PAWELCZYK	PARTNERS	1.60	275.00	440.00

Previous Balance \$1,713.50

Total Current Work 1,210.00

Balance Due \$2,923.50

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

Hello Tisons Landing Community,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$123.35
EFT Payment - thank you	Dec 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 Jan 19, 2022.

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 Jan 19, 2022

Please pay **\$123.35**

Electronic payment will be applied Jan 19, 2022

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.

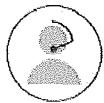
Call today for a FREE account review at 877-564-0318.

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.

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No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

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



By App

Download the Comcast Business App



In-Store

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

Regular monthly charges

\$123.35

Comcast Business	\$104.90
Packaged services	\$94.95
Business Internet 35	\$94.95
Discounts	-\$10.00
Automatic Payments Discount Including Paperless Billing	-\$10.00
Comcast Business services	\$19.95
Static IP - 1	\$19.95

Equipment & services

\$18.45

Equipment Fee	\$18.45
Internet.	

What's included?

**Internet:** Fast, reliable internet on our Gig-speed networkVisit business.comcast.com/myaccount for more details

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

Additional information

Notice: Comcast Business has revised early termination charge calculation set forth in Article 1 and has clarified the parties obligations with respect to termination of an Agreement pursuant to Article 5.2(c).

Hello Landing Tison's,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$451.58
EFT Payment - thank you	Dec 17	-\$451.58
Balance forward		\$0.00
Regular monthly charges	Page 3	\$459.75
Taxes, fees and other charges	Page 3	\$4.76
New charges		\$464.51

Amount due **\$464.51**

! Thanks for paying by Automatic Payment

Your electronic payment of \$464.51 will be applied on Jan 16, 2022.

Need help?

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

Your bill explained

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST
BUSINESS**

141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number **8495 74 120 0906133**

Automatic payment Jan 16, 2022

Please pay \$464.51

Electronic payment will be applied Jan 16, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300464511

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



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Call us anytime

800-391-3000

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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 \$459.75

Comcast Business services	\$379.30
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.	\$44.45

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 \$40.90

Directory Listing Management Fee	\$3.00
Voice Network Investment	\$3.00
Broadcast TV Fee	\$24.95
Regional Sports Fee	\$9.95

Taxes, fees and other charges \$4.76

Other charges	\$4.76
Federal Universal Service Fund	\$3.08
Regulatory Cost Recovery	\$1.68

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

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

Additional information

Notice: Comcast Business has revised early termination charge calculation set forth in Article 1 and has clarified the parties obligations with respect to termination of an Agreement pursuant to Article 5.2(c).

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

Effective December 22, 2021, ACC Network will be added to Standard level of service.

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.

Invoice

Page 1

RECEIVED
JAN 18 2022

Invoice

1 of 1 1983

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

Invoice	
Invoice Number 710807	Date 01/03/2022
Customer Number 400423	Due Date 02/01/2022

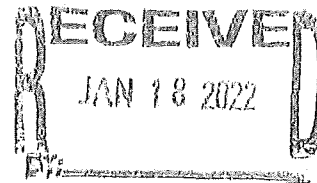
Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		710807	02/01/2022
Quantity	Description	Rate	Amount	
1.00	Tison's Landing CDD, Entrance 2 - Yellow Bluff Rd, Jacksonville, FL			
1.00	Video Pulls	200.00	200.00	
	02/01/2022 - 02/28/2022			
1.00	Service & Maintenance	30.61	30.61	
	02/01/2022 - 02/28/2022			
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$230.61

IMPORTANT MESSAGES

Important Numbers to Know:

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



Date	Invoice #	Description	Amount	Balance Due
01/03/2022	710807	Alarm Monitoring Services	\$230.61	\$230.61

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

Return Service Requested

Invoice	
Invoice Number 710807	Date 01/03/2022
Customer Number 400423	Due Date 02/01/2022

Net Due: \$230.61

Amount Enclosed: _____

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

1984

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

<i>Invoice</i>	
Invoice Number 710808	Date 01/03/2022
Customer Number 400423	Due Date 02/01/2022

Page 1

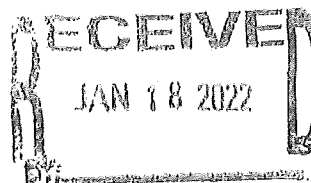
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		710808	02/01/2022
Quantity	Description	Rate	Amount	
	<i>Tison's Landing CDD, Utility, Jacksonville, FL</i>			
1.00	Service & Maintenance 02/01/2022 - 02/28/2022	138.21	138.21	
1.00	Active Video Monitoring 02/01/2022 - 02/28/2022	250.00	250.00	
	Sales Tax		0.00	
	Payments/Credits Applied		0.00	
			Invoice Balance Due:	\$388.21

IMPORTANT MESSAGES

Important Numbers to Know:

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

320 572 34502



Date	Invoice #	Description	Amount	Balance Due
01/03/2022	710808	Alarm Monitoring Services	\$388.21	\$388.21

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

Return Service Requested

<i>Invoice</i>	
Invoice Number 710808	Date 01/03/2022
Customer Number 400423	Due Date 02/01/2022

Net Due: \$388.21

Amount Enclosed: _____



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

1988

REMIT TO:

Envera
 PO Box 2086
 Hicksville, NY 11802



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

Page 1 of 5

Customer Name: TISONS LANDING CDD

Account #: 8970821539

Cycle: 04

Bill Date: 01/03/22

TOTAL SUMMARY OF CHARGES

Electric	\$	1,436.72
Irrigation		1,807.18
Sewer		543.31
Water		191.33

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

Total New Charges: \$ 3,978.54

Do not pay. AutoPay will process your payment on 01/25/22.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$4,039.02	-\$4,039.02	\$0.00	\$3,978.54	\$3,978.54

**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: 01/03/22

Do not pay. AutoPay will process your payment on 01/25/22.

0008528

I=00000000



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

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.

E-mail:



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

SERVICE DETAILS

Account Name:	Account #:	Bill Date:	Cycle:
TISONS LANDING CDD	8970821539	01/03/22	04

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
15635 TISONS BLUFFRD	I	141.31	Irrigation 1 - Commercial	11/28/21 - 12/28/21	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370623	5432	29000 GAL	30	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	59.39						
	Environmental Charge	10.73						
	City of Jacksonville Franchise Fee	4.12						
15681 TISONS BLUFFRD	I	101.17	Irrigation 1 - Commercial	11/28/21 - 12/28/21	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	67370625	4275	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	114.55	Irrigation 1 - Commercial	11/28/21 - 12/28/21	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	83726295	88	23000 GAL	30	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	35.63						
	Environmental Charge	8.51						
	City of Jacksonville Franchise Fee	3.34						
16151 DOWING CREEK DR	I	92.25	Irrigation 1 - Commercial	11/28/21 - 12/28/21	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	74534584	1787	18000 GAL	30	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	15.83						
	Environmental Charge	6.66						
	City of Jacksonville Franchise Fee	2.69						
16211 DOWING CREEK DR	I	194.82	Irrigation 1 - Commercial	11/28/21 - 12/28/21	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	74458033	6297	41000 GAL	30	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	106.91						
	Environmental Charge	15.17						
	City of Jacksonville Franchise Fee	5.67						

Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
16303 HUNTERS HOLLOW TL	I	248.34	Irrigation 1 - Commercial	11/28/21 - 12/28/21	Commercial Irrigation 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)		67370633	4927	53000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16316 MAGNOLIA GROVE WY	I	110.09	Irrigation 1 - Commercial	11/30/21 - 12/30/21	Commercial Irrigation 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)		67370626	6373	22000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16331 TISONS BLUFFRD	I	110.09	Irrigation 1 - Commercial	11/28/21 - 12/28/21	Commercial Irrigation 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)		67370634	5367	22000 GAL	30	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
16343 TISONS BLUFFRD	I	208.20	Irrigation 1 - Commercial	11/28/21 - 12/28/21	Commercial Irrigation 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)		67370632	8526	44000 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	11/30/21 - 12/31/21	Commercial Irrigation 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)		67370624	4286	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	102.17	Commercial - Electric	11/29/21 - 12/29/21	General 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:		Energy Charge (\$0.0663 per kWh)		24074025	17503	845 KWH	30	Regular
		Fuel Cost						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
		Gross Receipts Tax						
16529 TISONS BLUFFRD	E	1,334.55	Commercial - Electric	11/29/21 - 12/29/21	General 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:		Energy Charge (\$0.0663 per kWh)		22968209	25429	12114 KWH	30	Regular
		Fuel Cost		22968209	29.43	29.43 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	543.31	Commercial - Water/Sewer	11/28/21 - 12/28/21	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	397.32	87650993	1589	66000 GAL	30	Regular	
	Environmental Charge	24.42						
	City of Jacksonville Franchise Fee	15.82						
16529 TISONS BLUFFRD	W	191.33	Commercial - Water/Sewer	11/28/21 - 12/28/21	Commercial Water Service			
Detail	Basic Monthly Charge	63.00	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>	
Charges:	Water Consumption Charge	98.34	87650993	1589	66000 GAL	30	Regular	
	Environmental Charge	24.42						
	City of Jacksonville Franchise Fee	5.57						
261 BRADFORD LAKE CR	I	212.66	Irrigation 1 - Commercial	11/28/21 - 12/28/21	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	81523391	3725	45000 GAL	30	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	122.75						
	Environmental Charge	16.65						
	City of Jacksonville Franchise Fee	6.19						
79 BRADFORD LAKE CR	I	141.31	Irrigation 1 - Commercial	11/28/21 - 12/28/21	Commercial Irrigation Service			
Detail	Basic Monthly Charge	18.90	<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u>	<u>Reading Type</u>	
Charges:	Tier 1 Consumption (1-14 kgal @ \$3.44)	48.17	83974232	1660	29000 GAL	30	Regular	
	Tier 2 Consumption (> 14 kgal @ \$3.96)	59.39						
	Environmental Charge	10.73						
	City of Jacksonville Franchise Fee	4.12						

PO Box 551203
Jacksonville, FL 32255

Mark Johnson 01/11/22

Date	Invoice #
1/9/2022	7847

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

Item	Description	Rate	Serviced	Amount
Maintenance	Installment for monthly services - December, 2021	4,091.00		4,091.00
It is our pleasure to serve your lawn and landscaping needs!		Current Charges <div>\$4,091.00</div>		

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

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 17275A

Facility Name:	TISON'S LANDING AMENITY CENTER
Facility Address:	16529 TISONS BLUFF ROAD JACKSONVILLE, Florida 32218
Billing Address:	16529 TISONS BLUFF ROAD JACKSONVILLE, Florida 32218
Contact & Phone:	
Reason for call:	PRECOR EFX S/N ATYAG20170031 - UPPER CONTROL ASSY. (PER FH) MARK 813-316-8968

Date: 12-Jan-2022

Payment is due within 30 days of
invoice date.

APPROVED

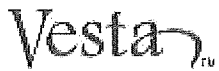
Mark Johnson 01/17/22

Description	Part #	Part Cost	QTY	Total
TRAVEL 1 - 60 MILES: TRAVEL 1 - 60 MILES		0.00	0.00	0.00
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	33.00	1.00	33.00
LABOR PER HOUR 1 TECH: LABOR PER HOUR 1 TECH		60.00	1.00	60.00
PRECOR - EFX - UPPER CONTROL BOARD: PRECOR - EFX - UPPER CONTROL BOARD	304315102	258.15	1.00	258.15
Comments:			<i>Parts Total</i>	351.15
			<i>Tax</i>	0.00
			<i>Balance</i>	351.15

Technician: FRANK HARDY

Thank you for your business.

36 572 46 000



Invoice

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

Invoice # 393329
Date 1/1/2022

Terms

Due Date 1/31/2022

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	7,731.95	7,731.95
Pool maintenance	1	2,277.63	2,277.63
Pool chemicals	1	767.55	767.55
Field management and administration	1	2,383.99	2,383.99
Janitorial maintenance	1	2,336.75	2,336.75
Janitorial supplies	1	282.19	282.19

Total \$15,780.06



Invoice

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

Invoice # 394438
Date 12/31/2021

Terms
Due Date 1/31/2022

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			
GFI Receptacle			131.67
M.JOHNSON - Home Depot - electrical screwdriver - 12/06/2021			76.21
M.JOHNSON - Circle K fuel for blower			14.76
M.JOHNSON - Lowes - quick connect extension			63.73
M.JOHNSON - Lowes - Batteries and extension cord - 12/04/2021			94.05
Total Billable Expenses			380.42

Total \$380.42



For customer support, visit www.amazon.com/contact-us.

Invoice summary

Payment due by January 02, 2022

Item subtotal before tax	\$ 123.04
Shipping & handling	\$ 0.00
Promos & discounts	\$ 0.00
Total before tax	\$ 123.04
Tax	\$ 8.63
Amount due	\$ 131.67 USD

Account #	A2DPS3ST4NXTBP
Payment terms	Net 30
Purchase date	01-Dec-2021
Purchased by	mark johnson
Cost center	Northeast
GL code	DSD - 59010 Pass Thru
Location	DSD - Tison's Landing
Billable / Non-Billable	Billable

Pay by

Electronic funds transfer (EFT/ACH/Wire)

Account name Amazon Capital Services, Inc.
Bank name Wells Fargo Bank
ACH routing # (ABA) 121000248
Bank account # (DDA) 41630410417183962
SWIFT code (wire transfer) WFBIUS6S

Check

Amazon Capital Services
PO Box 035184
Seattle, WA 98124-5184

Registered business name

Vesta Property Services

Bill to

Vesta Property Services
Attn: Cheyenne Bardroff
245 Riverside Avenue
Suite 300
Jacksonville, Florida 32202

Ship to

mark johnson
96042 BASS LN
YULEE, FL 32097-6592

Include Amazon invoice number(s) in the descriptive field of your electronic funds transfer payment, or
Email ar-businessinvoicing@amazon.com to submit your remittance detail.

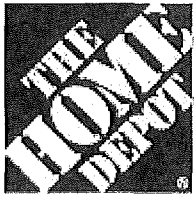
Invoice details

Description	Qty	Unit price	Item subtotal before tax	Tax
1 10 Pack - ELECTECK 20A GFCI Outlets, Weather Resistant (WR) GFI with LED Indicator, Tamper Resistant (TR) Ground Fault Circuit Interrupter, Commercial	1	\$83.89	\$83.89	7.000%

ASIN:
B07QKVTQYW
Sold by: Shenzhen Kewin Technology Co., Ltd
Order # 114-5628065-3006618

Description	Qty	Unit price	Item subtotal before tax	Tax
2 Hubbell MX1250S Universal Metal 12-in-1 Outlet Outdoor Receptacle Protector, 1-Gang, Grey	5	\$3.79	\$18.95	7.000%
ASIN: B003OBXXG0 Sold by: Amazon.com Services LLC Order # 114-5628065-3006618				
3 AstroAI Multimeter 2000 Counts Digital Multimeter with DC AC Voltmeter and Ohm Volt Amp Tester ; Measures Voltage, Current, Resistance; Tests Live Wir	1	\$12.59	\$12.59	7.000%
ASIN: B01ISAMUA6 Sold by: AstroAI Corporation Order # 114-5628065-3006618				
4 TayMac MM420C 1-Gang Nonmetallic Extra Duty Weatherproof In-Use Horizontal/Vertical 16-in-1 Standard Cover, 2.75 in, Clear	1	\$7.61	\$7.61	7.000%
ASIN: B00JU532B0 Sold by: Amazon.com Services LLC Order # 114-5628065-3006618				
Total before tax				\$123.04
Tax				\$8.63
Amount due				\$131.67

FAQs**How is tax calculated?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202036190**How are digital products and services taxed?**Visit https://www.amazon.com/gp/help/customer/display.html/ref=hp_leftv4_sib?ie=UTF8&nodeId=202074670



**How doers
get more done.**

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

6921 00062 52118 12/05/21 10:09 AM
SALE SELF CHECKOUT

092644328114 INSLSCREWD4P <A> 39.97
4-PIECE INSULATED SCREWDRIVER SET
092644745102 LNSTRIPCRIMP <A> 19.98
LONG-NOSE WIRE STRIPPER/CRIMPER
827214000608 8'BANANA TAP <A> 11.27
16/3 8' WHITE BANANA TAP EXT CORD

SUBTOTAL 71.22
SALES TAX 4.99
TOTAL \$76.21

XXXXXXXXXXXX1781 AMEX
USD\$ 76.21
AUTH CODE 841245/3620977 TA
Chip Read
AID A000000025010801 AMERICAN EXPRESS

6921 12/05/21 10:09 AM



6921 62 52118 12/05/2021 7227

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/05/2022

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 111446 104587
PASSWORD: 21605 104525

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.

12/7/2021 12:16:0

Order Number:

Circle K 2726076
2733 Starrett Rd
Jacksonville FL 32226
(904) 757-3340

Term: 102

Appr : 833734

UNL-REG

PUMP No. 05

Gallons 4.473

PRICE/G \$3.299

TOTAL FUEL \$14.76

TOTAL SALE \$14.76

SALE

American Express

Card Num : (C)

XXXXXXXXXXXX1781

Chip Read

USD\$ 14.76

AMERICAN EXPRESS

AID:

A000000025010801

TVR: 0000008000

IAD: XXXXXXXXXXXXXXX

TSI: E800

ARC: 00

ARQC:

8D0C68856C8A5EC8

12/07/2021 12:14:04

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

THANK YOU
HAVE A NICE DAY



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

- SALE -

SALESH: FSTLANE2 13 TRANSH: 6585708 12-15-21

409472 3CT #1/4-20X 3IN SS MCHIN	2.28
409490 3CT #1/4-20 X 3IN SS MCHI	4.56
2 @ 2.28	
409087 24-CT #12 3/4-IN SS SAE F	2.28
409447 1/4-IN SS SAE HEX NUT 10-	2.28
64242 SHX PRO 3/8-IN QUICK CONN	29.94
3 @ 9.98	
191447 SHX PRO 3/8-IN M X M-22 M	17.94
3 @ 5.98	

SUBTOTAL:	59.28
TAX:	4.45
INVOICE 06805 TOTAL:	63.73
AMEX:	63.73

AMEX: XXXXXXXXXXXX1781 AMOUNT:63.73 AUTHCD: 823086
CHIP REFID:247206052483 12/15/21 11:27:59
APL: AMERICAN EXPRESS TVR: 0000008000
ATD: A00000025010801 IST: E800
STORE: 2472 TERMINAL: 06 12/15/21 11:28:28
OF ITEMS PURCHASED: 11
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 #068054 247203 496731 *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

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

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



STORE: 2472 TERMINAL: 06 12/15/21 11:28:28

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

- SALE -

SALES#: S1647LS1 3109194 TRANS#: 10624462 12-04-21

154182 OUTDOOR 2-OUTLET COUNTDUN	21.96
2 @ 10.98	
551855 ENERGIZER AAA 24-PACK	17.98
70302 40-FT 16/3 GREEN OUTDOOR	14.98
149279 KBLT 7-PC SAE/MM XACC NUT	32.98

SUBTOTAL:	87.90
TAX:	6.15
INVOICE 10725 TOTAL:	94.05
AMEX:	94.05

AMEX: XXXXXXXXXXXX1781 AMOUNT: 94.05 AUTHCD: 040496
CHIP REFID: 164710067862 12/04/21 08:27:02
APL: AMERICAN EXPRESS TVR: 0000008000
AID: A000000025010801 TSI: E000
STORE: 1647 TERMINAL: 10 12/04/21 08:27:42

OF ITEMS PURCHASED: 5
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



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

STORE MANAGER: LAMAR BRYANT

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

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

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

* ¡ENTRE EN EL SORTEO MENSUAL *

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

* ENTER BY COMPLETING A SHORT SURVEY *

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

* YOUR ID #107251 164723 389253 *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

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

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

STORE: 1647 TERMINAL: 10 12/04/21 08:27:42

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/19/22	00023	1/18/22 2481	202201 600-53800-60000		*	3,825.00	
		10% BUILDING/WALLS					
				ACE PAINTING & MAITENANCE INC			3,825.00 000039
1/25/22	00021	1/24/22 29067-BA	202201 600-53800-60000		*	5,700.00	
		SANDBLAST SIGNS					
				MATTHEW BROADUS ADVERTISIG INC.			5,700.00 000040
TOTAL FOR BANK C						9,525.00	
TOTAL FOR REGISTER						9,525.00	

TISO TISON

TCESSNA



512 South 8th Street
Fernandina Beach, FL. 32034
904-753-0513

Approved!!
Mark Johnson 01/19/22

Invoice

Date	Invoice #
1/18/2022	2481

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

Project Name
16529 Tisons Bluff-Jacksonville

Number	Terms	Project
DEPOSIT		16529 Tisons Bluff-Jacksonville

Description	Unit Price	Amount Due
Power wash building and two (2) gazebos. Prep and paint soffits, fascia, walls and trim. Stucco will be painted using top of the line Sherwin Williams Loxon XP elastomeric paint. Hardi board will be painted using top of the line Sherwin Williams Duration paint.	20,000.00	3,825.00
Prep and paint roof of building using Shercryl.	12,000.00	0.00
Prep and paint walls and trim in gym.	1,800.00	0.00
Prep and paint walls, trim and ceiling in two (2) bathrooms	1,750.00	0.00
Three (3) additional gazebos @ \$900.00 per gazebo.	2,700.00	0.00
DEPOSIT of 10%= \$3825.00		

	Total	\$3,825.00
	Payments/Credits	\$0.00
	Balance Due	\$3,825.00

SMALL PROJECT AGREEMENT
(Clubhouse Painting)

THIS SMALL PROJECT AGREEMENT (the "Agreement") is made and entered into this 18 day of January, 2022, by and between:

TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Jacksonville, Duval County, Florida, and whose address is c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the "District"), and

ACE PAINTING & MAINTENANCE, INC., a Florida corporation, having as its principal business address, 512 S. 8th Street, Suite 3, Fernandina Beach, Florida 32034 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District Board has determined that it is necessary to paint the exterior of the Yellow bluff Amenity Center located at 16529 Tison's Bluff Road, Jacksonville, FL 32218 within the boundaries of the District (the "Project"), and has solicited proposals from qualified contractors to complete the Project; and

WHEREAS, the Project is more particularly described in the Contractor's Proposal #1670, dated December 15, 2021 and Contractor's Invoice #2481 dated January 18, 2022, which Proposal and Invoice are attached hereto and made a part hereof as Composite Exhibit A (collectively, the "Proposal"); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform and complete the Project.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the exhibits, documents, and instruments attached hereto and incorporated herein.

Payment No.	Payment Due	Payment
1	Deposit 10%	\$ 3,825.00
2	Completion of Project	\$34,425.00
TOTAL	n/a	\$38,250.00

The District is exempt from state sales tax and will provide Contractor with a certificate of District's tax-exempt status upon Contractor's request. It is further understood that District shall be responsible (at cost and with no mark-up, expediting fees, or other add-ons) for permit fees, if applicable.

Payment of the final payment will be made upon completion of all the work necessary to complete the Project and after the Project has passed final inspection by the District, the City (if applicable), and any other applicable permitting agencies, and after Contractor has secured a close-out of the permit(s) for the Project.

SECTION 4. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Contract shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations relating to the use of Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

SECTION 5. TERM. This Agreement shall commence upon receipt of a notice to proceed, which may be in the form of an email to Contractor, from the District Manager of the District and shall continue until the scope of work described herein and in the Proposal is completed. The Project shall be completed in an expeditious manner to limit the inconvenience to the residents of Tison's Landing and the general public utilizing the District's Amenity Center. All required permit applications for the Project shall be submitted to the City and (or County, as required) by the Contractor within fifteen (15) days of execution of this Agreement and the Project shall be completed within ninety (90) days after such permits are ready to be picked up at the City (or County, as required) (if applicable) or ninety (90) days after execution of the Agreement if no permits are required. The timeframes referenced herein contemplate the District choosing paint color(s) by the date referenced in Section 2.L of this Agreement. Contractor agrees to notify the District in writing of any substantial delays in excess of ten (10) days due to supply chain issues, inclement weather, or acts of God. Punch list items recorded as a result of inspections for Amenity Center Painting 2022
Rev. 01-18-2022

SECTION 20. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 21. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 22. BONDING. The District Board of Supervisors has waived the requirement for payment and performance bonds under Section 255.05, Florida Statutes.

SECTION 23. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 24. CONFLICTS. In the event of a conflict between any provision of the main Agreement and the terms and conditions of the Proposal, then the main Agreement shall control.

SECTION 25. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Duval County, Florida.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

Print name: _____
Secretary/Assistant Secretary


**TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**


Print name: Brandon Kirsch
Chairman/Vice-Chairman

18 day of JAN, 2022

WITNESSES:


Print name: ADAM JONES


Print name: Josh Mitchell

CONTRACTOR:

ACE PAINTING & MAINTENANCE, INC.,
a Florida corporation


Print name: Steven Spatola

Title: President
18 day of JANUARY, 2022



512 South 8th Street
Fernandina Beach, FL. 32034
904-753-0513

Proposal/Acceptance

Date	Proposal#
12/15/2021	1670

Customer	Project Name
Mark Johnson Vesta Property Services 245 Riverside Ave #300, Jacksonville, FL 32202	16529 Tisona Bluff

Description	Cost	Total
Power wash building and two (2) gazebos. Prep and paint soffits, fascia, walls and trim. Stucco will be painted using top of the line Sherwin Williams Loxon XP elastomeric paint. Hardi board will be painted using top of the line Sherwin Williams Duration paint.	20,000.00	20,000.00
Prep and paint roof of building using Shererlyl.	12,000.00	12,000.00
Prep and paint walls and trim in gym.	1,800.00	1,800.00
Prep and paint walls, trim and ceiling in two (2) bathrooms	1,750.00	1,750.00
Three (3) additional gazebos @ \$900.00 per gazebo.	2,700.00	2,700.00
Total		\$38,250.00

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.

Signature: _____

Date of Acceptance: _____

All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. We are fully covered with liability insurance and workman's compensation.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/06/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Morrow Insurance Group 1896 S 14th Street Suite 5 Fernandina Beach, FL 32034	CONTACT NAME: Candace Bittner	FAX (A/C, No.): 904-261-2694	
	PHONE (A/C, No, Ext): 904-261-0707	E-MAIL ADDRESS: candace@morrowig.com	
INSURED ACE PAINTING & MAINTENANCE, INC 512 S 8th Street Fernandina Beach, FL 32034	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Berkshire Hathaway Inc		
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES**CERTIFICATE NUMBER: 00007031-282251****REVISION NUMBER: 4**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N/A	ACWC105884	06/01/2021	06/01/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers Comp: Steven Spatola Excluded
Stephanie Spatola Excluded

CERTIFICATE HOLDER**CANCELLATION**

Tyson's Landing CDD 16529 Tisons Bluff Jacksonville, FL 32218	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE (CMB)
--	---



**matthew
broadus
advertising, inc.**

2139 Nickerson Lane Jacksonville, Florida 32207

396-6950

377-4444

E-MAIL MATTBROADUS@BELLSOUTH.NET

APPROVED

Mark Johnson 01/25/22

Invoice

Date	Invoice #
1/24/2022	29067-Balan

Bill To
Tison's Landing CDD 16529 Tison Bluff Rd. Jax Fl c/o Vesta Property Services 200 Business Park Cir. #101 St. Augustine, Fl 32095

P.O. No.	Terms	Project

Qty	Description	Rate	Amount
	for Tison's Landing CDD	0.00	0.00
	16529 Tison Bluff Rd., Jax Fl		
4	47" x 144" x 1.5" HDU Sandblasted signs	2,850.00	11,400.00
	Yellow Bluff Landing		
	TERMS: 50 % Material Draw to begin \$5700.00		
	Balance \$5700.00 due at installation		
	11-9-21 emailed invoice Mark Johnson		
	mjohnson@vestapropertyservices.com		
	12-7-21 Material Draw		
	1-24-22 All signs installed. Balance due \$5700.00. Thank you		-5,700.00

Thank you for your business.

Subtotal	\$5,700.00
Sales Tax (0.0%)	\$0.00
Total	\$5,700.00
Payments/Credits	\$0.00
Balance Due	\$5,700.00