

TISON'S LANDING
Community Development District

MARCH 14, 2022

AGENDA

Tison's Landing Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

www.TisonsLandingCDD.com

March 7, 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 Monday, March 14, 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. Consideration of Agreement with Poolsure for Pool Chemicals
- IV. Consideration of Entry Monument Landscape Plan / Renderings
- V. Discussion on the Fiscal Year 2023 Budget
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity Manager – Report
 - E. Field Operations Manager
 - 1. Report
 - 2. Proposal for Aerification and Fertilization of the Athletic Fields
- VII. Supervisor Requests / Audience Comments
- VIII. Approval of Consent Agenda
 - A. Minutes of the February 8, 2022 Meeting

- B. Financial Statements
- C. Check Register
- IX. Next Scheduled Meeting – Monday, April 11, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center, 16529 Tisons Bluff Road, Jacksonville, Florida 32218
- X. Adjournment

THIRD ORDER OF BUSINESS

FLORIDA LEASE AND SERVICE AGREEMENT

This LEASE AND SERVICE AGREEMENT (this "Agreement"), is made and entered into this 2022-03-01 (the "Effective Date"), by and between _____, a(n) _____ (hereinafter "Customer"), and Aquasol Commercial Chemical, Inc. D/B/A Poolsure, a Texas corporation (hereinafter "Supplier").

RECITALS

WHEREAS, Customer desires to purchase certain chemicals and lease equipment from Supplier, and Supplier is willing to sell the chemicals and lease the equipment upon the terms, covenants, conditions and agreements set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth herein, and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Customer and Supplier agree as follows:

1. Chemicals. Subject to and in accordance with the covenants and conditions set forth in this Agreement Supplier shall deliver to Customer certain chemicals (the "Chemicals") necessary for Customer to maintain the chlorine, pH, alkalinity levels, calcium and the cyanuric acid in the water of Customer's swimming pools and other bodies of water set forth on Exhibit A (collectively hereinafter the "Pools"). The specific Chemicals and terms upon which Supplier agrees to deliver the Chemicals are included on Exhibit A, which is attached hereto and incorporated herein by reference. Supplier will deliver the Chemicals to such location(s) as are set forth on Exhibit A, and Customer agrees to provide Supplier reasonable access to the area(s) where Chemicals are stored in each location in order to facilitate such delivery.

2. Equipment. Supplier agrees to lease to Customer the equipment and/or chemical tanks listed on Exhibit A (hereinafter collectively, the "Equipment"). Customer shall keep the Equipment at the location(s) set forth on Exhibit A and shall not move the Equipment or allow it to be moved without Supplier's prior written consent unless otherwise noted on Exhibit A. The Equipment leased hereunder (and any replacement thereof), together with any intellectual property rights included therein, shall remain the sole property of Supplier, and shall be returned to Supplier at the end of the Term in good working condition, reasonable wear and tear excepted. If the Equipment is not returned within 60 days of the expiration or termination of this Agreement, then Customer agrees to pay Supplier an amount equal to the then current purchase price of each piece of the Equipment that has yet to be returned. In addition, Customer will still be responsible for returning the leased Equipment to Supplier. Nothing herein shall be construed as conveying to Customer any right, title or interest in or to the Equipment. All Equipment shall remain personal property (even though said Equipment may hereafter become attached or affixed to real property) and the title thereto shall at all times remain exclusively in Supplier. At Customer's sole cost and expense, Customer shall (a) protect and defend Supplier's ownership of and title to the Equipment from and against all persons claiming against or through Customer, (b) at all times keep the Equipment free from any and all liens, encumbrances, attachments, levies, executions, burdens, charges or legal processes imposed against Customer, (c) give Supplier immediate written notice of any matter described in this sentence, and (d) cooperate with Supplier to promptly remove any encumbrance described in this sentence. Customer shall keep the Equipment at the approved delivery and storage location and shall not remove them or allow any of the Equipment to be removed without Supplier's prior, written consent, unless otherwise noted on Exhibit A.

3. Amendment to Exhibit A. Exhibit A to this Agreement may be amended, from time to time, by the parties in writing, including via email confirmed by an authorized representative of both Customer and Supplier, to reflect changes in (a) the Equipment leased to Customer, (b) pricing or rental rates, or (c) the delivery and storage location of the Chemicals and/or Equipment. Any such amendment shall supersede any prior Exhibit A and become a part of this Agreement.

4. Payment to Supplier. In consideration of the foregoing, Customer agrees to pay Supplier, without reduction or set-off, a monthly fee equal to the total amount set forth on Exhibit A, such monthly fee subject to an annual adjustment. During the Term of this Agreement, Customer shall deliver payment to Supplier by the 21st day of each and every month. If payment in full is not timely received, interest shall accrue on such unpaid amounts at the rate of 18% per annum or the highest rate allowed under applicable law, whichever is less. If restriction of service is necessary due to non-payment and Customer then delivers payment, there will be no credit issued for the lost service during the time Supplier restricted service to Customer.

5. Term. The term of this Agreement (the "Term") shall commence on the Effective Date and, unless earlier terminated as set forth in this Agreement, may be terminated by Supplier or Customer at any time, without cause or penalty, upon thirty (30) days prior written notice.

6. Water Chemistry and Maintenance of Equipment. Maintaining proper water chemistry in the Pools is the sole responsibility of Customer, despite Supplier having agreed to provide the Equipment as a tool to assist Customer in connection therewith. Customer agrees that it shall independently test the water chemistry of each Pool no less than daily (or more often if required by law), and shall keep an accurate and up-to-date written log of such tests during the Term of this Agreement and so long thereafter as required by any applicable law. In the event that such tests reveal that any piece of Equipment is not maintaining proper water chemistry, Customer shall promptly notify Supplier of the same, and Customer will add Chemicals to the Pools by hand or otherwise as necessary to maintain proper water chemistry therein, until such Equipment is repaired or replaced by Supplier. Supplier's sole responsibility hereunder is to supply Chemicals, lease the Equipment and to repair such Equipment as further provided herein; all responsibility for maintenance of the Chemicals in the Pools shall accrue to and be the responsibility of the Customer. Customer acknowledges that it is Customer's responsibility to obtain and pay for all necessary permits and licenses needed to operate the Pools, and/or utilize the Equipment or Chemicals as required by applicable law. The Equipment and feed system may only be used to feed approved chemicals provided by Supplier. Customer shall not, under any circumstance, place or allow others to place products or chemicals obtained from any third-party in any piece of Equipment.

Customer shall be solely responsible for any and all leaks in any piece of Equipment, and any circumstance arising or resulting from any leaks. Customer acknowledges that corrosion may result from Chemicals and Supplier is not responsible for the same. It is recommended that a ventilation fan be installed in any enclosed Equipment/Chemical area to provide proper ventilation and minimize corrosion, and Customer shall install the same as required by applicable law.

In the event the Equipment is damaged during the Term, including but not limited to as a result of the misuse, improper use, or other intentional and wrongful or negligent acts or omissions of Customer's officers, employees, agents, contractors (other than Supplier) or invitees, to the extent such damage is not covered by any warranties or insurance, Supplier may service or repair the Equipment as needed and the cost thereof shall be paid by Customer to Supplier immediately upon written request, together with interest thereon at the rate of one and one-half percent (1.50%) per month (or the maximum monthly interest rate permitted to be charged by law between an unrelated, commercial borrower and lender, if less) and reasonable attorneys' fees and costs incurred by Supplier in collecting such amount from Customer. Any work so performed by Supplier shall not deprive Supplier of any of its rights, remedies, or actions against Customer for such damage.

7. No Warranties by Supplier. As of the date of delivery of the Chemicals and Equipment, Customer has satisfied itself that the Chemicals and Equipment are suitable for Customer's intended purposes and are in good working order, condition and repair at the time of acceptance. SUPPLIER SUPPLIES THE CHEMICALS AND EQUIPMENT UNDER THIS AGREEMENT IN THEIR "AS IS" CONDITION. SUPPLIER, NOT BEING THE MANUFACTURER OF THE CHEMICALS OR EQUIPMENT OR THE MANUFACTURER'S AGENT, MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE CHEMICALS OR EQUIPMENT, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OR REPRESENTATION AS TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE, DESIGN, CONDITION, DURABILITY, CAPACITY, MATERIAL OR WORKMANSHIP OF THE CHEMICALS OR EQUIPMENT. Supplier shall not be liable for any direct, indirect or consequential losses or damages suffered by Customer or by any other person for, and Customer expressly waives any right to hold Supplier liable hereunder for, any claims, demands and liabilities arising out of or in connection with the design or manufacture, possession or operation of the Chemicals or Equipment, including, without limitation, injury to persons or property resulting from the failure of, defective or faulty design, operation, condition, suitability or use of the Chemicals or Equipment.

8. Indemnity and Limitation of Damages. CUSTOMER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD SUPPLIER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, ACTIONS, JUDGMENTS, SUITS, LOSSES, FINES, PENALTIES, DEMANDS, COSTS AND EXPENSES AND LIABILITY WHATSOEVER (AND ANY ATTORNEY'S FEES, WITNESS FEES, AND/OR COSTS INCURRED IN CONNECTION THEREWITH) (COLLECTIVELY THE "LOSSES") CAUSED BY OR ARISING FROM (A) CUSTOMER'S FAILURE TO FULLY PERFORM, OBSERVE OR SATISFY ITS COVENANTS, DUTIES, WARRANTIES OR OBLIGATIONS CONTAINED IN THIS AGREEMENT; (B) THE NEGLIGENT OR WRONGFUL USE AND OPERATION OF THE CHEMICALS OR EQUIPMENT DURING THE TERM BY CUSTOMER, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES; (C) CUSTOMER'S FAILURE TO MAINTAIN PROPER WATER CHEMISTRY IN EACH AND EVERY POOL; (D) THE ACTS OR OMISSIONS OF CUSTOMER, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES, INCLUDING BUT NOT LIMITED TO CUSTOMER'S FAILURE TO MAINTAIN AND UTILIZE THE EQUIPMENT AND THE CHEMICALS IN ACCORDANCE WITH APPLICABLE LAW; AND (E) THE STORAGE OF THE CHEMICALS ON CUSTOMER'S PREMISES. IF SUCH LOSSES WERE ALSO CAUSED IN PART BY THE ACTS OR OMISSIONS OF SUPPLIER, THEN CUSTOMER SHALL ONLY BE LIABLE TO THE EXTENT AND FOR SUCH PORTION THAT SUCH LOSSES WERE CAUSED BY, ARISE FROM OR RELATE, TO THE ACTS OR OMISSIONS OF CUSTOMER, ITS OFFICERS, AGENTS, MANAGERS, CONTRACTORS EMPLOYEES AND/OR INVITEES.

IN NO EVENT SHALL SUPPLIER BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS), SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES IN CONNECTION WITH THIS AGREEMENT, THE CHEMICALS OR EQUIPMENT, EVEN IF NOTICE WAS GIVEN OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEEABLE.

UPON EXECUTION OF THIS AGREEMENT, THE CUSTOMER HEREBY ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S WALKWAYS, CONCRETE, PARKING LOTS, OR OTHER FLOORING ("CUSTOMER'S FLOORING ") THAT MAY BE INCURRED IN CONNECTION WITH THE CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS OF SUPPLIER IN DELIVERING CHEMICALS TO CUSTOMER'S PROPERTY OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, CONCRETE, PARKING LOTS OR ANY OTHER FLOORING AREAS LOCATED ON CUSTOMER'S PROPERTY DESIGNATED BY CUSTOMER AS AN ACCESS FOR PRODUCT DELIVERY. HOWEVER, THE ABOVE DOES NOT WAIVE OR RELEASE ANY CLAIMS AGAINST SUPPLIER FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT ON THE PART OF SUPPLIER, ITS AGENTS, EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES. CUSTOMER ACKNOWLEDGES THAT THIS PARAGRAPH IN ITS NATURE IS A WAIVER FOR DAMAGES TO CUSTOMER'S FLOORING ARISING FROM AND DUE TO SUPPLIER'S CUSTOMARY AND REASONABLE ACTIVITY OF DELIVERING CORROSIVE CHEMICALS OVER CUSTOMER'S FLOORING AND HEREBY RELEASES SUPPLIER FOR CLAIMS OR DAMAGES TO CUSTOMER'S FLOORING RESULTING FROM SUPPLIER'S CUSTOMARY AND REASONABLE ACTS IN CONNECTION WITH THE DELIVERY OF CHEMICALS TO CUSTOMER'S PROPERTY AND ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S FLOORING THAT MAY BE INCURRED BY CUSTOMER ARISING OUT OF OR IN CONNECTION WITH SUPPLIER'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, PARKING LOTS OR ANY OTHER FLOORING AREAS DESIGNATED BY CUSTOMER TO BE ACCESS POINTS FOR PRODUCT DELIVERY. CUSTOMER FULLY UNDERSTANDS THE TERMS SET FORTH IN THIS PARAGRAPH, AND CUSTOMER HEREBY WAIVES ITS RIGHTS FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO CUSTOMER TO THE FULLEST EXTENT ALLOWED BY LAW.

Supplier shall not be liable for default in the performance or discharge of any duty or obligation under this Agreement, to the extent caused by acts of God, civil or military authority, public enemy, fire, floods, winds, storms, pandemic, epidemic, public health emergency or quarantine, labor disorders, strikes, work stoppages or other labor trouble, accidents, riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulations and other contingencies, similar to the foregoing, beyond Supplier's reasonable control.

To the extent there is any conflict between the terms of this Section 8 and the terms of any other agreement entered into between Supplier and Customer, the terms of this Section 8 shall control.

9. Customer Event of Default. The occurrence of any of the following shall constitute an event of default under this Agreement (a "Customer Event of Default"):

- (a) Customer fails to timely pay any payment when due pursuant to the terms of this Agreement;
- (b) Customer attempts to remove, sell, transfer, encumber, assign, sublet or part with possession of the Equipment or any items thereof, except as expressly permitted herein;
- (c) Customer fails to observe or perform any of its material covenants, duties or obligations arising under this Agreement and such failure continues for a period of fifteen (15) days after written notice thereof by Supplier;
- (d) Customer ceases doing business as a going concern, makes an assignment for the benefit of creditors, admits in writing its inability to pay its debts as they become due, files a voluntary petition in bankruptcy, is adjudicated as bankrupt or insolvent, files a petition seeking for itself any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar arrangement under any present or future statute, law or regulation or files an answer admitting the material allegations of a petition filed against it in any such proceeding, consents to or acquiesces in the appointment of a trustee, receiver, or liquidator of it or of all or any substantial part of its assets or properties, or it or its shareholders or other equity owners shall take any action looking to its dissolution or liquidation;

10. Remedies Upon Customer Event of Default. Upon the occurrence of any Customer Event of Default, Supplier may at its option do any or all of the following:

- (a) By written notice to Customer, immediately terminate this Agreement as to the Equipment, wherever situated. As a result of the termination, Supplier may enter upon Customer's property and remove the Equipment without liability of any kind or nature for so doing, or Supplier may demand that Customer remove and return the Equipment, all at Customer's sole cost and expense; or
- (b) Exercise any other right or remedy which may be available to Supplier under any applicable law or proceed by appropriate court action, without affecting Supplier's title or right to possession of the Equipment, to enforce the terms hereof or to recover damages for the breach hereof or to cancel this Agreement as to the Equipment.

11. Insurance. During the Term, Customer shall, at its cost and expense, purchase and maintain in effect general and professional liability insurance covering all Losses and the use, operation, and replacement of the Equipment. Supplier shall be named as an additional insured party on the insurance policies to be maintained hereunder by Customer. The policies to be maintained by Customer hereunder shall be evidenced by a certificate of insurance or other reasonable documentation which shall be delivered by Customer to Supplier no later than the Effective Date and as of each annual renewal of such policies during the Term.

12. Miscellaneous.

(a) This Agreement and all claims or causes of action arising hereunder shall be governed by and construed in accordance with the laws of the State of Florida, excluding its conflicts of law's provisions, and in the event of a dispute arising under this Agreement, the parties hereby submit to exclusive jurisdiction in the federal or state courts located in Orange County, Florida, and agree that venue is proper and convenient in such forum.

(b) If any provision of this Agreement is found by a court of competent jurisdiction to be unenforceable for any reason, such provision shall be deemed to be modified to the extent necessary to render it valid and enforceable, and the remainder of this Agreement shall continue in full force and effect.

(c) In the event of any controversy, claim or dispute between the parties arising out of or relating to this Agreement or the breach thereof, the prevailing party shall be entitled to recover from the other party its reasonable expenses, attorney's fees, and costs.

(d) Customer may not assign or otherwise delegate this Agreement nor the rights and obligations set forth herein, without Supplier's prior written consent.

(e) This Agreement together with the Exhibits attached hereto constitutes the full and complete agreement and understanding between the parties hereto concerning the subject matter hereof and shall supersede any and all prior written and oral agreements with regard to such subject matter. Except as set forth in Section 3, this Agreement may be modified or amended only by a written instrument executed by all of the parties hereto.

(f) The titles or headings of the various paragraphs hereof are intended solely for convenience or reference and are not intended and shall not be deemed to modify, explain or place any construction upon any of the provisions of this Agreement.

(g) Notwithstanding any provisions herein to the contrary, upon the termination of this Agreement for any reason whatsoever, the provisions of this Agreement which by their nature require some action or forbearance after such termination (including but not limited to those related to indemnities) shall survive such termination and be binding until any actions, obligations and/or rights therein provided have been completely satisfied or released.

(h) All notices required or permitted hereunder shall be in writing and unless personal delivery is effected, shall be deemed delivered three (3) days after when deposited in the United States Mail, postage pre-paid, registered or certified mail, return receipt requested, addressed to the party in question at the address set forth herein or at such other address as may have been

specified by written notice delivered in accordance herewith. For the purposes of the notice provisions of this Agreement, the following addresses shall be the addresses of the parties hereto until changed:

Supplier:

Aquasol Commercial Chemical, Inc.
1707 Townhurst Dr.
Houston, TX 77043

Customer:

Tisons Landing CDD

16529 Tison Bluff Rd
Jacksonville FL 32218

(i) This Agreement may be signed in multiple counterparts, each of which will be considered an original and all of which together will constitute a whole. Signatures transmitted electronically, by facsimile or email shall have the same effect as original signatures.

This Agreement has been executed as of the Effective Date.

SUPPLIER:

AQUASOL COMMERCIAL CHEMICAL, INC.
D/B/A POOLSURE, a Texas corporation

By: _____

Name:

Title:

Date:

CUSTOMER:

By: _____

Name: Mark Johnson

Title:

Date:

EXHIBIT A – Specific Terms

Property Name				Water Management Base Rate		
Tisons Landing CDD				915.00		
Monthly Seasonal Billing – <u>125%</u> during Summer (April-September) and <u>75%</u> during Winter (October-March)				Summer	Winter	
				1143.75	686.25	
Pool Name (Equipment/Tank Storage Location)	Additional Monthly Charges			Equipment		
	Shed Rental	XPC Wireless Rate	Tap Rate	Controller	Bleach Tank Size (in Gallons)	Tank Sensor on Tank?
Tisons Landing - Pool				WTC	225	
Tisons Landing - Spray Pool				WTC	125	
Chemicals to be Delivered: May include but not limited to Sodium Hypochlorite, Pool Acid, Sodium Bicarbonate, Calcium Chloride, Cyanurics						
Special Items Included on Agreement:						
Delivery Address 16529 Tison Bluff Rd Jacksonville FL 32218				Billing Information Sent Via: Website: Email Address: mjohnson@vestapropertyservices.com Mail Address: Tisons Landing CDD 16529 Tisons Bluff Rd Jacksonville FL 32218		

Certificate Of Completion

Envelope Id: 18AB8166B9B14C0C99B85B13B35971D9

Status: Sent

Subject: Poolsure DocuSign for Tisons Landing

Source Envelope:

Document Pages: 5

Signatures: 0

Envelope Originator:

Certificate Pages: 5

Initials: 0

Brian Zielinski

AutoNav: Enabled

1707 Townhurst

Envelopeld Stamping: Enabled

Houston, TX 77043

Time Zone: (UTC-06:00) Central Time (US & Canada)

bzielinski@poolsure.com

IP Address: 13.110.14.8

Record Tracking

Status: Original

Holder: Brian Zielinski

Location: DocuSign

1/10/2022 9:52:32 AM

bzielinski@poolsure.com

Signer Events**Signature****Timestamp**

Mark Johnson

Sent: 1/10/2022 9:53:40 AM

mjohnson@vestapropertyservices.com

Viewed: 1/10/2022 11:27:45 AM

Security Level: Email, Account Authentication
(None)**Electronic Record and Signature Disclosure:**

Accepted: 4/9/2021 8:56:47 AM

ID: 607576bf-7ec8-42d4-9cbe-7a67388ec7ed

Brian Zielinski

bzielinski@poolsure.com

Security Level: Email, Account Authentication
(None)**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Vincent Flaviani

vflaviani@poolsure.com

Security Level: Email, Account Authentication
(None)**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

1/10/2022 9:53:40 AM

Payment Events**Status****Timestamps**

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Aquasol Controllars, Inc. (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree" button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign "Withdraw Consent" form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Aquasol Controllers, Inc.:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: pshaw@aquasol.com

To advise Aquasol Controllers, Inc. of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at pshaw@aquasol.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

To request paper copies from Aquasol Controllers, Inc.

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to pshaw@aquasol.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Aquasol Controllers, Inc.

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to pshaw@aquasol.com and in the body of such request you must state your e-mail, full name, US Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000 or WindowsXP
Browsers (for SENDERS):	Internet Explorer 6.0 or above
Browsers (for SIGNERS):	Internet Explorer 6.0, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to

other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the "I agree" button below.

By checking the "I Agree" box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Aquasol Controllers, Inc. as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Aquasol Controllers, Inc. during the course of my relationship with you.

ADDENDUM TO FLORIDA LEASE AND SERVICE AGREEMENT

This Addendum to Florida Lease and Service Agreement (the “Addendum”), dated and entered into on the ____ day of _____, 2022, is attached to and forms part of the Florida Lease and Agreement made and entered into on _____, 2022 (the “Agreement”) between **AQUASOL COMMERCIAL CHEMICAL, INC. d/b/a POOLSURE**, a Texas corporation (the “Supplier”) and **TISON’S LANDING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government establishing and existing pursuant to Chapter 190, Florida Statutes (the “Customer”). To the extent that any of the terms or conditions contained in this Addendum conflict with any of the terms or conditions contained in the Agreement, it is expressly understood and agreed that the terms of this Addendum shall take precedence.

1. Section 4 of the Agreement, entitled “**Payment to Supplier**” is hereby amended to delete the last sentence.

2. The second-to-last sentence of the last paragraph of Section 6 of the Agreement, entitled “**Water Chemistry and Maintenance of Equipment**” is hereby amended, in part, as follows, “...per month (or the maximum monthly interest rate permitted to be charged by law between an unrelated, commercial borrower and lender, if less) ~~and reasonable attorneys’ fees and cost incurred by Supplier in collecting such amount from Customer.~~”

3. The first paragraph of Section 8, entitled “**Indemnity and Limitation of Damages**” is hereby amended, in part, to state, “**TO THE EXTENT PERMITTED BY FLORIDA LAW, CUSTOMER AGREES TO INDEMNIFY. DEFEND AND HOLD SUPPLIER HARMLESS FROM AND AGAINST...**”

4. Section 11 of the Agreement, entitled “**Insurance**” is hereby replaced in its entirety as follows:

11. **Insurance.** During the term Customer shall, at its cost and expense, purchase and maintain in effect public liability insurance, which policy shall be evidenced by a certificate of insurance or other reasonable documentation, which shall be delivered to Supplier by Customer upon request. During the term of this Agreement, Supplier shall maintain workers compensation insurance as required by Florida law, commercial general liability insurance with minimum limits of \$1,000,000 per incident, and automobile liability insurance with minimum limits of \$300,000 per incident, which policies of insurance shall be evidenced by a certificate of insurance or other reasonable documentation, which shall be delivered to Customer by Supplier within five (5) days of the effective date of the Agreement and thereafter upon request.

5. Section 12, entitled “**Miscellaneous**,” subsection (a) is hereby amended to replace “Orange County” with “Duval County.”

6. Section 12, entitled “**Miscellaneous**,” subsection (h) is hereby amended to replace all addresses for purposes of notice with the following:

If to the Customer: Tison's Landing Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
Las Olas Square, Suite 600
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301
Attn: Dennis E. Lyles, Esq.

With a copy to: Tison's Landing Community Development District
16529 Tison Bluff Road
Jacksonville, Florida 32218
Attn: Field Operations Manager

If to Contractor: Aquasol Commercial Chemical, Inc.
1707 Townhurst Drive
Houston, Texas 77043
Attn: President

7. Section 12, entitled "**Miscellaneous**," subsection (j) is hereby added to the Agreement, as follows:

PUBLIC RECORDS. Supplier shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the Customer to perform the services or work set forth in this Agreement; and
2. Upon the request of the Customer's custodian of public records, provide the Customer with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Supplier does not transfer the records to the Customer; and
4. Upon completion of the Agreement, transfer, at no cost to the Customer, all public records in possession of the Supplier or keep and maintain public records required by the Customer to perform

the service or work provided for in this Agreement. If the Supplier transfers all public records to the Customer upon completion of the Agreement, the Supplier shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Supplier keeps and maintains public records upon completion of the Agreement, the Supplier shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Customer, upon request from the Customer's custodian of public records, in a format that is compatible with the information technology systems of the Customer.

Supplier acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the Customer pursuant to Section 119.0701(3), Florida Statutes. If notified by the Customer of a public records request for records not in the possession of the Customer but in possession of the Supplier, the Supplier shall provide such records to the Customer or allow the records to be inspected or copied within a reasonable time. Supplier acknowledges that should Supplier fail to provide the public records to the Customer within a reasonable time, Supplier may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE SUPPLIER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE SUPPLIER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE SUPPLIER MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE CUSTOMER AT:

**GOVERNMENTAL MANAGEMENT SERVICES –
FLORIDA, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE, FLORIDA 32092
TELEPHONE: (904) 940-5850
EMAIL: chogge@gmsnf.com**

8. Section 12, entitled “**Miscellaneous**,” subsection (k) is hereby added to the Agreement, as follows:

Nothing herein shall be construed as or constitute a waiver of the protections, immunities, and limitations of liability that may be afforded to Customer pursuant

to the doctrine of sovereign immunity, or Section 768.28, Florida Statutes.

Customer and Supplier have each caused this Addendum to be executed by its duly authorized representatives as of the day and year set forth above.

SUPPLIER:

AQUASOL COMMERICAL CHEMICAL,
INC., D/B/A POOLSURE, a Texas corporation

By: _____

Name: _____

Title: _____

Date: _____

CUSTOMER:

TISON'S LANDING COMMUNITY
DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

SIXTH ORDER OF BUSINESS

D.



TISON'S LANDING

AMENITY MANAGER'S REPORT

Date of report: 03-01-22

Submitted by: Dana Harden

SPECIAL EVENTS UPDATE:

- Bagel Tuesdays continues to be actively participated in with residents enjoying our Valentine's Day spread. I have a few residents interested in forming a social committee to help brainstorm ideas and help with future events.
- On Friday, March 11 will be having a movie night on the back patio with pizza, popcorn, and popsicles. This is the beginning of Spring Break for our kids.
- Our annual Easter event has been scheduled for Saturday, April 9. One Blood has been booked for residents to have the opportunity to give back. The kids will be able to enjoy a petting zoo provided by Jacksonville Carriage Company. Vendors will be set up on the perimeter of the basketball court. We will have 2500 eggs! I have also ordered glow in the dark eggs that put out at night at the gazebos for the kids to find them. I did this last year and it was a big hit, so it's back!
- We have purchased a "Little Library" and placed it at the amenity center. Books for children and adults are donated by residents and able to be picked up and read and returned.

FOOD TRUCKS:

- We have been having a Food Trucks come every Friday. I have also booked them for our special events.

COMMUNITY GARAGE SALES:

- Community wide garage sales has been planned for Saturday, April 2.

RESIDENT/HOMEOWNER UPDATES:

- I am getting lots of compliments on how the amenities are looking. I had a resident tell me that they moved in 6 years ago and the place looks better than it did when he moved in. I told him as much as I would like to take credit, I can't it. It is our Board who makes these decisions and, like him, I'm thankful our Board places value in maintaining our amenities.
- We are having issues in the evenings at the amenity center with minor vandalism and smoking marijuana. As the weather warms up, I believe this will become worse as it usually does in the warmer season. Now that spring is here, I am going to adjust staff hours so that there are more afternoon/evening hours during Friday, Saturday, & Sunday.
- New door hinges and locks have been ordered for the doors. Our current ones are rusty and need to be replaced. I have also ordered new signage for the amenity center to match the current paint and amenity center rules.

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



E.

1.



TISON'S LANDING

FIELD OPERATIONS MANAGER'S REPORT

Date of Report: 03/01/22

Submitted by: Mark Johnson

Tennis Court Light Timer Switch

The count down timer switch malfunctioned and was not working. I replaced Switch and now working properly.



Before



After

White vinyl fencing by pond

The fencing was dirty and showing mildew, the fencing has now been pressure washed and cleaned.



Before



After

Gym Mat Holder

I have installed a wall mount mat holder in order to keep mats off floor when not in use.



Gym emergency lights and exit signs

The prior lights and signs were discolored and outdated, with new interior paint i replaced and upgraded them to new LED lights.



Before



After

Gym Door Exit Switch

The Gym door exit switch was showing rust and needed updating. I replaced switch to to continue giving it a clean look and facelift.



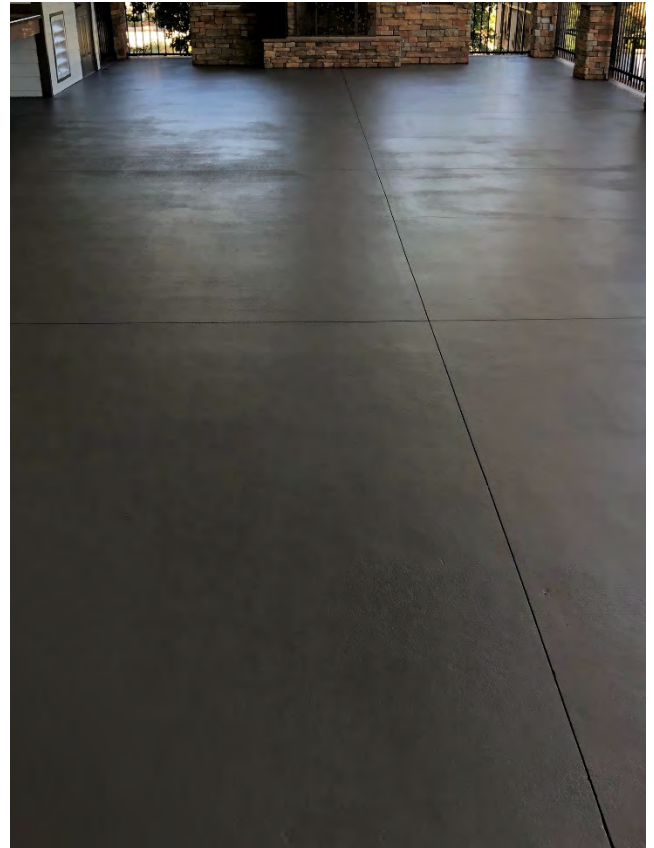
Before



After

Building Paint Project

Paint project is nearing completion and looking great!! It is definitely a clean and refreshing face lift.



Lawn Boy Update

Lawn Boy has continued to keep the grounds in great shape, we have identified some areas by the pool that have been exposed to years of sun and chlorine and need to be removed/updated. Lawnboy is also going to make recommendations for the perimeter of the sand volleyball pit. It currently has a mixture of sand/dirt/weeds.

The Lake Doctors

The Lake Doctors have been out for regular lake maintenance, and all is looking well. It is pollen season, and we will see this in our ponds. This is not to be mistaken as algae growth.

Agrowpro

Agrowpro has been out and treated for our regular service, we have identified some weeds on soccer field which they are going to treat. The soccer field needs aerating to help grow the grass laterally and fill in bare spots, they have proposed an additional \$1200 for this scope of work.

Updates

- We have ordered the remainder of the sling fabric for pool lounge chairs. Our goal is to have them installed prior to spring break.
- There has been a delay in the monument sign stonework, the expected start date is March 18. This is due to the stone manufacturer experienced delays.
- Beaches Electrical is waiting for the new lights and trims to come in. They are having supply issues, possible start date of April 1.
- Pressure washing of splash pool deck has been completed. Pressure washing of the main pool deck will begin soon.
- The painting project completion date is March 4.

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



2.



Property: Tisons Landing

Service: Aerification and Fertilization to the athletic fields. Price includes labor and materials.

Summary of Charges

Total annual cost of Service.....**\$1,200.00**

The total cost for the preceding services is **\$1,200.00** One invoice will be sent to the Vesta Property Services upon completion of work. Payment terms for all invoices are net 30. Any late payment is subject to a 1% or greater finance charge.

Customer Signature _____ Date_____

Print_____ **Title**_____

EIGHTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Tuesday, February 8, 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

Also present were:

Daniel Laughlin	District Manager
Gerald Knight	District Counsel
Dana Harden	Amenity Manager – Vesta
Mark Johnson	Field Operations Manager – Vesta

The following is a summary of the discussions and actions taken at the February 8, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Acceptance of the Fiscal Year 2021 Audit Report

Mr. Laughlin read statements from the audit report into the record. On page three of the report, the auditor provides their opinion stating, "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." On page 25 the auditor speaks to internal controls and states, "During our audit we did not find any

deficiencies in internal control that we consider to be material weaknesses.” Lastly, on page 27 the auditor states, “In our opinion, the District complied in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.” Mr. Laughlin summarized the audit is what is considered a “clean” audit.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor the Fiscal Year 2021 audit report was accepted.

FOURTH ORDER OF BUSINESS

Discussion of Amenity Rules Relating to the Number of Facility Access Cards Issued to Residents and Non-Resident Members

Ms. Waldhauer advocated for providing more access cards per household as she has five adults within her household and would like the ability to have four access cards. The amenity policies currently provide for two. The Board discussed charging for the additional access cards as is currently done for lost or damaged cards at a fee of \$30, and the Board settled on charging the same for each additional access card purchased, up to a maximum of four cards. Mr. Kirsch asked to ensure identification is shown proving residency within the district for additional persons using the cards. A rulemaking hearing will be held at a future meeting to formalize the amendment to the rules.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor setting a public hearing to amend the number of access cards from two to four and providing that the additional access cards can be purchased for a fee of \$30 each was approved.

FIFTH ORDER OF BUSINESS

Discussion on Interior and Exterior Colors for Amenity Center and Gazebos

Mr. Johnson reminded the Board that the Ace Painting proposal approved at the January meeting excluded a \$1,500 charge for prepping, filling and painting the cracks on the porches because the board wanted to see where another vendor came in with their estimate. That estimate came in at \$36,000 total. He asked the Board to consider approving painting of the patio floor for a fee of \$1,500.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor amending the existing agreement with Ace Painting to include painting of the patio floor in the amount of \$1,500 was approved.

The Board moved on to agenda item number six at this time and came back to the discussion on the paint colors. The following colors were chosen: Peppercorn for the trim, patio floors and back doors; Tidewater for the gym and bathrooms; Periwinkle for the front door; Colonial Revival Gray for the main building; and Starry night for the shutters.

On MOTION by Ms. Timmons seconded by Ms. Waldhauer with all in favor the paint colors as listed above were approved.

SIXTH ORDER OF BUSINESS

Discussion on Can Light Fixtures for Outside Patio and New Door Hardware

Mr. Johnson informed the board that around the back patio there are 47 can light fixtures that need to be addressed, and the trim is beginning to rust and corrode. He presented proposals from All Weather Contractors and Beaches Electrical Service, noting Beaches Electrical is the lowest proposal covering replacing the can lights with new LED flush mounts for a total of \$6,815. Mr. Johnson noted the proposal does not include the indoor can lights. Mr. Knight noted he would prepare a small project agreement with Beaches Electrical.

On MOTION by Ms. Timmons seconded by Mr. Kirsch with all in favor Beaches Electrical Service proposal to replace 47 can light fixtures was approved at an amount not to exceed \$7,000.

Mr. Johnson stated that currently there is no electric at the gazebos or tennis courts, but it would be beneficial for various reasons including movie nights held at the soccer fields. Beaches Electrical provided prices for adding electrical in those areas; \$250 for a GFI receptacle at the tennis court gazebo and \$2,250 for the same at the volleyball gazebo. Mr. Johnson is looking for a second estimate for the project. Mr. Kirsch stated that he felt the \$250 receptacle cost at the tennis court was acceptable to allow for easier access to electricity for movie nights but wanted to evaluate the \$2,250 cost further. Staff will go back to the contractor

to attempt to reduce the cost of the second GFI receptacle and the Board made the motion below to amend the not to exceed amount for the Beaches Electrical proposal.

On MOTION by Mr. Kirsch seconded by Ms. Timmons with all in favor amending the not to exceed amount for work to be done by Beaches Electrical Service from \$7,000 to \$7,500 to allow for installation of two new outlets was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Pool Chemical Provider

Mr. Johnson informed the Board that in order to save the District money on sales taxes, Vesta would like the District to enter into a contract with the pool chemical provider, Poolsure, rather than it being under Vesta's umbrella. There were no objections from the Board.

Mr. Knight asked that a proposal be provided for the Board at the next meeting to approve to base a contract off of.

EIGHTH ORDER OF BUSINESS

Consideration of Entry Monument Landscape Plan / Renderings

Ms. Harden stated the plans will be presented at the next meeting due to Mr. Richardson's absence. This item was tabled.

NINTH 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 commented that she would like to see more facility hours allotted for in the next budget for Friday and Saturday nights to close the facilities up.

E. Field Operations Manager - Report

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

TENTH ORDER OF BUSINESS

Supervisor	Requests	/	Audience
Comments			

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the January 5, 2022 Meeting
B. Financial Statements
C. Check Register

Mr. Laughlin gave a brief overview of the financials noting the check register totals \$79,393.82.

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

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – Monday, March 14, 2022 at 6:00 p.m. at the Yellow Bluff Amenity Center

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Tison's Landing

Community Development District

Unaudited Financial Statements
as of
January 31, 2022

Board of Supervisors Meeting
March 14, 2022

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET

January 31, 2022

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<u>ASSETS:</u>				
Cash	\$22,774	---	\$779	\$23,553
Accounts Receivable	\$125		---	\$125
Due From Other Funds	---	\$4,229	---	\$4,229
Investments:				
SBA-Surplus Funds	\$552,014	---	\$99,707	\$651,721
Series 2016-1				
Reserve	---	\$149,263	---	\$149,263
Revenue	---	\$373,893	---	\$373,893
Redemption	---	\$3	---	\$3
Series 2016-2				
Reserve	---	\$42,224	---	\$42,224
Prepayment	---	\$890	---	\$890
Deposits	\$4,202	---	---	\$4,202
TOTAL ASSETS	<u>\$579,115</u>	<u>\$570,502</u>	<u>\$100,486</u>	<u>\$1,250,103</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$15,667	---	---	\$15,667
Due to other Funds	\$4,229	---	---	\$4,229
TOTAL LIABILITIES	<u>\$19,896</u>	<u>\$0</u>	<u>\$0</u>	<u>\$19,896</u>
<u>FUND BALANCES:</u>				
Nonspendable:				
Prepaid items and deposits	\$4,202	---	---	\$4,202
Restricted for:				
Debt service	---	\$570,502	---	\$570,502
Assigned for Capital Projects			\$100,486	\$100,486
Unassigned	\$555,017	---	---	\$555,017
TOTAL FUND BALANCES	<u>\$559,219</u>	<u>\$570,502</u>	<u>\$100,486</u>	<u>\$1,230,207</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$579,115</u>	<u>\$570,502</u>	<u>\$100,486</u>	<u>\$1,250,103</u>

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<u>REVENUES</u>				
Maintenance Assessments - Tax Roll	\$648,742	\$641,344	\$641,344	\$0
Clubhouse Income	\$2,000	\$667	\$3,940	\$3,273
HOA Revenues	\$1,500	\$500	\$0	(\$500)
Interest Income	\$200	\$67	\$119	\$52
Miscellaneous Revenues	\$0	\$0	\$104	\$104
TOTAL REVENUES	\$652,442	\$642,577	\$645,507	\$2,930
<u>EXPENDITURES</u>				
<u>Administrative:</u>				
Supervisor Fees	\$7,000	\$5,000	\$3,600	\$1,400
FICA Taxes	\$536	\$383	\$275	\$107
Engineering Fees	\$3,000	\$1,000	\$0	\$1,000
Architecture Services	\$25,000	\$8,333	\$0	\$8,333
Arbitrage Rebate	\$1,200	\$0	\$0	\$0
Dissemination Agent	\$1,000	\$333	\$433	(\$100)
Trustee Fees	\$3,725	\$3,725	\$3,717	\$8
Assessment Roll Administration	\$2,500	\$2,500	\$2,500	\$0
Attorney Fees	\$15,000	\$5,000	\$5,160	(\$160)
Annual Audit	\$3,600	\$3,000	\$3,000	\$0
Management Fees	\$50,000	\$16,667	\$16,667	(\$0)
Computer Time/Information Technology	\$1,200	\$400	\$400	\$0
Telephone	\$100	\$33	\$84	(\$51)
Postage	\$1,000	\$333	\$8	\$325
Printing & Binding	\$2,000	\$667	\$51	\$616
General Liability Insurance	\$9,317	\$9,317	\$9,180	\$137
Legal Advertising	\$1,000	\$333	\$777	(\$443)
Other Current Charges	\$1,000	\$333	\$316	\$17
Website Administration	\$1,200	\$400	\$400	\$0
Website Lifestyle	\$3,000	\$1,750	\$1,750	\$0
Office Supplies	\$500	\$167	\$6	\$161
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$133,053	\$59,850	\$48,500	\$11,349
<u>Field:</u>				
Insurance (Property)	\$14,600	\$14,600	\$14,389	\$211
Field Management & Administration (Vesta)	\$28,608	\$9,536	\$9,536	\$0
Security Camera Monitoring (Envera)	\$23,463	\$10,099	\$9,091	\$1,008
Landscape Maintenance (LawnBoy)	\$49,100	\$16,367	\$16,364	\$3
Landscape Mulch	\$15,000	\$2,553	\$2,553	\$0
Landscape Fertilization (Agro Pro)	\$17,900	\$5,967	\$5,967	\$0
Landscape Contingency	\$7,500	\$2,500	\$200	\$2,300

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<i>Field: (continued)</i>				
Irrigation Maintenance	\$5,625	\$1,875	\$1,324	\$551
Lake Maintenance (The Lake Doctor)	\$10,840	\$3,216	\$3,216	\$0
Utilities-Cable (Comcast)	\$1,680	\$560	\$493	\$67
Utilities-Electric (JEA)	\$1,200	\$400	\$238	\$162
Utilities-Irrigation (JEA)	\$32,000	\$10,667	\$7,367	\$3,300
Refuse Service (Republic Services)	\$4,200	\$1,400	\$2,644	(\$1,244)
Repairs and Maintenance	\$20,000	\$6,667	\$4,058	\$2,608
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	\$87,405	\$79,148	\$8,257
<i>Amenity</i>				
Amenity Manager (Vesta)	\$92,783	\$30,928	\$30,928	(\$0)
Pool Maintenance (Vesta)	\$27,332	\$9,111	\$9,111	\$0
Pool Repair	\$3,000	\$1,000	\$9	\$991
Pool Chemicals (Vesta)	\$9,211	\$3,070	\$3,365	(\$295)
Permit Fees	\$600	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$5,520	\$1,840	\$1,820	\$20
Utilities-Electric (JEA)	\$18,800	\$6,267	\$5,518	\$748
Utilities-Water/Sewer (JEA)	\$10,000	\$3,333	\$2,990	\$344
Repairs and Maintenance	\$17,000	\$5,667	\$3,503	\$2,163
Janitorial Maintenance (Vesta)	\$28,041	\$9,347	\$9,347	\$0
Janitorial Supplies (Vesta)	\$3,386	\$1,129	\$1,129	(\$0)
Special Events	\$20,000	\$5,559	\$5,559	\$0
Amenity Supplies	\$5,000	\$1,667	\$2,126	(\$459)
Contingency	\$1,000	\$333	\$0	\$333
TOTAL AMENITY	\$241,673	\$79,250	\$75,404	\$3,846
TOTAL EXPENDITURES	\$652,442	\$226,505	\$203,053	\$23,452
Excess (deficiency) of revenues over (under) expenditures	\$0	\$416,072	\$442,454	\$26,382
Net change in fund balance	\$0	\$416,072	\$442,454	\$26,382
FUND BALANCE - Beginning	\$0		\$116,765	
FUND BALANCE - Ending	\$0		\$559,219	

TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended January 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/22</u>	<u>ACTUAL THRU 01/31/22</u>	<u>VARIANCE</u>
<u>REVENUES</u>				
Interest Income	\$100	\$33	\$44	\$11
Capital Reserve-Transfer In	\$45,000	\$0	\$0	\$0
TOTAL REVENUES	<u>\$45,100</u>	<u>\$33</u>	<u>\$44</u>	<u>\$11</u>
<u>EXPENDITURES</u>				
Capital Outlay	\$100,000	\$30,923	\$30,923	\$0
Miscellaneous Services	\$800	\$267	\$169	\$98
TOTAL EXPENDITURES	<u>\$100,800</u>	<u>\$31,189</u>	<u>\$31,091</u>	<u>\$98</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$55,700)</u>	<u>(\$31,156)</u>	<u>(\$31,047)</u>	<u>\$108</u>
Net change in fund balance	<u>(\$55,700)</u>	<u>(\$31,156)</u>	<u>(\$31,047)</u>	<u>\$108</u>
FUND BALANCE - Beginning	\$119,409		\$131,533	
FUND BALANCE - Ending	<u>\$63,709</u>		<u>\$100,486</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 January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<u>REVENUES</u>				
Special Assessments - On Roll	\$382,996	\$377,580	\$377,580	\$0
Interest Income	\$0	\$0	\$7	\$7
TOTAL REVENUES	\$382,996	\$377,580	\$377,588	\$7
<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	\$298,612	\$293,619	(\$4,993)
<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	\$298,612	\$293,619	(\$4,993)
FUND BALANCE - Beginning	\$80,981		\$276,882	
FUND BALANCE - Ending	\$86,041		\$570,502	

**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	\$7,183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$641,344
Clubhouse Income	\$0	\$1,660	\$2,030	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,940
HOA Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$5	\$3	\$41	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$119
Miscellaneous Revenues	\$0	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104

Total Revenues

\$5	\$24,718	\$613,281	\$7,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$645,507
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Administrative:

Supervisor Fees	\$1,000	\$800	\$800	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
FICA Taxes	\$77	\$61	\$61	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275
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	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$433
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	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Management Fees	\$4,167	\$4,167	\$4,167	\$4,167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,667
Computer Time/information Technology	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
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
General Liability Insurance	\$9,080	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,180
Legal Advertising	\$207	\$377	\$97	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$777
Other Current Charges	\$112	\$103	\$57	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$316
Website Administration	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
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	\$6,266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,500
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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	\$2,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,536
Security Camera Monitoring (Envera)	\$2,083	\$1,956	\$4,043	\$1,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,091
Landscape Maintenance (LawnBoy)	\$4,091	\$4,091	\$4,091	\$4,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,364
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	\$1,492	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,967
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	\$804	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,216
Utilities-Cable (Comcast)	\$123	\$123	\$123	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$493
Utilities-Electric (JEA)	\$48	\$87	\$102	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238
Utilities-Irrigation (JEA)	\$1,763	\$1,941	\$1,807	\$1,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,367
Refuse Service (Republic Services)	\$1,474	\$619	\$276	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,644
Repairs and Maintenance	\$1,787	\$1,131	\$690	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,058
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	\$12,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79,148

Amenity

Amenity Manager (Vesta)	\$7,732	\$7,732	\$7,732	\$7,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,928
Pool Maintenance (Vesta)	\$2,278	\$2,278	\$2,278	\$2,278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,111
Pool Repair	\$0	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
Pool Chemicals (Vesta)	\$768	\$768	\$915	\$915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,365
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities-Cable (Comcast)	\$452	\$452	\$452	\$465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,820
Utilities-Electric (JEA)	\$1,312	\$1,293	\$1,335	\$1,578	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,518
Utilities-Water/Sewer (JEA)	\$692	\$718	\$735	\$845	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,990
Repairs and Maintenance	\$0	\$149	\$1,065	\$2,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,503

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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Amenity (continued)

Janitorial Maintenance (Vesta)	\$2,337	\$2,337	\$2,337	\$2,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,347
Janitorial Supplies (Vesta)	\$282	\$282	\$282	\$282	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,129
Special Events	\$2,899	\$762	\$1,108	\$789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,559
Amenity Supplies	\$491	\$175	\$29	\$1,431	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,126
Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AMENITY	\$19,243	\$16,954	\$18,266	\$20,942	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,404

Total Expenditures

\$75,215	\$46,144	\$41,821	\$39,692	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$203,053
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Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Excess Revenues (Expenditures)	(\$75,210)	(\$21,426)	\$571,459	(\$32,188)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$442,454
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TISON'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

12/25/21 - 1/31/22

<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	\$28,818.77
1/31/2022	2969	\$1,261.57
	total	<u>\$71,130.42</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>\$80,655.42</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	

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... 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
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... 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	
		1/03/22 89708215	202112 320-53800-43000	ELECTRIC 11/28-12/28/21	V	102.17-	
		1/03/22 89708215	202112 320-57200-43000	ELECTRIC 11/28-12/28/21	V	1,334.55-	
		1/03/22 89708215	202112 320-53800-43100	IRRIGAION 11/28-12/28/21	V	1,807.15-	
		1/03/22 89708215	202112 320-57200-43100	SEWER 11/28-12/28/21	V	543.31-	
		1/03/22 89708215	202112 320-57200-43100	WATER 11/28-12/28/21	V	191.33-	
		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	*	1,807.18	
		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)							3,978.54 002965
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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
1/25/22	00052	1/09/22 7847	202112 320-53800-46200		*	4,091.00	
		DEC 21-	LAWN MAINT				
				LAWNBOY LAWN SERVICES, INC.			4,091.00 002966
1/25/22	00082	1/12/22 17275A	202201 320-57200-46000		*	351.15	
			UPPER CONTROL ASSY				
				SOUTHEAST FITNESS REPAIR			351.15 002967
1/25/22	00157	12/31/21 394438	202112 320-53800-46000		*	76.21	
			ELECTRICAL SCREWDRIVER				
		12/31/21 394438	202112 320-53800-46000		*	14.76	
			CIRCLE K FUEL FOR BLOWER				
		12/31/21 394438	202112 320-53800-46000		*	63.73	
			QUICK CONNECT EXTENSION				
		12/31/21 394438	202112 320-53800-46000		*	94.05	
			BATTERIES /EXTENSION CORD				
		12/31/21 394438	202112 320-53800-46000		*	131.67	
			GFI RECEPTACLE				
		1/01/22 393329	202201 320-57200-45105		*	7,731.95	
			JAN 22- AMENTIY MANAGER				
		1/01/22 393329	202201 320-57200-46400		*	2,277.63	
			JAN 22- POOL MAINT				
		1/01/22 393329	202201 320-57200-46500		*	767.55	
			JAN 22- POOL CHEMICALS				
		1/01/22 393329	202201 320-53800-34400		*	2,383.99	
			JAN 22- FIELD MGMT/ADMIN				
		1/01/22 393329	202201 320-57200-46601		*	2,336.75	
			JAN 22- JANITORIAL MAINT				
		1/01/22 393329	202201 320-57200-46602		*	282.19	
			JAN 22- JANITORIAL SUPPL				
				VESTA PROPERTY SERVICE INC.			16,160.48 002968
1/31/22	00152	1/03/22 44846100	202112 320-57200-46000		*	338.43	
			HAYARD CLAMP SYSTEM				
		1/03/22 44846100	202112 320-57200-46000		*	106.82	
			PATIO FURNITURE FABRIC				
		1/03/22 44846100	202112 320-57200-49400		*	350.49	
			FOOD ADULT CHRISTMAS EVEN				
		1/03/22 44846100	202112 320-57200-49400		*	11.51	
			BREAKFAST BAGELS				
		1/03/22 44846100	202112 320-57200-49400		*	24.76	
			SUPPLIES FOR BREAKFAST				
		1/03/22 44846100	202112 320-57200-49400		*	22.83	
			DVD FOR MOVIE NIGHT				
		1/03/22 44846100	202112 320-57200-49400		*	117.28	
			CHRISTMAS COOKIE DECOR				

TISO TISON TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/03/22	44846100 202112 320-57200-49400	PROJECTOR FOR OUTDOOR SCR	*	112.86	
		1/03/22	44846100 202112 320-57200-49400	OUTDOOR SCREEN	*	91.36	
		1/03/22	44846100 202112 320-57200-49400	GIFT CARD CHRISTAMS GIVE	*	100.00	
		1/03/22	44846100 202112 320-57200-49400	REF DVD MOVIE NIGHT	*	14.77-	
WELLS FARGO CREDIT CARD (AUTO PAY)							1,261.57 002969
TOTAL FOR BANK A						71,130.42	
TOTAL FOR REGISTER						71,130.42	

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?

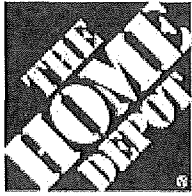
Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

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?

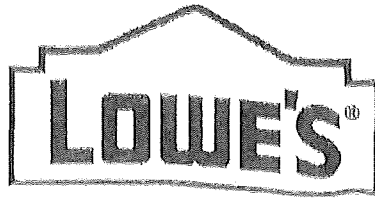
Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

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 CANO 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
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 #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](#))**Price**

\$27.17

Condition: New

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

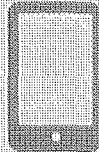
COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120090613300451583

Download the Comcast Business App

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

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



Faster speeds. More solutions. Bigger savings.

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

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

Need help? We're here for you



Visit us online

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



Call us anytime

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

Useful information

Moving?

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

Accessibility:

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

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

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



By App

Download the Comcast Business App



In-Store

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

Regular monthly charges \$447.25

Comcast Business services	\$374.80
TV Standard 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

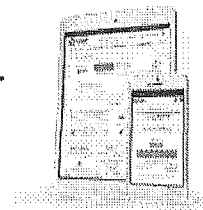
Description	Reference	Quantity	Unit Price	Amount
Tison's Landing Amenity Center 16529 Tisons Bluff Rd PO 9687025-50				
Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 4 Cu Yd, 1 Lift Per Week				
Pickup Service 12/01-12/31			\$161.66	\$161.66
Container Refresh 12/01-12/31		1.0000	\$9.00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

538

432

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 \$275.58
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	

TISONS LANDING CDD MONTHLY EXPENSE REPORT

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

DATE	DESCRIPTION	GL	GL Description	RETAILER	TOTAL
11/12/2021	Replacement Letters for Signs	320.57200.52000	Amenity Supplies	whiteboards.com	\$ 119.37
11/12/2021	Food for Volunteers	320.57200.46000	Maint & Repairs	Publix	\$ 95.71
11/12/2021	Mulch (should be line a item on the GL)		Mulch	Mulch Depot	\$ 798.00
11/12/2021	Food for Volunteers	320.57200.46000	Maint & Repairs	Papa Johns	\$ 52.91
11/15/2021	Christmas Supplies	320.57200.49400	Special Events	Oriental Trading	\$ 74.18
11/15/2021	Christmas Supplies	320.57200.49400	Special Events	Oriental Trading	\$ 80.57
11/15/2021	Christmas Supplies	320.57200.49400	Special Events	Oriental Trading	\$ 77.45
11/21/2021	Photo bckdrop & Stand	320.57200.49400	Special Events	Amazon	\$ 148.74
11/21/2021	Elf Costume	320.57200.49400	Special Events	Amazon	\$ 19.34
11/22/2021	Laminating Sheets	320.57200.49400	Special Events	Amazon	\$ 15.04
12/1/2021	Christmas Light	320.57200.49400	Special Events	Wal-Mart	\$ 117.74
12/1/2021	Christmas Décor	320.57200.49400	Special Events	Lowe's	\$ 134.74
12/1/2021	Christmas Décor	320.57200.49400	Special Events	Lowe's	\$ 94.60
TOTALS					\$1,828.39

Explanation:

Signature:

 Dana Harden, Amenity Manager



Rate Information

Your rate may vary according to the terms of your agreement.

TYPE OF BALANCE	ANNUAL INTEREST RATE	DAILY FINANCE CHARGE RATE	AVERAGE DAILY BALANCE	PERIODIC FINANCE CHARGES	TRANSACTION FINANCE CHARGES	TOTAL FINANCE CHARGES
PURCHASES	7.240%	.01983%	\$0.00	\$0.00	\$0.00	\$0.00
CASH ADVANCES	23.990%	.06572%	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$0.00	\$0.00	\$0.00

Important Information

\$0 - \$1,724.06 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/28/21. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

TOTAL "FINANCE CHARGE" BILLED IN 2021 \$0.00

Transaction Details

Trans	Post	Reference Number	Description	Credits	Charges
11/12	11/12	24093189X2MH3BDL6	MY WHITEBOARDS.COM MIKEK@OPTIMAC MA		119.37
11/12	11/12	24137469X01DPMRFM	PUBLIX #19 JACKSONVILLE FL		95.71
11/12	11/12	24247609W8PZ5D0WM	MULCH DEPOT JACKSONVILLE FL		798.00
11/12	11/12	24445009X00V5XMYE	PAPA JOHN'S #3232 JACKSONVILLE FL		52.91
11/15	11/15	2478930A0EM9DNRLP	OTC BRANDS INC 800-2280475 NE		74.18
11/15	11/15	2478930A0EM9DNR56	OTC BRANDS INC 800-2280475 NE		80.57
11/15	11/15	2478930A0EM9DNR7T	OTC BRANDS INC 800-2280475 NE		77.45
11/21	11/21	2469216A52XZGM6L3	AMZN Mktp US*1D2SV6983 Amzn.com/bill WA		148.74
11/21	11/21	2469216A52X8K0B17	AMZN Mktp US*U364O62J3 Amzn.com/bill WA		19.34
11/22	11/22	2469216A82X6SZXQK	Amazon.com*5N61N6GZ3 Amzn.com/bill WA		15.04
11/28	11/28	F326800AC00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	4,745.06	
12/01	12/01	2445501AF43A9L4LV	WAL-MART #5037 YULEE FL		117.74
12/01	12/01	2469216AF2XK477H0	LOWES #01647 FERNANDINA BE FL		134.74
12/01	12/01	2469216AF2XTYV9NM	LOWES #02472 JACKSONVILLE FL		94.60
12/03	12/03		WELLS FARGO CASH BACK - CREDIT	104.33	

Wells Fargo News

The Business Elite Online Reporting® service that is currently housed on a third-party site has moved to Wells Fargo Online Banking. All previously saved reports on the third-party site must be downloaded and saved by 1/31/2022. Effective February 1, 2022 the reporting service will only be available through Wells Fargo Online Banking and you will no longer have access to reports that were saved on the previous site.

To access Business Elite card reports, sign on to Wells Fargo Business Online:

- Then select "Accounts"
- Under "Manage Cards", select "Business Credit Card Center"
- Then go to "Spending Reports"

Visit the Business Credit Card Center and start simplifying your expense tracking today.

Take advantage of the features that come with Online Banking:

Messages and alerts: Stay informed about your account with updates sent to your email or mobile phone.

Wells Fargo Card Design Studio® service: Make your card as unique as your business. Customize your card design with

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
4/3076	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

**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*

Price

\$46.39

Sold by: Amazon.com Services LLC

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*

Price

\$54.99

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

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)*

Price

\$36.99

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

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](#).

Give us feedback @ survey.walmart.com
Thank you! ID #: 701CRKIKKXY

Walmart*

904-261-9410 Hgt:JOHN
46401C STATE ROAD 200
VOLUME 11 32097

SIR 05037 UPB 004971 LEA 03 TRN 07470
SOFT PINE G 01920/252307 7.00 0
RED CLEAR LT 080833904077 6.98 0
RED CLEAR LT 080833904077 6.98 0
CS LONG TAI 002908315241 2.98 0
CS LONG TAI 002908315241 2.98 0
201R HAI CRH 072722346096 19.98 0
HEAVY PLANTER 001869768231 34.98 0
HEAVY PLANTER 001869768231 34.98 0
SUBTOTAL 117.74
TOTAL 117.74
VISA TEND 117.74
VISA Credit 117.74 1429 T 2

APPROVAL # 001190
REF # 133500721646
TRANS ID - 461335401060060
VALIDATION - SHRZ
PAYMENT SERVICE - 1
AID A0000000031010
TC 0040011A004EF2A5
TERMINAL # 205269536
*NO SIGNATURE REQUIRED
12/01/21 08:21:45
CHANGE DUE 0.00
ITEMS SOLD 0
LEA 7320 7816 4619 1746 1621 9
12/01/21 08:21:51
CUSTOMER COPY

Publix

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

20PC 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
Payment	
Change	0.00

Savings Summary

Special Price Savings	9.00

* Your Savings at Publix	*
2.00	*

	*
	*

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

- SALE -

SALESM: S2472ZPG 3774087 TRANSM: 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 UNDERMETAL HOO	13.98
77350	SHARPIE HQHM 44 JUMBO BLK	3.98
213691	SCOTCH 2-INX800-IN CTG TPE	3.48

SUBTOTAL:	94.60
TAX:	0.00
INVOICE 11080 TOTAL:	94.60
VISA:	94.60

UISA: XXXXXXXXXXXX3429 AMOUNT:94.60 AUTHCD: 001333

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

APL: Visa Credit TUR: 0080008000

AID: A0000000031010 TSI: E800

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

OF ITEMS PURCHASED: 20

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

DELIVERY TICKET
28506
"We've Got You Covered"

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

Sale

Ship To:

16529 Tison blatt Rd

SECRET

Contact #

575048

spærson

P.O.#:

Terms:

Total: \$

798.00

Approx. Time:

W. Bell 7:00

Environ Biol Fish

11521

11-27-01

Abstract

Ref Code: 012657


 DEPARTMENT OF HEALTH AND HUMAN SERVICES
 OFFICE OF THE ASSISTANT SECRETARY FOR
 PUBLIC AFFAIRS
 WASHINGTON, D. C. 20492

DEPT. OF THE ARMY

ZIP MATCH 7

Red Red Red

Insurance Co.

1155-1166

THE UNIVERSITY OF CHICAGO

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

UNIT PRICE	AMOUNT
34.00	148.00
	50.00
Subtotal	198.00
TAX	outfit
TOTAL	198.00

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 ISI: 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

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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', STEEL 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

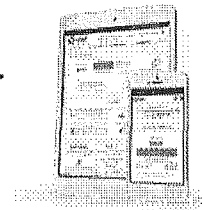
Description	Reference	Amount
Payment - Thank You 12/06	5555555	-\$275.58

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

Date: 22-Dec-2021

Payment is due within 30 days of invoice date.

APPROVED

Mark Johnson 12/30/21

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

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



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

Copy of Previously Printed Invoice

Invoice Number: 6272071
Account Number: 259761000
Invoice Date: 09/24/2021
Direct Inquiries To: STACEY JOHNSON
Phone: 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
Account Number: 259761000
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

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	\$9,886.14	\$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	\$9,660.27	\$5,687.31	\$15,347.58
Net YTD collected	\$634,160.60	\$373,350.44	\$1,007,511.04

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENT: ASSESSMENTS COLLECTED 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

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

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

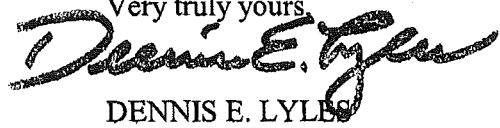
Mr. Richard Hans
Tison's Landing CDD
Governmental Management Services
5385 North Nob Hill Road
Sunrise, Florida 33351

**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.

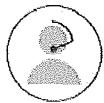
Call today for a FREE account review at 877-564-0318.

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.

Ways to pay



No more mailing monthly checks

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



Go paperless and say goodbye to clutter

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

Additional billing information

More ways to pay:



Online

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



By App

Download the Comcast Business App



In-Store

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

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

What's included?



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

Visit 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

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.
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Accessibility:

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

Ways to pay



No more mailing monthly checks

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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.

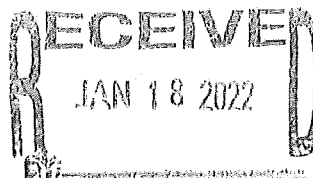
Invoice

Page 1

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	710809	Alarm Monitoring Services	\$329.27	\$329.27

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

Return Service Requested

<i>Invoice</i>	
Invoice Number 710809	Date 01/03/2022
Customer Number 400423	Due Date 02/01/2022

Net Due: \$329.27

Amount Enclosed: _____



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

1983

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

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

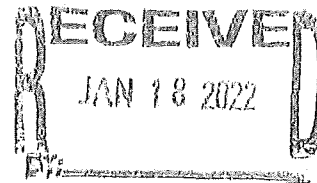
Page 1

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

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

Page 1

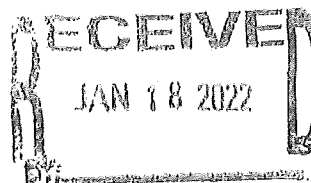
Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Tison's Landing CDD	400423		710808	02/01/2022
Quantity	Description	Rate	Amount	
	<i>Tison's Landing CDD, Utility, Jacksonville, FL</i>			
1.00	Service & Maintenance 02/01/2022 - 02/28/2022	138.21	138.21	
1.00	Active Video Monitoring 02/01/2022 - 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

Invoice	
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: TISONS LANDING CDD	Account #: 8970821539	Bill Date: 01/03/22	Cycle: 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		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u> <u>Reading Type</u>
Charges:		Sewer Usage Charge		87650993	1589	66000 GAL	30 Regular
		Environmental Charge					
		City of Jacksonville Franchise Fee					
16529 TISONS BLUFFRD	W	191.33	Commercial - Water/Sewer	11/28/21 - 12/28/21	Commercial Water Service		
Detail		Basic Monthly Charge		<u>Meter Nbr</u>	<u>Current Reading</u>	<u>Consumption</u>	<u>Days Billed</u> <u>Reading Type</u>
Charges:		Water Consumption Charge		87650993	1589	66000 GAL	30 Regular
		Environmental Charge					
		City of Jacksonville Franchise Fee					
261 BRADFORD LAKE CR	I	212.66	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)		81523391	3725	45000 GAL	30 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)					
		Environmental Charge					
		City of Jacksonville Franchise Fee					
79 BRADFORD LAKE CR	I	141.31	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)		83974232	1660	29000 GAL	30 Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)					
		Environmental Charge					
		City of Jacksonville Franchise Fee					

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

\$4,091.00

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

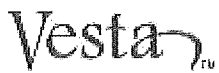
Mark Johnson 01/17/22

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 / Billable

Non-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:

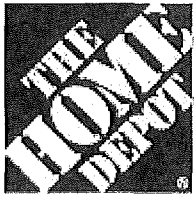
B07QKVTQYW

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

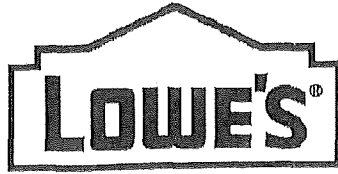
ARQC:

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 *

* YOUR ID #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

TISONS LANDING CDD MONTHLY EXPENSE REPORT

BEGINNING 12/8/2021
ENDING 12/28/2021

DATE	DESCRIPTION	GL	GL Description	NEWLINE	TOTAL
12/8/2021	Hayward Clamp System	320.57200.46000	Maint & Repairs	Pool Supply	\$ 938.49
12/23/2021	Patio furniture fabric	320.57200.46000	Maint & Repairs	Patio Furn	\$ 106.82
12/14/2021	Food for Adult Christmas Event	320.57200.49400	Special Events	Sam's Club	\$ 350.49
12/16/2021	Breakfast Bagers	320.57200.49400	Special Events	Panera	\$ 11.51
12/17/2021	Supplies for breakfast	320.57200.49400	Special Events	Winn Dixie	\$ 24.76
12/17/2021	DVD's for movie Night	320.57200.49400	Special Events	Amazon	\$ 22.83
12/18/2021	Christmas Cookie Decorating	320.57200.49400	Special Events	Publix	\$ 117.28
12/20/2021	Projector for Outdoor Screen	320.57200.49400	Special Events	Amazon	\$ 112.86
12/20/2021	Refund of DVD for Movie Night	320.57200.49400	Special Events	Amazon	\$ (8.06)
12/21/2021	Outdoor Screen	320.57200.49400	Special Events	Amazon	\$ 91.36
12/24/2021	Gift Card Christmas Giveaway	320.57200.49400	Special Events	Dollar General	\$ 100.00
12/2/2021	Refund of DVD for Movie Night	320.57200.49400	Special Events	Amazon	\$ (14.77)
TOTALS					\$1,253.51

Explanation:

Signature:

Dana A. Harden

Dana Harden, Amenity Manager



Rate Information

Your rate may vary according to the terms of your agreement.

TYPE OF BALANCE	ANNUAL INTEREST RATE	DAILY FINANCE CHARGE RATE	AVERAGE DAILY BALANCE	PERIODIC FINANCE CHARGES	TRANSACTION FINANCE CHARGES	TOTAL FINANCE CHARGES
PURCHASES	7.240%	.01983%	\$0.00	\$0.00	\$0.00	\$0.00
CASH ADVANCES	23.990%	.06572%	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL				\$0.00	\$0.00	\$0.00

Important Information

\$0 - \$1,261.57 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/28/22. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

TOTAL *FINANCE CHARGE* BILLED IN 2021 \$0.00

TOTAL *FINANCE CHARGE* PAID IN 2021 \$0.00

Transaction Details

Trans	Post	Reference Number	Description	Credits	Charges
12/08	12/08	2412259AP0FSYTFWK	POOL SUPPLY UNLIMITED 888-836-6025 CA		338.43 ✓
12/13	12/13	2449215AVRSA7YL20	PATIOFURNIT 954-497-1103 FL		106.82 ✓
12/14	12/14	2444500AX3LNX1Z8R	SAMS CLUB #9253 JACKSONVILLE FL		350.49 ✓
12/16	12/16	2469216AY2XBR9SGW	PANERA BREAD #801047 O 904-714-6483 FL		11.51 ✓
12/17	12/17	2413746B001NJ3529	WINN-DIXIE #0012 JACKSONVILLE FL		24.76 ✓
12/17	12/17	2469216AZ2XVEY2DP	AMZN Mktp US*1E8527MU3 Amzn.com/bill WA		22.83 ✓
12/16	12/16	2413746B1EJFL9JDL	PUBLIX #19 JACKSONVILLE FL		117.28 ✓
12/20	12/20	2443106B22DKT0BKE	AMZN MKTP US*4C61N14J3 AtM AMZN COM/BILL WA		112.85 ✓
12/20	12/20	7469216B22XELVD57	AMZN Mktp US Amzn.com/bill WA	2.08 ✓	
12/21	12/21	2469216B32XQYMZ22	AMZN Mktp US*X63YM6573 Amzn.com/bill WA		91.35 ✓
12/24	12/24	2444500B700ZSQ4B8	DOLLAR GENERAL #13746 JACKSONVILLE FL		100.00 ✓
12/28	12/28	7469216BA2XH15KHD	AMZN Mktp US Amzn.com/bill WA	14.77 ✓	
12/28	12/28	F326900BA00GHGDDA	AUTOMATIC PAYMENT - THANK YOU	1,716.00	

Wells Fargo News

The Business Elite Online Reporting® service that is currently housed on a third-party site has moved to Wells Fargo Online Banking. All previously saved reports on the third-party site must be downloaded and saved by 1/31/2022. Effective February 1, 2022 the reporting service will only be available through Wells Fargo Online Banking and you will no longer have access to reports that were saved on the previous site.

To access Business Elite card reports, sign on to Wells Fargo Business Online:

- Then select "Accounts"
- Under "Manage Cards", select "Business Credit Card Center"
- Then go to "Spending Reports"

Visit the Business Credit Card Center and start simplifying your expense tracking today.

Take advantage of the features that come with Online Banking:

Messages and alerts: Stay informed about your account with updates sent to your email or mobile phone.

Wells Fargo Card Design Studio® service: Make your card as unique as your business. Customize your card design with



1426 E Spruce St
Ontario, CA 91761
(888) 636-6025
sales@poolsupplyunlimited.com

INVOICE

Date: 12/08/2021
Invoice No. 03896869
Payment Method: Credit Card
Status: YYMM

Billing: Tisons Landing Community Development District
Dana Harden
5385 North Nob Hill Road
Sunrise, FL 33351
Phone: (813) 316-8968

Shipping: Tisons Landing Community Development
District
Mark Johnson
96042 BASS LN
YULEE, FL 32097-6592
Phone: (813) 316-8968

Item	Description	Qty	Rate	Amount
43395	Hayward Clamp System DEX2421JKIT	1	\$302.23	\$302.23
Tax:				\$0.00
Shipping:				\$36.20
Total:				\$338.43

Order Notes: Shawna



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- Account



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[Vinyl Strap/Rivets](#)
[Fabric by the Yard](#)
[Tools/Bolts](#)
[How To](#)
[Swatchbook](#)


Order # 1100266158

Complete

Order Date: December 13, 2021

Invoice #100219542

Product Name	SKU	Price	Qty Invoiced	Subtotal
--------------	-----	-------	--------------	----------

Subtotal \$94.00

Shipping & Handling \$12.82

Grand Total (Excl.Tax) \$106.82

Tax \$0.00

Grand Total (Incl.Tax)

[4.3 star rating](#)
[Google](#)
[Customer Reviews](#)

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

RUBY TUESDAY 25 25.00
*****2771
DARDEN CELEBRATE 25 25.00
*****6042
CRACKER BARREL VGC 25.00
BARCODE *****1374
DG EVERYDAY GENERIC 25.00
SCAN BARCODE *****1651

AUTH# 000000

REFERENCE# 17928

Authorized

CURRENT BALANCE= \$25.00

TOTAL SALE 3429 CHIP \$100.00

Visa

AUTH# 024723

REF: 000000017930 AID: A0000000031010

2021-12-24 19:30:02 13746 01 3913
890655822073839021315019911912104416331165

-----CUT HERE-----

* Complete survey at dgcustomerfirst.com *
* For a chance to *
* WIN A \$100 Gift Card *
* Weekly Drawings, Must be 18+ to enter *
* Survey Code *
* 1365-4828-1267-522 *

Save Time. Save Money.
Every Day!
at Dollar General

1/21/22, 12:14 PM

Order # 1100266158

Product Name	SKU	Price	Qty Invoiced	Subtotal
2-Piece Sling for a Chaise	PFS-7002	\$94.00	1	\$94.00
Choose Select Fabrics +\$5.00 / Ships in 7-10 Days ZEM Flannel +\$5.00				
Width of Back for 2-Piece Chaise 21 1/4"				
Length of Sling Rail for Back of a 2-Piece Chaise 32"				
Width of Seat for 2-Piece Chaise 23"				
Length of Sling Rail for Seat of a 2-Piece Chaise 46 3/4"				
Sling Spline Size Large - 1/4" Diameter (Most- common size)				

Subtotal \$94.00

Shipping & Handling \$12.82

Grand Total (Excl.Tax) \$106.82

Tax \$0.00

Grand Total (Incl.Tax) \$106.82

Order Information

https://www.patiofurnituresupplies.com/sales/order/printinvoice/invoice_id/218784/

4.8 stars
Google
Customer Reviews

CRACKERBAR25 23.96
CARD # 6058120011021879147

STRACKS GC 28.98
CARD # 6058120001037495467

S A M ' S C L U B
CLUB MANAGER BRYAN WILAND
(904) 696 - 8842
JACKSONVILLE, FL
12/14/21 17:21 5963 08253 003 3854

TISONS

mm	561914	MM WATER F	3.18	N
mm	980023286	COKEHINICAMF	11.88	E
mm	980234778	FLUR UP NINF	10.88	E
	226520	10 1/5 PLAT	16.38	E
mm	484689	PULLED PORKF	14.98	N
mm	484689	PULLED PORKF	14.98	N
mm	980134846	MS MEATBALLF	9.98	N
mm	980129574	SWISSHISSOF	6.82	N
mm	1980137633	FIRELOGS	24.98	N
mm	980175552	BROWNIE TRAF	14.94	N
mm	33408	COOKIE TRAYF	17.88	N
mm	980058581	FUDGE TRAY F	14.98	E
mm	98005858	FUDGE TRAY F	14.98	E
mm	980129574	SWISSHISSOF	6.82	N
mm	980129574	SWISSHISSOF	6.82	N
mm	980076972	MM PLATE	14.43	E
mm	279457	BLUEBERRIESF	4.56	N
mm	980115843	KH ROLLS F	5.68	N
mm	980115843	KH ROLLS F	5.68	N
mm	9974	COLBYJCKUBEF	10.48	N
mm	980161790	HMPEPPERONIF	7.98	N
mm	941500	HARD SALAMIF	7.90	N
mm	749972	STRAWBERRY F	7.22	N
mm	980206702	ICBING ORIGF	7.64	N
mm	980134822	MM HALF HALF	1.88	N
mm	980241544	FRVANCOFFEEF	4.98	N
mm	980178361	DHSTCCHSETRF	8.58	N
mm	980050152	CHEESECAKE F	12.48	N
mm	980050152	CHEESECAKE F	12.48	N
mm	080014	CRACKERBARZ	23.98	N
mm	518122	STRACKS GC	28.98	N
mm	S INST SV	FIRELOGS	5.00	N
		SUBTOTAL	350.49	
		TOTAL	350.49	
		VISA TEND	350.49	

VISA Credit
APPROVAL # 014119
AID A0000000031010
ARC 29833A11CA42C565
TERMINAL # SC010418
CHANGE DUE 0.00

Additional Savings This Trip:

Sen's Instant Savings: \$5.00

Visit samsclub.com to see your savings

ITEMS SOLD 31

TCA 4459 0612 9417 4890 2457 6



MEMBER COPY

Winn-Dixie

It's a Winn Win.

12533 SAGO AVE W JACKSONVILLE, FL

Store (904) 757-9902

12/17/21 3:48pm 0012 004 172

Store Manager: BOBBY

Your Cashier: BONNIE F



44211217001200400949205017200000

	Qty	Item	Res	You Pay	
QTY 2		CHINET CUP	\$9.98	\$4.99	T
		You save (\$4.99)			
		SEG GINGER SNAPS	\$2.49	\$2.19	F
		You save (\$0.30)			
QTY 4		PEPPERIDGE FARM CR	\$3.49	\$3.49	F
		HRSHY MLK CHOCO	\$7.96	\$7.96	B
		PH STEEL WOOL	\$1.25	\$1.25	T
		NABISCO SNACK	\$4.79	\$3.00	F
		You save (\$1.79)			
QTY 2		SEG BBQ HICKORY	\$3.53	\$3.53	F
CPN		Assoc 10% Disc		(\$2.65)	

Total number of items sold = 12

Subtotal	\$23.81
Tax	\$0.95
Total due	\$24.76
VISA total	\$24.76

VISA *****3429

APPROVAL CODE 017899 SED # 45682

AID A0000000031010

Change \$0.00

Winn-Dixie rewards (ending in 4384)		
rewards savings	Coupon savings	Total savings
\$7.08	\$2.65	\$9.73

Points summary*		
Base earned	Bonus earned	Total balance
12	0	132
Worth \$132 in FREE groceries		
*May not include pending points activity		

Every 100 points = \$1 in FREE groceries
Terms apply. See Winn-Dixie.com for details.

Thank you for shopping your local Winn-Dixie!



Multiply your points!

Saved \$10+ in a single transaction score a Mystery Bonus coupon to multiply your base points on your next purchase.



Qty: 1	\$14.69
--------	---------

Dozen & a Half Bagels	\$14.69
----------------------------------	----------------

3 Plain Bagel

2 Sesame Bagel

5 Asiago Bagel

Blueberry Bagel

2 Everything Bagel

4 Cinnamon Crunch Bagel

All Sliced in Half

Qty: 1	\$14.69
--------	---------

Subtotal	\$29.38
----------	---------

Tax	\$0.00
-----	--------

Order Total	\$29.38
--------------------	----------------

VISA ending in 3429	\$11.51
---------------------	---------

Gift Card ending in 4880	\$17.87
--------------------------	---------

Balance

Subtotal: \$90.00

1 recent change in Cart

[Proceed to checkout](#)

☐ This order contains a gift

Return/Refund Status



DVDs

Home Alone 2
\$15.74

Refund issued
\$14.77 refund issued on Dec 20, 2021
Return received on: Oct 28, 2021



DVDs

Home Alone 1 + 2
\$7.50

Refund issued
\$6.06 refund issued on Dec 20, 2021
Return received on: Jan 5, 2022

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Final Receipt For Order #113-7128078-1864241
[Print this page for your records.](#)

Order Placed: December 15, 2021
Amazon.com order number: 113-7128078-1864241
Order Total: \$22.83

Shipped on December 16, 2021

Items Ordered

1 of: *Home Alone 2*
Sold by: [czech_blanks merchandise \(seller profile\)](#)

Condition: New
New.

Price
\$13.74

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on December 17, 2021

Items Ordered

1 of: *Home Alone 1 + 2*, Macaulay Culkin
Sold by: Amazon.com Services LLC

Condition: New

Price
\$7.50

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 3429

Billing address

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

Item(s) Subtotal: \$21.24
Shipping & Handling: \$0.00

Total before tax: \$21.24
Estimated tax to be collected: \$1.59

Grand Total: \$22.83

Credit Card transactions

Visa ending in 3429: December 17, 2021: \$22.83

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

From: Publix Super Markets
Sent: Saturday, December 18, 2021 12:04 PM
To: yellowbluffmanager@gmsnf.com
Subject: Your Publix receipt.

Publix



218-81288-488175481

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

PBLX PWRD SGR	2.15	kg
PBLX PWRD SGR	2.15	kg
PBLX PWRD SGR	2.15	kg
PBLX PWRD SGR	2.15	kg
PBLX PWRD SGR	2.15	kg
PBLX PWRD SGR	2.15	kg
BOBS MINI CNS 100	5.99	T kg
BOBS MINI CNS 100	5.99	T kg
PUB ED PLATE 6-7/8	3.49	T kg
PUB ED PLATE 6-7/8	3.49	T
PUB ED PLATE 6-7/8	3.49	T
PUB ED PLATE 6-7/8	3.49	T
BOBS MINI CNS 100	5.99	T kg
BOBS MINI CNS 100	5.99	T kg
LG ASSORTED COOKIE	32.25	kg
BC DECORS GRN CRST	2.99	kg
BC DECORS RD CRSTL	2.99	kg
BC DECORS RD CRSTL	2.99	kg
BC DECORS GRN CRST	2.99	kg
BC GEL FD CLRS CLS	4.39	kg
BC GEL FD CLRS CLS	4.39	kg
PUB CUP FOAM 8.5OZ	1.79	T
PUB CUP FOAM 8.5OZ	1.79	T
PUB CUP FOAM 8.5OZ	1.79	T
PUB CUP FOAM 8.5OZ	1.79	T
PUB CUP FOAM 8.5OZ	1.79	T
Order Total	113.76	
Sales Tax	3.52	
Grand Total	117.28	
Credit		
Payment	117.28	

amazon.com

Print Summary for Order #113-3428177-9033841
[Print this page for your records.](#)

Order Placed: December 19, 2021
Amazon.com order number: 113-3428177-9033841
Order Total: \$91.36

Shipped on December 21, 2021

Items Ordered	Price
1 of: 1080p Projector for Outdoor Movie, SMONET Portable Movie Mini Projector HD Supported for Outdoor Indoor Use, Home Theater Video LED LCD Projector Compatible with TV Stick Laptops PC PS4 HDMI USB HML	\$119.99
Sold by: Lemannus (seller profile)	
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

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

Item(s) Subtotal:	\$119.99
Shipping & Handling:	\$0.00
Lightning Deal:	-\$35.00

Total before tax:	\$84.99
Estimated tax to be collected:	\$6.37

Grand Total:	\$91.36

Credit Card transactions

Visa ending in 3429: December 21, 2021: \$91.36

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

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amazon.com

Final Details for Order #113-0872788-1409061

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

Order Placed: December 19, 2021
Amazon.com order number: 113-0872788-1409061
Order Total: \$112.86

Shipped on December 20, 2021

Items Ordered

1 of: *Projector Screen with Stand 60 inch - Indoor and Outdoor Projection Screen for Movie or Office Presentation - 16:9 HD Premium Wrinkle-Free Tripod Scree*
Sold by: PropVue ([seller profile](#))

Price

\$104.99

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 3429

Item(s) Subtotal: \$104.99

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$104.99

Estimated tax to be collected: \$7.87

Grand Total: \$112.86

Credit Card transactions

Visa ending in 3429: December 20, 2021: \$112.86

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

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... 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)
--	---

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Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Ace Painting & Maintenance, Inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☒ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

512 S. 8th St

6 City, state, and ZIP code

Fernandina Beach, FL 32034

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

4 6 - 4 6 8 5 1 8 7

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

[Signature]

Date ► **1/11/2022**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



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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